

July 30th, 2015

To: City of Portland Zoning Board of Appeals

Referencing: Conditional Use Appeal Application
2065 Washington Ave. Ext. Portland, ME 04103

From: Ann Burrill, 207 232-3788
2065 Washington Ave. Ext. Portland ME 04103

Dear Zoning Board of Appeals,

I am writing regarding the house I have owned at 2065 Washington Ave. Ext, for the past 10 years. When I purchased the house, it had an apartment over the garage. For years based on Tax Assessor information, I believed the house to be a two-unit. I have just become aware that it is not regarded as such.

I am submitting a Conditional Use Appeal Application to obtain a conditional use permit for the existing apartment within the home to be treated as an "Accessory Dwelling Unit". No alterations are being made to the existing floor plan/footprint.

- a) The apartment meets the square footage minimums at 650 sq ft. and percentage of the gross floor plan (2721 sq. ft.) at 24%. No portion of the unit has less than 2/3 of its floor-to-ceiling height above the average adjoining ground level.
- b) The property is .35 acre.
- c) There are no outside stairways or fire escapes
- d) The building materials, door, and roofline match the current house – and keeps the single-family look of the home intact
- e) i) – See: d) above
- e) ii) The parking lot is paved, beautifully landscaped, is blocked from view by high hedges, and has space available for the house and the apartment, and off-street parking will be covered in the lease.
- f) As the homeowner, I reside in the principal dwelling
- g) See: e) ii) above

The intended use of the existing "Accessory Dwelling Unit" is as a residential rental for one or two people. No surrounding properties will be impacted. No unsanitary or harmful conditions will be created.

Conditional Use Appeal Application: 2065 Washington Ave. Ext. Portland ME 04103 (cont.)

The dwelling complies with all standards listed on the *Conditional Use Appeal Application*:

1. The volume and type of vehicle traffic to be generated: 1 car per 1 or 2 tenants
Hours of operation: Residential = 24 hours
Pavement will not be expanded
Parking spaces already exist, and the number of parking spaces required will not be substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone;
2. It is a residential 1 bedroom apartment, so will not cause unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter
3. The design and operation including landscaping, screening, arrangement of structures, and materials storage, and trash or waste generation, are already in place and will not have a greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.
There will not be signs; loading; deliveries

No site plan is necessary

I thank you for your consideration, and I am hopeful that you will be able to grant this conditional use. Please contact me if I can clarify or provide any additional information.

Sincerely,



Ann L. Burrill

207 232-3788

ann.burrill@martinspoint.org



Jeff Levine, AICP, Director
Planning & Urban Development Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Applicant Information:

ANN BURRILL
NAME

N/A
BUSINESS NAME

2065 Washington Ave Ext Portland ME
BUSINESS ADDRESS

207-232-3788 / burrillann@gmail.com
BUSINESS TELEPHONE & E-MAIL

OWNER
APPLICANT'S RIGHT/TITLE/INTEREST

R2
CURRENT ZONING DESIGNATION

Subject Property Information:

2065 Washington Ave Ext. Portland ME
PROPERTY ADDRESS

385A-A-3
CHART/BLOCK/LOT (CBL)

same
PROPERTY OWNER (If Different)

same
ADDRESS (If Different)

PHONE # AND E-MAIL

14-78 (a)(2)
CONDITIONAL USE AUTHORIZED BY SECTION 14-78-2a thru 2g

EXISTING USE OF THE PROPERTY:

Single family home with existing apartment over the garage. Has been in place for many years and prior to my purchase in 2005.

TYPE OF CONDITIONAL USE PROPOSED:

To acquire conditional use permit to use the existing apartment as an accessory unit

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

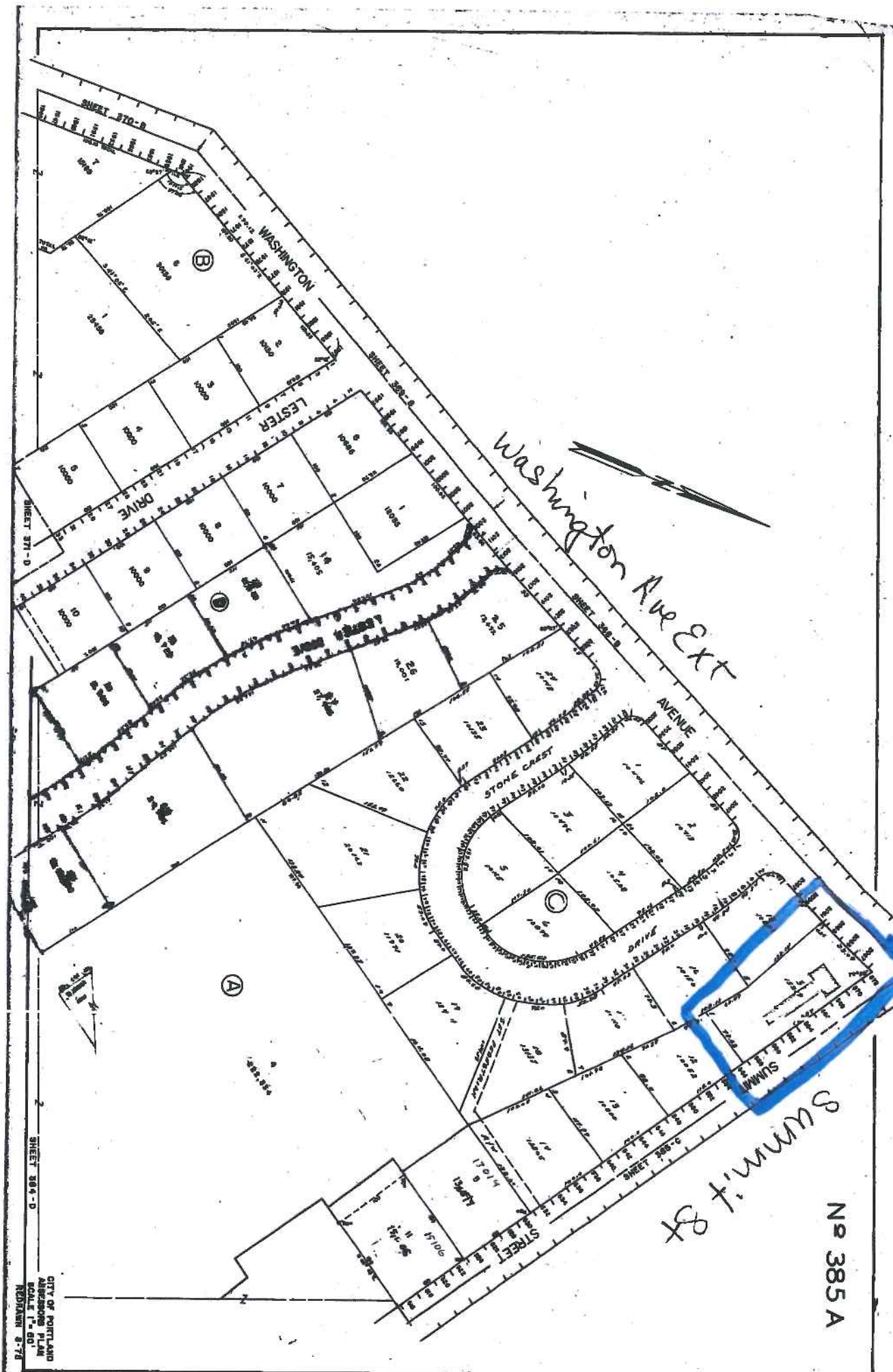
1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

Ann L. Burrill
SIGNATURE OF APPLICANT

7/30/2015
DATE



Washington Ave Ext

Summit St

No 385 A

SHEET 370-D

SHEET 380-D

SHEET 382-D

SHEET 384-D

CITY OF PORTLAND
ADDRESSING PLAN
SCALE 1" = 60'
REVISION 8-78

(B)

(A)

SUMMIT

LESTER DRIVE

STONE CREST AVENUE

STREET

Subject Photo Page

Borrower/Client	Ann L. Burrill				
Property Address	2065 Washington Avenue Ext				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender	Auburn Savings				



Subject Front

2065 Washington Avenue Ext
Sales Price N/A
Gross Living Area
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3
Location Suburban
View Neighborhood
Site 15,219 sf
Quality Avg-Gd
Age 172



Subject Rear



Subject Street

Photograph Addendum

Borrower/Client	Ann L. Burrill						
Property Address	2065 Washington Avenue Ext						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Lender	Auburn Savings						



Accessory Unit *
Bedroom



*
Bedroom



*
Bathroom



*
Bathroom



*
Monitor heat (Unit 2)



*
Hall

Photograph Addendum

Borrower/Client	Ann L. Burrell		
Property Address	2055 Washington Avenue Ext		
City	Portland	County	Cumberland
State	ME	Zip Code	04103
Lender	Auburn Savings		



* Living Room



* Kitchen

Accessory Unit*



* Kitchen



* Dining



~~Furnace~~



~~Oil Tank~~

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Geraldine J. Powell of Portland, County of Cumberland, and the State of Maine, for consideration paid, GRANT to Ann Louise Burrill of Portland, County of Cumberland, and the State of Maine, whose mailing address is 57 Leland Street, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland, and the State of Maine, described as follows:

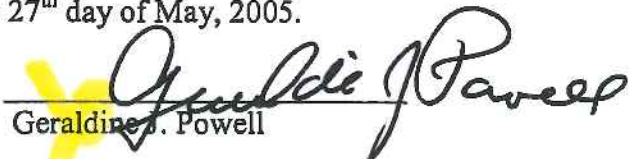
A certain lot or parcel of land with any buildings thereon, situated in Portland, County of Cumberland and State of Maine, at the intersection of the southeasterly sideline of Washington Avenue and the southwesterly sideline of Summit Street and being Lot No. 1 on Plan of Fieldstone prepared for Kasprzak, Inc. by Land Plan Associates recorded in the Cumberland County Registry of Deeds in Plan Book 139, Page 31. Reference is hereby made to said Plan for a more particular description of the within conveyed parcel.

Meaning and intending to convey the same premises conveyed to Geraldine J. Powell and Thomas A. Powell by virtue of a deed from Catherine C. O'Rourke dated March 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16141, Page 31. The said Thomas A. Powell died on January 1, 2005, leaving Geraldine J. Powell as surviving joint tenant.

Witness my hand and seal this 27th day of May, 2005.



Witness

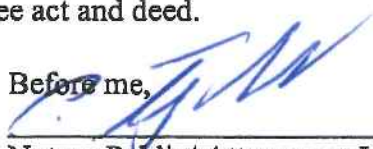


Geraldine J. Powell

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

May 27, 2005

Then personally appeared before me the above named Geraldine J. Powell and acknowledged the foregoing instrument to be her free act and deed.

Before me, 

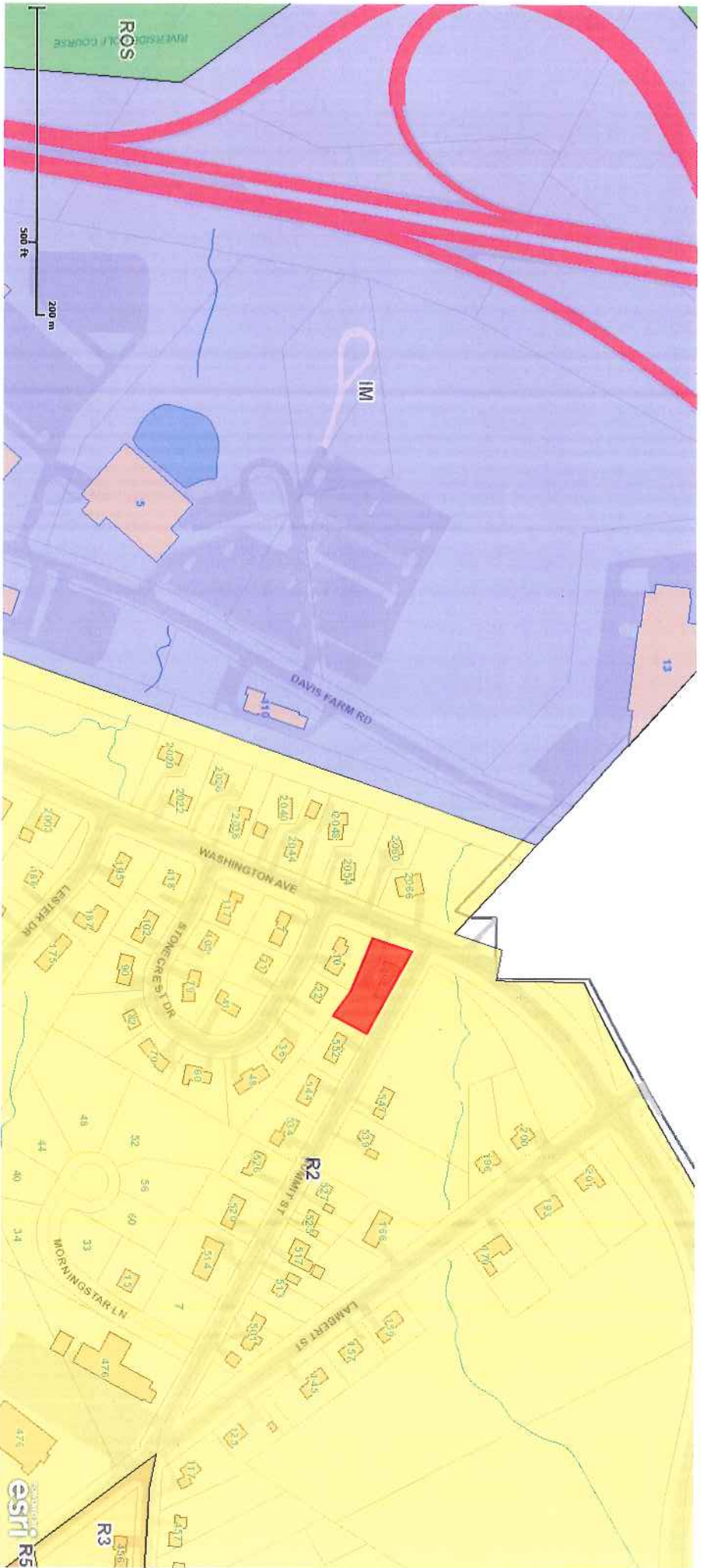
Notary Public/ Attorney at Law

C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

Received
Recorded Register of Deeds
May 31, 2005 03:23:03P
Cumberland County
John B O'Brien

MAINE REAL ESTATE TAX PAID

2065 Washington Avenue



Copyright 2011 Esri. All rights reserved. Tue Aug 4 2015 05:41:38 PM