

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

TO: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: January 4, 2008
RE: Action taken by the Zoning Board of Appeals on January 3, 2008

The meeting was called to order at 6:35 pm

Roll call as follows:

Members Present: David Dore (chair), Jill Hunter, Deborah Rutter, Peter Coyne, Peter Thornton and Gordon Smith,
Members Absent: Gordon Smith.

APPEAL AGENDA

The Board of Appeals held a public hearing on Thursday, January 3, 2008 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeal:

1. New Business:

A. Miscellaneous Appeals:

1-9 William Street, corner of 460-464 Forest Avenue – 116-A-004 – B-2b Business Zone - Omnia Gallia, LLC, owner: The appellant requests the Board grant relief from section 14-334 which states that required off-street parking in all non residential zones shall be located on the same lot with the principal building or uses, or within one hundred (100) feet. Three of the nine required parking spaces are shown to be approximately 450 feet away. Representing the owner is Tim Keiter, manager for Omnia Gallia, LLC. **Board voted 6-0 and granted the Miscellaneous Appeal.**

B: Miscellaneous Appeal:

182-184 Ocean Avenue, corner of 1-9 Walton Street – 140-C-012 – B-1 Business Zone – Owen B. Pickus, Jim Amaral/Sajon, LLC., prospective owner: The appellant is requesting an extension of the conditional use approval the Board granted on July 19, 2007. Section 14-474(f) limits a conditional use approval to six (6) months. However, this same section of the ordinance allows the Board to grant extensions of the time originally approved. Representing the appeal is Jim Amaral of Borealis Breads. **Board voted 6-0 and granted the Miscellaneous Appeal and allowed a one year extension to January 19, 2009.**

C: Conditional Use Appeal:

38 Armstrong Heights (known as), also 699 Auburn Street – 386A-B-034 R-2 Residential Zone – Julie L. Armstrong, owner: The appellant is requesting a conditional use appeal to change the use from a single family dwelling to a single family dwelling with an accessory dwelling unit under Section 14-78(a)2. Representing the appeal is Julie Armstrong, the property owner. **Board voted 6-0 and accepted the withdrawal for the Conditional Use Appeal.**

2. **Other Business:**

3. **Adjournment: 6:55 pm**

Enclosure:

Agenda of January 3, 2008
Original Zoning Board Decision
1 tape of the meeting

CC: Joseph Gray, City Manager
Alex Jaegerman, Planning Division Director
Lee Urban, Planning & Development Director
T.J Martzial, Housing & Neighborhood Services

**CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1300	Applicant: Armstrong Julie L
Project Name: 38 Armstrong Heights	Location: 38 ARMSTRONG HEIGHTS
CBL: 386A B034001	Application Type: Conditional Use Appeal
Invoice Date: 01/02/2008	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$262.75		\$100.00		\$162.75	On Receipt

First Billing

Previous Balance **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Legal Advertisements	1	\$60.00
Notices	137	\$102.75
Appeal Fee	1	\$100.00
		<hr/> \$262.75
	Total Current Fees:	+ \$262.75
	Total Current Payments:	- \$100.00
	Amount Due Now:	\$162.75

Detach and remit with payment

Bill to: Armstrong Julie L
38 Armstrong Heights
Portland, ME 04103

CBL 386A B034001
Application No: 0000-1300
Invoice Date: 01/02/2008
Invoice No: 29933
Total Amt Due: \$162.75
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Jennifer Dorr, 4th Floor, 389 Congress Street, Portland, ME 04101.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Dec. 17 2007

Received from Yink Armstrong

Location of Work 388 Armstrong Heights

Cost of Construction \$ _____

Permit Fee \$ 100⁰⁰

Building (11) — Plumbing (15) — Electrical (12) — Site Plan (U2) —

Other Conditional Use Appeal

CBL. 306A-B-34

Check #: # 4642 Total Collected \$ 100⁰⁰

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

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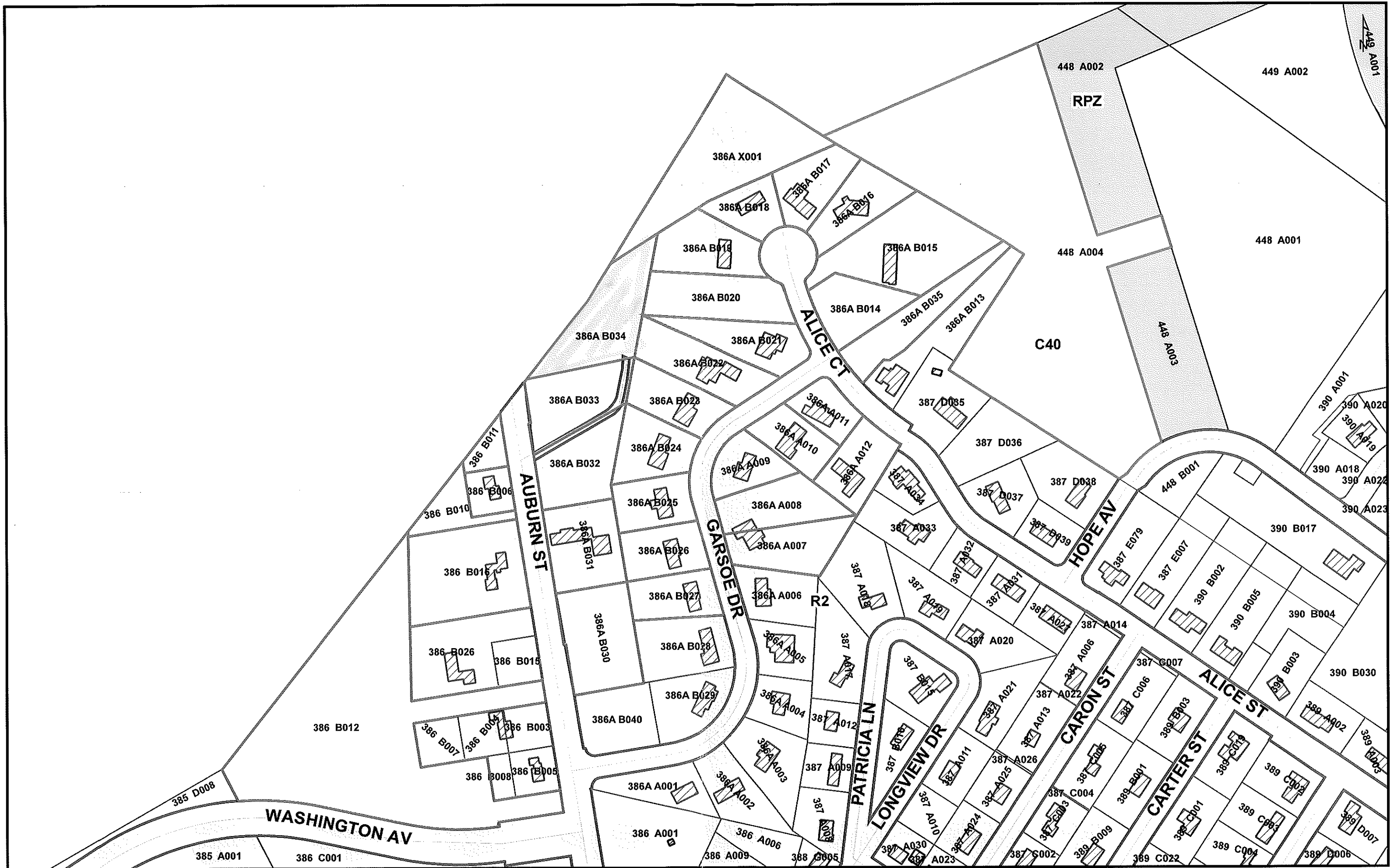
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1 inch equals 196 feet