



Michael A. Russell, MS, Director
Permitting and Inspections Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS Conditional Use Appeal Application

Applicant Information:
Peter Brogan
NAME

Subject Property Information:
81 Longview Drive
PROPERTY ADDRESS

BUSINESS NAME

387-A-11
CHART/BLOCK/LOT (CBL)

BUSINESS ADDRESS

PROPERTY OWNER (If Different)

BUSINESS TELEPHONE & E-MAIL

ADDRESS (If Different)

APPLICANT'S RIGHT/TITLE/INTEREST

207 409 7568 petebrogan@my.scrippoint.
PHONE # AND E-MAIL

R-2 Residential
CURRENT ZONING DESIGNATION

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

EXISTING USE OF THE PROPERTY:
Single family

MAY 12 2017

Dept. of Building Inspections
City of Portland Maine

TYPE OF CONDITIONAL USE PROPOSED:
Add an "accessory dwelling unit" "Inlaw Suite"

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.

SIGNATURE OF APPLICANT

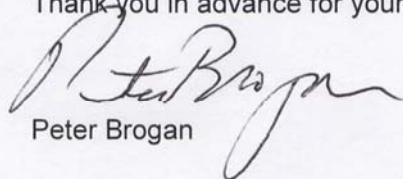
5/15/17
DATE

May 1, 2017

City of Portland Maine
Zoning Board of Appeals
389 Congress St.
Portland, Maine 04101

My name is Peter Brogan. I live at 81 Longview Dr. I am exploring plans to add an in-law suite to my current property. Could you please inform me on what my possibilities are as far as zoning issues are concerned? My phone number is 207-409-7568. I hopefully have attached all required documents needed for this request.

Thank you in advance for your help.

A handwritten signature in cursive script that reads "Peter Brogan". The signature is written in dark ink and is positioned above the printed name.

Peter Brogan

Conditional Use (81 Longview Drive)
Compliance with Chapter 14 sec 78 of the City of Portland Code of Ordinances

Accessory Dwelling Unit

2a. I believe that the threshold of the unit being considered of no more than 30% of the gross floor area will be satisfied

Main House:

Upper level 1296 sq. ft.

Lower lever (approximately 80% of the 1248 sq. ft. has been estimated to have its floor to ceiling height above the average adjoining ground level

Proposed new garage 988 sq. ft.

Total square footage (1296+1248+988= 3532 sq.ft)

Total square feet of proposed accessory unit (1026 sq.ft.)

Percentage of proposed accessory to total gross area (1026/3532= .29) 29%

2b. Lot Area 15,000 square feet

2c. No open outside stairways or fire escapes above ground floor being considered

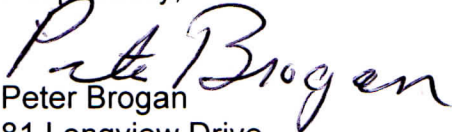
2d. Building design will maintain single family appearance and design will be compatible to current structure

2e. Property landscape and driveway will be arranged to properly screen vehicles from adjacent properties and streets

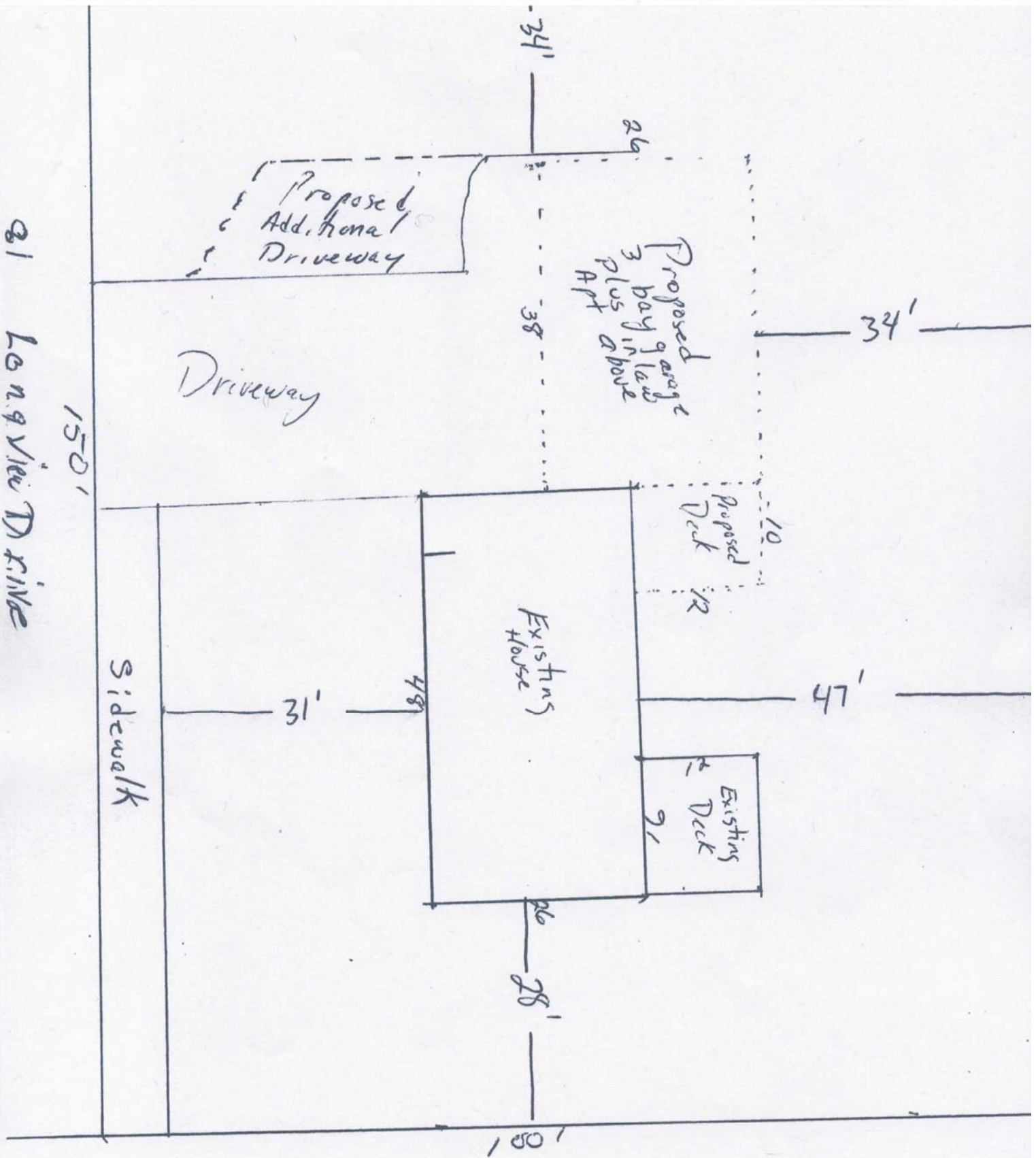
2f. Unit will be occupied by owner

2g. Parking will be provided as required by division 20 of this article

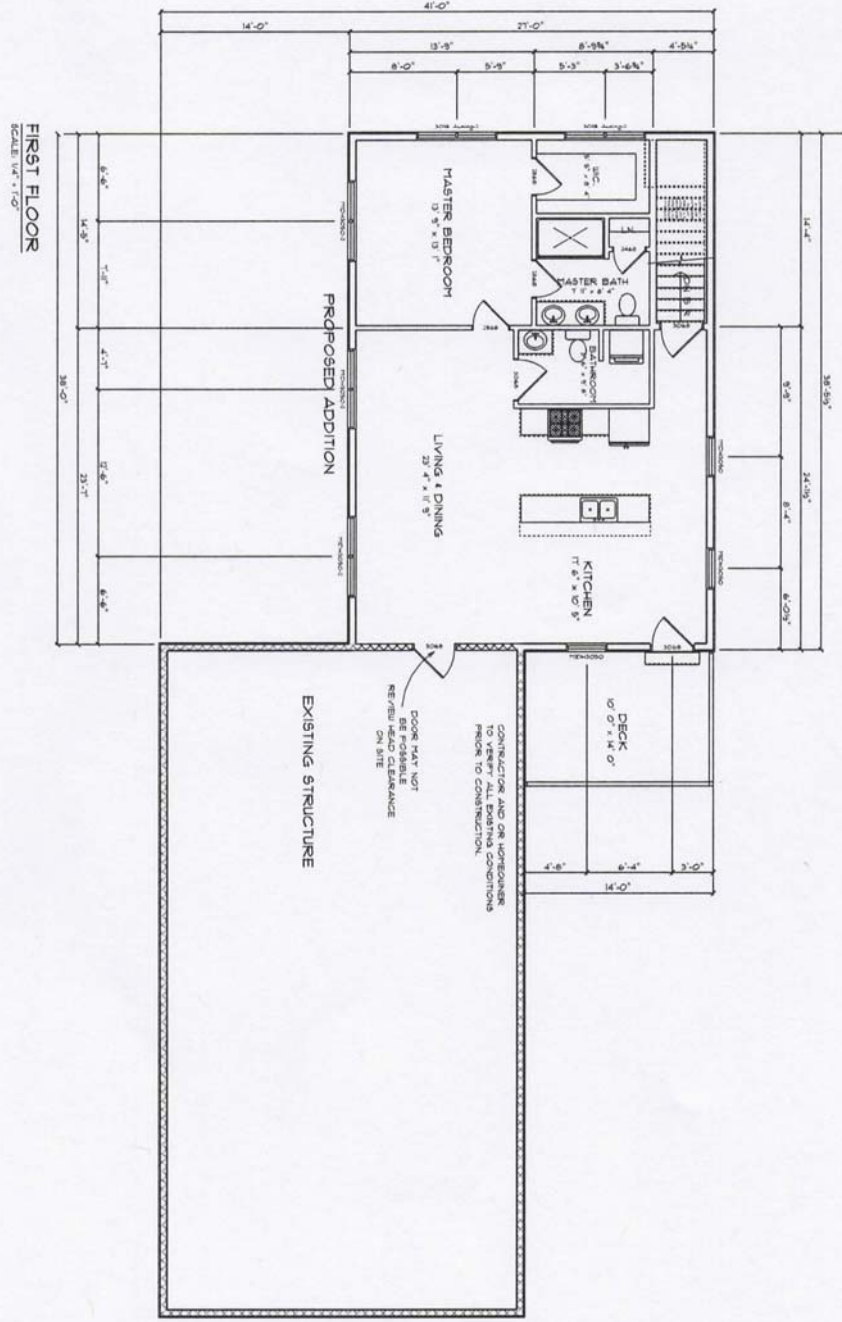
Respectfully,


Peter Brogan
81 Longview Drive
Portland, Maine 04103

21 Longview Drive



**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



FIRST FLOOR
SCALE 1/4" = 1'-0"



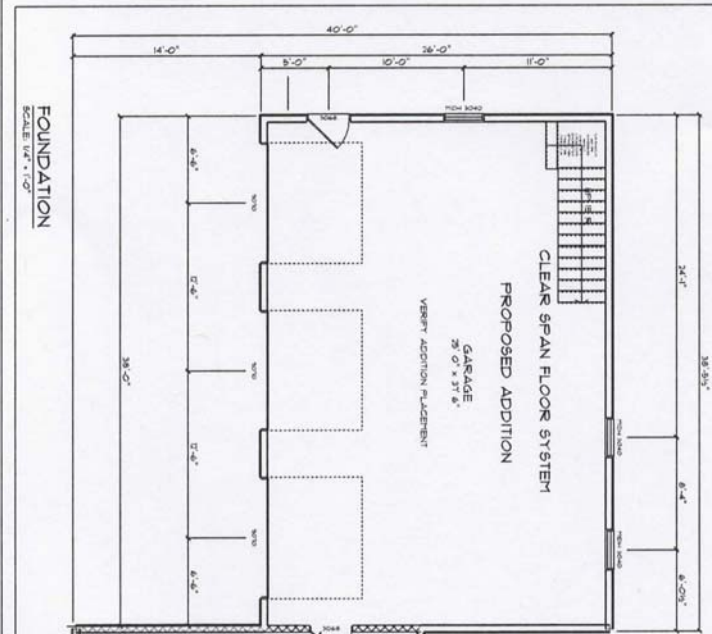
PETER BROGAN

OWN	26X36 ADDITION	PORTLAND	AD110412	ABB	Issue, April 26, 2011	1/1/2011
				KCH	SCALE - AS NOTED	10/1/2011
				PCB		4

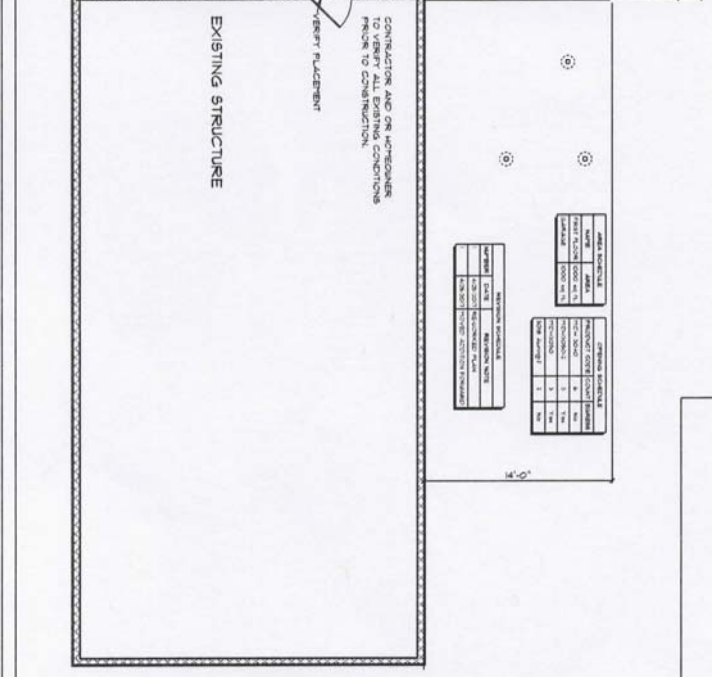
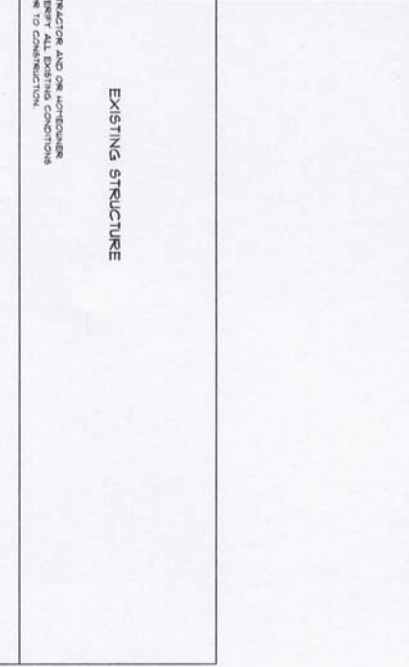
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www.hammondlumber.com
Main: 503-866-1234
Toll-Free: 1-866-444-4444
Fax: 503-866-1235

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



ROOF VIEW
SCALE: 1/4\"/>



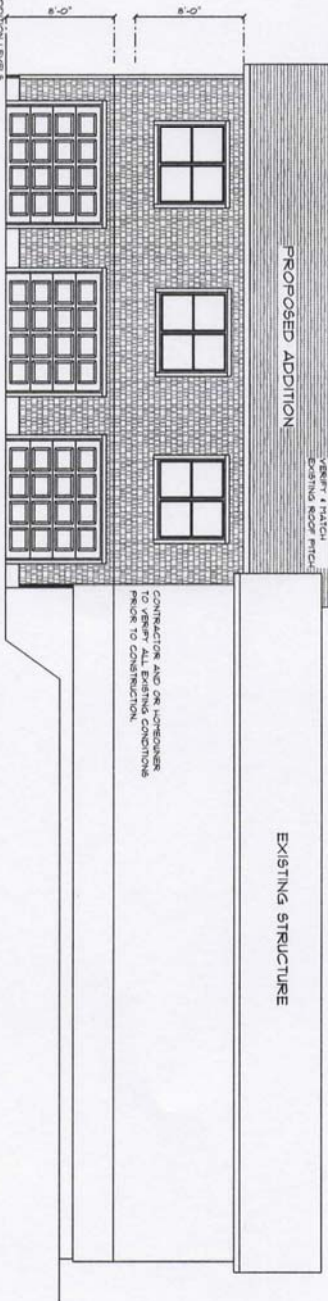
CONTRACTOR AND/OR ARCHITECTS
TO VERIFY ALL EXISTING CONDITIONS
BEFORE TO CONSTRUCTION.

EXISTING MATERIALS		PROPOSED MATERIALS	
ITEM	QUANTITY	ITEM	QUANTITY
WOOD	1000 SF	WOOD	1000 SF
CONCRETE	500 YD	CONCRETE	500 YD
STEEL	500 LB	STEEL	500 LB
GLASS	100 SF	GLASS	100 SF



**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

ADDITION LEVELS
DETERMINED AND MATCH LEVELS
VERIFY AND MATCH EXISTING
FRONT ELEVATION
SCALE 1/4" = 1'-0"



ADDITION LEVELS
DETERMINED AND MATCH LEVELS
VERIFY AND MATCH EXISTING
LEFT ELEVATION
SCALE 1/4" = 1'-0"



PETER BROGAN

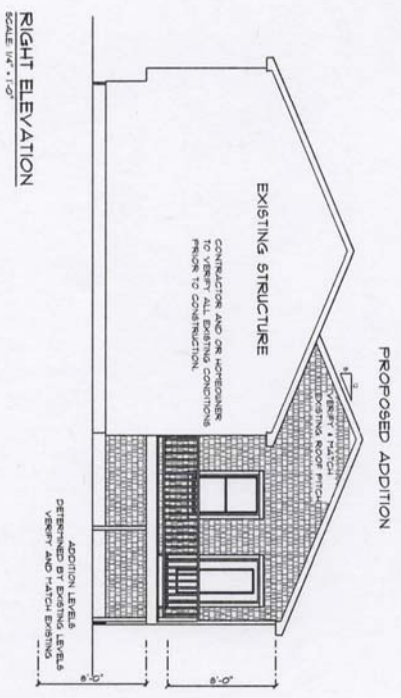
OWN	24X36 ADDITION	PORTLAND
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DATE	DESCRIPTION	BY	CHKD
10/10/12	AD110412	ABB	KCH
3	4		

Drawings are prepared by Hammond Lumber Company as a service to its customers and are intended for informational purposes only. These drawings are not prepared or reviewed by a registered architect and should not be used as a basis for construction. Hammond Lumber Company warrants that its customers seek the services of a registered architect for design purposes. Hammond Lumber Company declares no responsibility in they are so used.

Hammond Lumber Company
1-866-HAMMOND
www.hammondlumber.com
After Hours: 800-848-6666
Email: sales@hammond.com
Hammond Lumber Company

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**



PETER BROGAN

OWN	26X38 ADDITION	PORTLAND
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DATE	DESCRIPTION	BY
Thursday, April 26, 2012		KV/SST
SCALE	AS NOTED	REV/SST
4	CP	4

DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A SERVICE TO ITS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR AND ARCHITECTURE TO BE DETERMINED PRIOR TO CONSTRUCTION. HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

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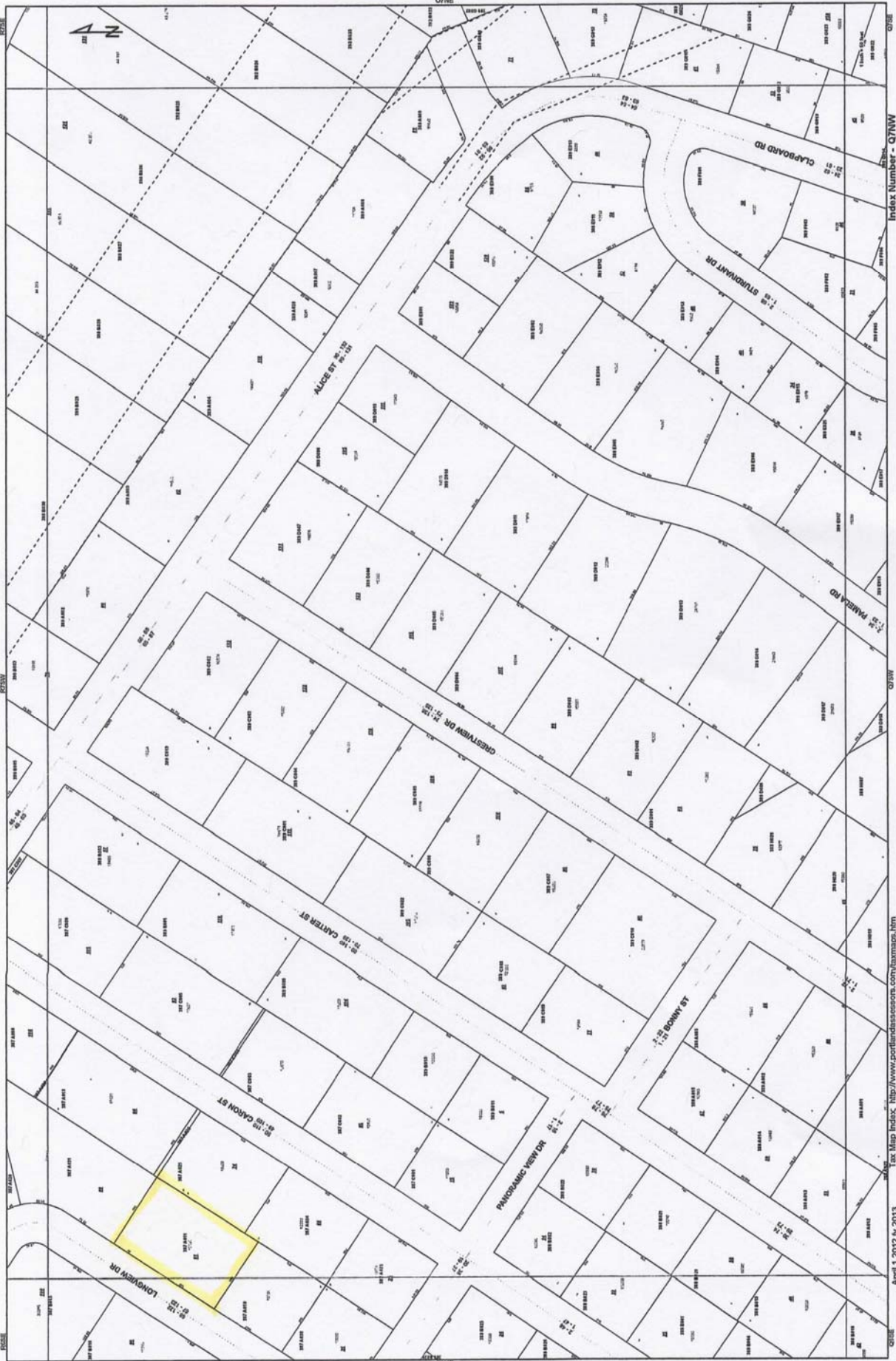
Town of Falmouth



April 1 2012 by 2013

Tax Map Index <http://www.portlandassessors.com/taxmapgs.htm>

Index Number - GENE



Index Number - Q7NW
Tax Map Index: <http://www.portlandassessor.com/taxmap.htm>
April 1 2012 by 2013

2

City of Portland Parcel Map Index

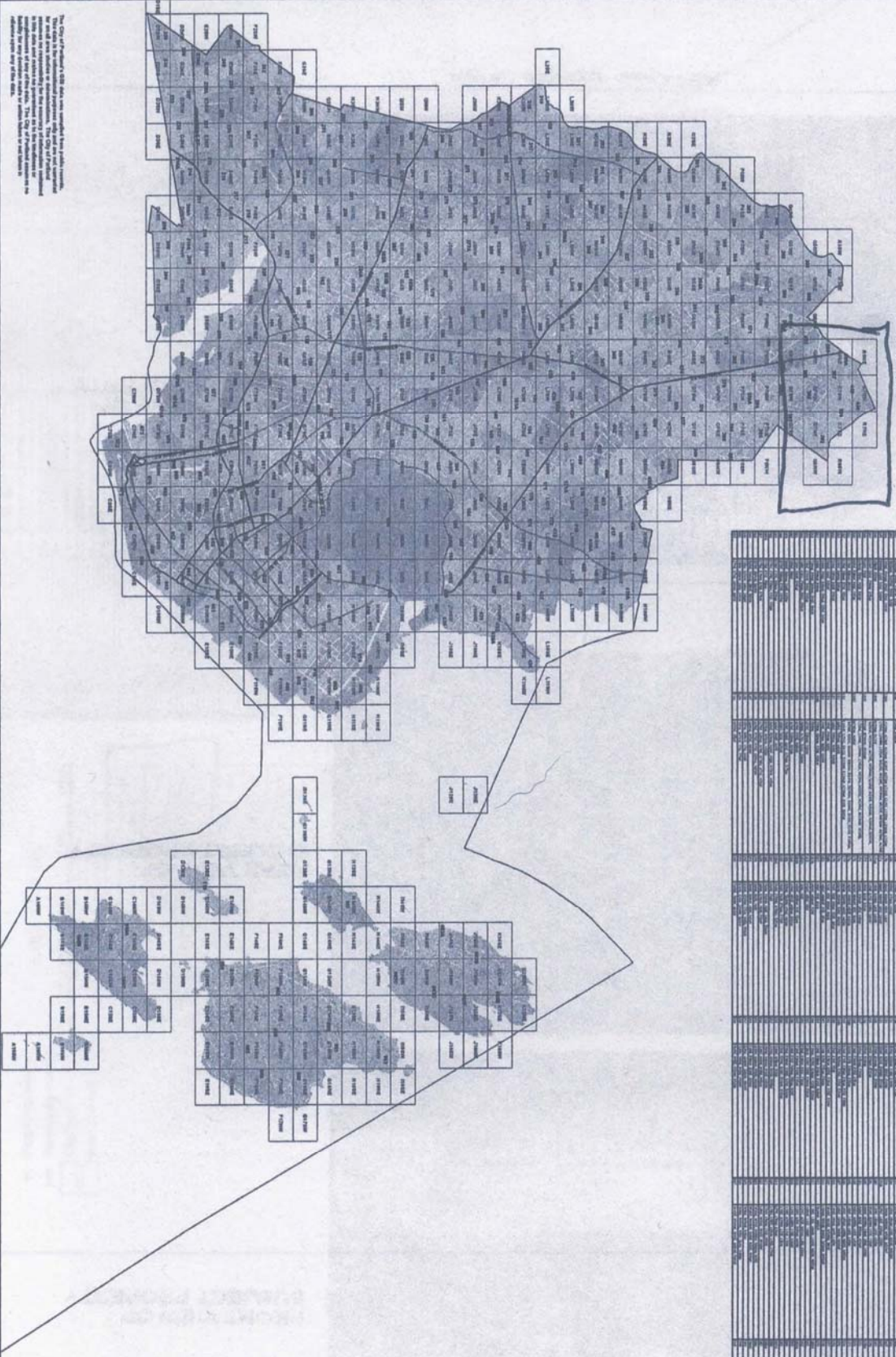


- Parcel Map Number
- Parcel Index Number
- City Boundary
- Index Map Grid

1 inch = 2,000 feet



Revised by October 2, 2003



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PHOTOGRAPH ADDENDUM

File No. 12010010

Borrower or Owner **Peter & Vickie Brogan**

Property Address **81 Longview Drive**

City **Portland**

County **Cumberland**

State **ME**

Zip Code **04103**

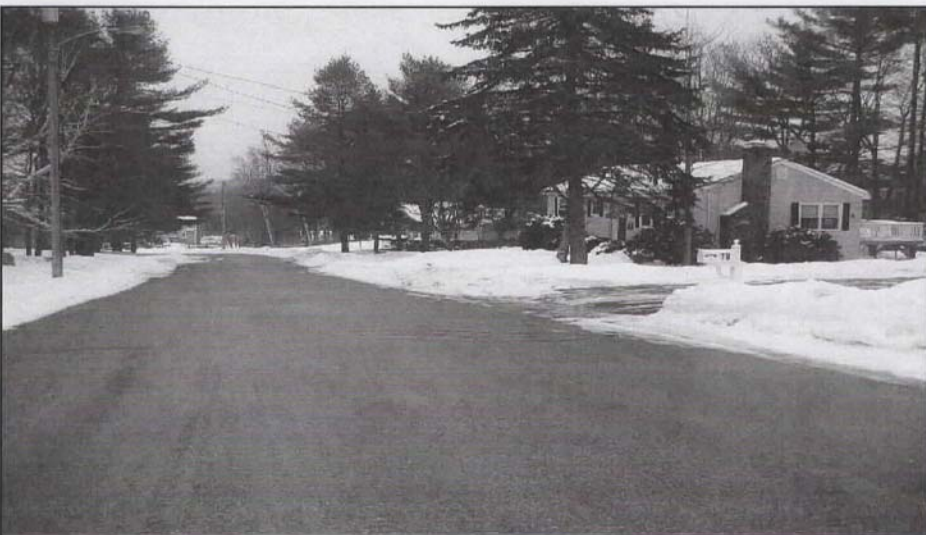
Client **Ally Bank**



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Borrower or Owner Peter & Vickie Brogan

Property Address 81 Longview Drive

City Portland

County Cumberland

State ME

Zip Code 04103

Client Ally Bank



ALTERNATE FRONT VIEW



SIDE VIEW OF SUBJECT





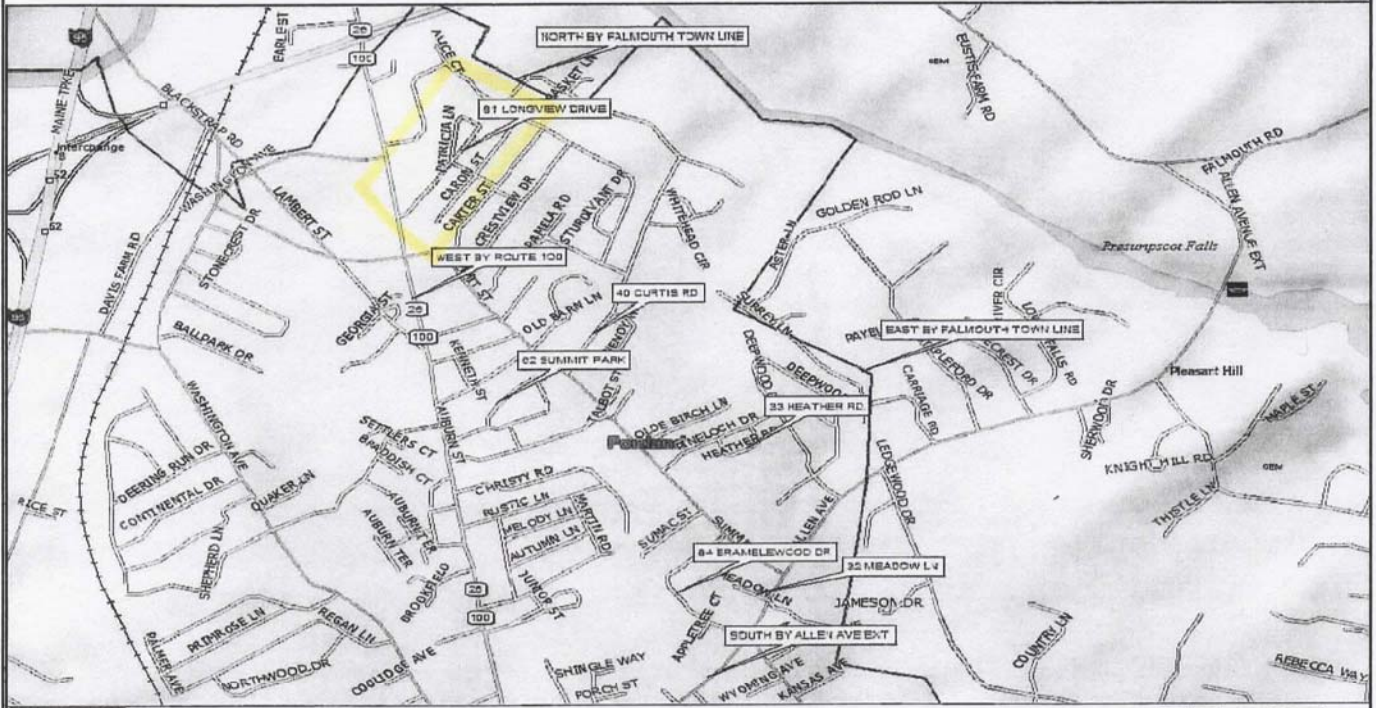
LOCATION MAP

Borrower or Owner **Peter & Vickie Brogan**

Property Address **81 Longview Drive**

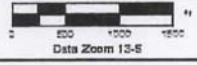
City **Portland** County **Cumberland** State **ME** Zip Code **04103**

Client **Ally Bank**



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MIN 15.8" W



FLOOD MAP

Borrower or Owner **Peter & Vickie Brogan**

Property Address **81 Longview Drive**

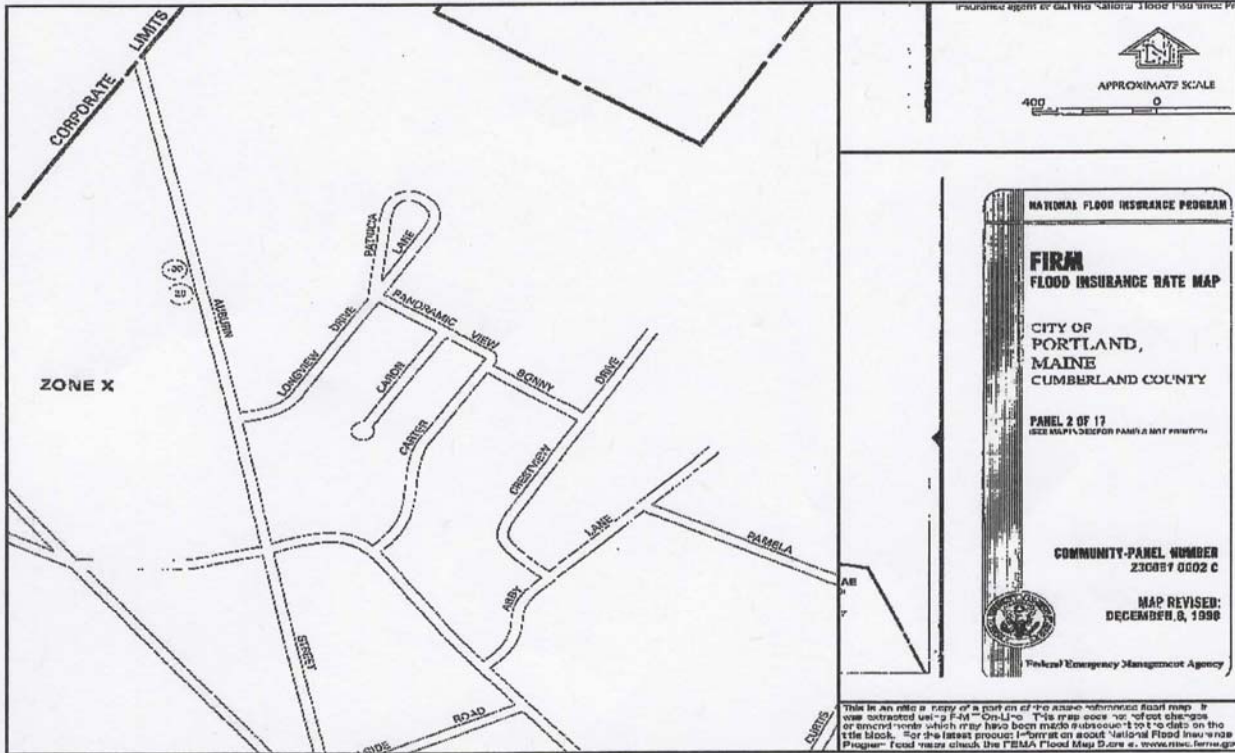
City **Portland**

County **Cumberland**

State **ME**

Zip Code **04103**

Client **Ally Bank**



WARRANTY DEED

Know all Persons by these Presents that I, **Jack S. Wong**, Town of Randolph, State of Massachusetts, in consideration of one dollar and other valuable consideration paid by **Peter J. Brogan and Vickie A. Brogan**, whose mailing address is 138 Roaring Brook Rd., Portland, ME 04103 the receipt whereof I do hereby acknowledge do hereby **give, grant, bargain, sell and convey** unto the said **Peter J. Brogan and Vickie A. Brogan**, as joint tenants, not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northeasterly side of Long View Avenue, bounded and described as follows:

Beginning at a point on the southeasterly side of Long View Avenue, which point represents the most westerly corner of Lot No. 61 as shown on Plan of Valley View Heights, Extension A, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 52, Page 36; thence northeasterly by said Long View Avenue, one hundred (100) feet to the most northerly corner of said Lot No. 61; thence continuing in the same course and by a proposed extension of Long View Avenue, fifty (50) feet; thence S 41 degrees 11' East at right angles to the last described course, one hundred (100) feet; thence southwesterly parallel with the first described course, fifty (50) feet to the most easterly corner of said Lot No. 61; thence continuing in the same course by the southeasterly sideline of said Lot No. 61, one hundred (100) feet to the most southerly corner of said Lot No. 61; thence northwesterly by Lot No. 60 as shown on said plan, one hundred (100) feet to Long View Avenue and the point of beginning.

Meaning and intending to convey and hereby conveying all of Lot No. 61, as shown on said plan and a strip of land from the unlotted land lying northeasterly of said Lot No. 61.

This conveyance is subject to a Certificate of Taking of Property by the City of Portland for a sanitary sewer on August 16, 1976, and recorded in said Registry of Deeds in Book 3895, Page 85.

This conveyance is made subject to restrictions, covenants, and easements of record.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Shieila C. Wong to Jack S. Wong, dated February 1, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10538, Page 338.

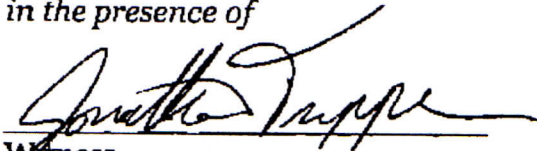
MAINE REAL ESTATE TAX PAID

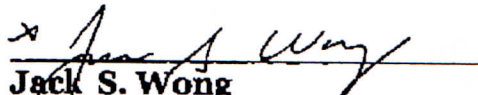
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Peter J. Brogan and Vickie A. Brogan**, their heirs and assigns, to them and their use and behoof forever.

And I do **covenant** with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Jack S. Wong**, have hereunto set my hand and seal this 17th day of November, 2000.

Signed, Sealed and Delivered
in the presence of


Witness

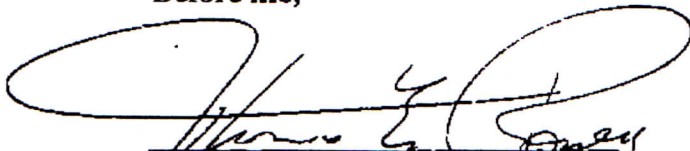
x 
Jack S. Wong

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Dated: November 17, 2000

Personally appeared the above-named Jack S. Wong and acknowledged the foregoing instrument to be his free act and deed.

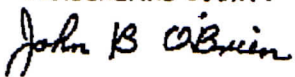
Before me,


Attorney at Law/Notary Public

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 NOV 20 PM 3:42

CUMBERLAND COUNTY



Printed name: Thomas E. Powers