

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



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JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

Lots 145, 146 and 147
Daggett Street

September 14, 1988

Mr. Louis M. Grimaldi
4 Ocean View Drive
Gloucester, Massachusetts 01930

Dear Mr. Grimaldi:

This will acknowledge receipt of your request for a variance for Lots 145, 146 and 147 on Daggett Street in the R-3 Residence Zone on behalf of your father, Samuel A. Grimaldi, One Fellows Street, owner of the three lots.

Section 14-403 of the City Zoning Ordinance requires that (a) In general, "No building intended for use as a habitable building shall be erected on a lot which has its only street frontage on a street less than thirty-five (35) feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street, unless the minimum requirements for street improvements set forth in this section...."

Your attention is invited to the enclosed memorandum which explains the obligations imposed on those persons seeking a building permit for a building site on an unaccepted street. You will need an estimate from a street building contractor concerning the total amount of improvements required to meet the City standards for street acceptance. This estimate should be presented for the Board's consideration at the public hearing so the Board can consider the extent of dollar value involved in this variance request.

Unless we hear that you wish an extension of time, we shall plan to schedule this variance request for consideration at the meeting of the Board of Appeals on Thursday evening, October 13, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be mailed to you as soon as copies of the agenda become available for October 13th.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Letter to Louis M. Grimaldi
September 14, 1988 (Continued)

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P.S. We hope that you will plan to attend this October 13th meeting of the Board of Appeals to answer any questions which the Board may have concerning this variance request.

Enclosure: Memorandum dated 11/29/84 from Office of Corporation Counsel

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer

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Lots 145, 146, 147
Daggett Street

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November 23, 1988

Mr. Samuel A. Grimaldi
c/o Mr. Louis Grimaldi
4 Ocean View Drive
Gloucester, Mass. 01930

Dear Mr. Grimaldi:

At the meeting of the Board of Appeals on November 17, 1988, the Board voted by a four to two vote that the appeal be granted subject to the following condition: that the street (Daggett Street) be upgraded to City standards with the exception that the granite curbing be replaced with bituminous curbing.

A copy of the Board's decision is enclosed for your records. A copy of the letter from the Chairman of the Board of Appeals to Councilor Abramson, the Chairman of the City Council's Housing Committee is also enclosed for your information.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of the Board's Decision and Copy of Letter dated Nov. 15, 1988

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
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Charles A. Lane, Associate Corporation Counsel

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Daggett Street

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November 2, 1988

Mr. Louis Grimaldi
4 Ocean View Drive
Gloucester, Mass. 01930

Dear Mr. Grimaldi:

In response to the request by the Board of Appeals, this office has received the enclosed estimate based on cost experience for this type of work, the requirements of the Ordinances, and specifications for street improvements from the Department of Parks and Public Works for the City of Portland.

These estimates do not include any cost cutting or lessening of the requirements such as substituting bituminous curb for granite or salvaging existing contaminated gravel. It is based on 616 feet more or less, and not on 900 or 1,000 feet as mentioned by the Board of Appeals. At present, the City has no plans to improve this street or to participate in such cost. A copy of the cost estimate is enclosed.

Copies of this cost estimate from the Department of Parks/Public Works are being furnished to the members of the Board of Appeals.

This matter will be included on the agenda for consideration by the Board of Appeals at their next regular meeting on Thursday afternoon, November 17, 1988, at 3:30 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be furnished as soon as copies become available for distribution.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

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