

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
William Getz

July 20, 2010

James & Elizabeth Quinn
3 Van Vechten Street
Portland, ME 04103

RE: 3 Van Vechten Street
CBL: 410 C034
ZONE: R-3

Dear Mr. & Mrs. Quinn:


At the July 15, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the disability variance appeal to reduce the front yard setback to three feet, and the side yard setback to six feet to build the handicap ramp. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of July 15, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,


Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



RECEIVED

JUL 28 2010

Dept. of Building Inspections
City of Portland Maine


CITY OF PORTLAND

CERTIFICATE OF DISABILITY VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15th day of July, 2010, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: James J. and Elizabeth M Quinn**
2. **Property: 3-11 Van Vechten Street , Portland, ME CBL: 410-C-34, 35, 36 & 37**
Cumberland County Registry of Deeds, Book 2436 Page 259
Last recorded deed in chain of Title: October 2, 1958
3. **Variance and Conditions of Variance:**
To grant relief from section 14-90(d)(1) of the Land Use Zoning Ordinance to allow a front yard setback of three foot instead of the required twenty-five foot front yard setback in the R-3 Residential Zone. And to grant relief from section 14-90(d)(3) of the Land Use Zoning Ordinance to allow a side yard setback of six foot instead of the required eight foot side yard setback for the installation of a handicap ramp in the R-3 Residential Zone. The Board's approval is conditioned that the ramp is to be removed when no longer needed by a member in the household.

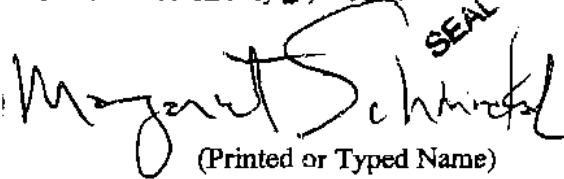
IN WITNESS WHEREOF, I have hereto set my hand and seal this 16th day of July, 2010


 _____, Chair of
 City of Portland Zoning Board,
 Philip Saucier (Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on July 16th 2010.

Received
 Recorded Register of Deeds
 Jul 28, 2010 02:35:57P
 Cumberland County
 Pamela E. Lavley


 _____ (Printed or Typed Name)
 Notary Public
 Margaret Schmuckal

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: July 20, 2010

RE: Action taken by the Zoning Board of Appeals on July 15, 2010.

Members Present: Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

Members Absent: Gordon Smith

1. New Business:

A. Disability Variance Appeal:

70 – 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect. **The Board voted 4-0 to grant the disability variance appeal allowing the applicant to reduce the front yard setback to eight feet, ten inches to install a handicap ramp.**

B. Practical Difficulty Variance Appeal:

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to reduce the front yard setback to eighteen feet in order to build a farmer's porch.**

C. Disability Variance Appeal:

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(e)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son. **The Board voted 4-0 to grant the disability variance appeal allowing the applicants to reduce the front yard setback to three feet and the side yard setback to six feet in order to install a handicap ramp with the condition that the ramp be removed when no longer needed by the household member.**

D. Variance Appeal:

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

E. Practical Difficulty Variance Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicant to have the required parking space for a proposed accessory dwelling unit be located within the required front yard setback.**

F. Conditional Use Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the conditional use appeal to allow the applicant to add an accessory dwelling unit.**

Enclosure:

Decision for Agenda from July 15, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

members present; Jill Hunter - SARA Moppin - Bill Getz
Philip Sanchez
CITY OF PORTLAND, MAINE
Acting Sec.

ZONING BOARD OF APPEALS

member Absent - Gordon Smith

APPEAL AGENDA

called to order at 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, July 15, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. Disability Variance Appeal:

4-0
granted

70 - 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect.

B. Practical Difficulty Variance Appeal:

4-0
granted

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking.

C. Disability Variance Appeal:

7-0
granted
on condition

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son.

Variance only lasts as long as the owner of the property requires handicap access.

D. Variance Appeal:

accepted
7-0
with minor

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School.

4-0

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R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

GRANTED

4-0

F. Conditional Use Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016,

R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

GRANTED

2. Adjournment:

- 7:45

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Disability Variance Appeal

DECISION

Date of public hearing: July 15, 2010

Name and address of applicant: James Quinn
3 Van Vechten St.
Portland, Maine 04103

Location of property under appeal: 3 Van Vechten St.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

Applicant is seeking a variance for a handicap ramp. The front yard setback in the R-3 zone is twenty-five feet (25') and the side yard setback is eight feet (8'). The applicant is seeking a variance for the ramp because it would result in a front yard setback of three feet (3') and a side yard setback of six feet (6').

Disability Variance standard pursuant to Portland City Code §14-473(c)(2):

1. The variance is for the purpose of making the property accessible to a person with a disability who is living on the property. "Disability" has the same meaning as a physical or mental handicap under 5 M.R.S.A. Section 4553, which is "any disability, infirmity, malformation, disfigurement, congenital defect or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions or illness, and includes the physical or mental condition of a person that constitutes a substantial disability as determined by a physician or, in the case of mental disability, by a psychiatrist or psychologist, as well as any other health or sensory impairment that requires special education, vocational rehabilitation or related services."

Satisfied Not Satisfied

Reason and supporting facts:

*In note + testimony
4 agree*

2. Any variance granted under this subsection shall be solely for the installation of equipment or the construction of structures necessary for access to or egress from the property by the person with the disability.

Satisfied Not Satisfied

Reason and supporting facts:

*pictures + testimony
4 agree*

Conclusion: (check one)

___ Option 1: The Board finds that the standards described above have been satisfied and therefore GRANTS the application.

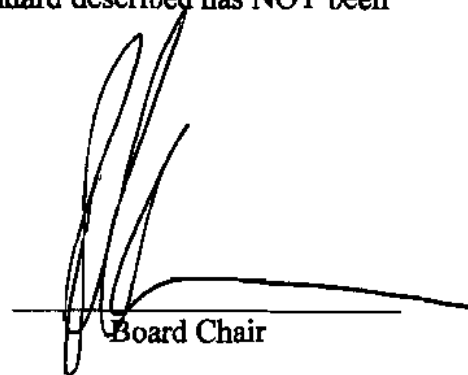
3. ___ Option 2: The Board finds that while the standard described above has been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS: (Note that the board may limit the variance to the duration of the disability or to the time that the person with the disability lives on the property).

*To be removed when no longer needed by
a member in the household.
Moppin/Hunter 4 agree, approved.*

___ Option 3: The Board finds that the standard described has NOT been satisfied and therefore DENIES the application.

Dated:

7/15/10



Board Chair



City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Disability Variance Appeal Application

Applicant Information:

James Quinn

Name

Business Name

3 Van Vechten St.

Address

Portland, ME 04103

797-4088

Telephone

Fax

Applicant's Right, Title or Interest in Subject Property:

owner

(e.g. owner, purchaser, etc.):

Current Zoning Designation: R-3

Existing Use of Property:

single family residence

Subject Property Information:

3 Van Vechten St. Portland

Property Address

410 C036001

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

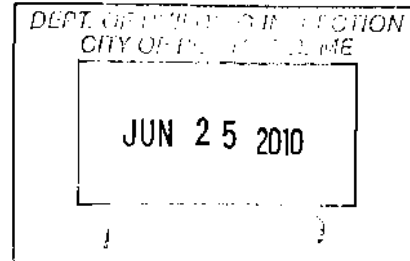
Name

Address

Telephone

Fax

Variance from Section 14 - 473(c)(2)



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

The undersigned hereby makes application for a variance as above described and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

James Quinn

Signature of Applicant

7-2-10

Date

Disability Variance Application

WARNING

This application contains health care information and is CONFIDENTIAL, pursuant to 22 M.R.S.A., § 1711-C (Confidentiality of Health Care Information) and 1 M.R.S.A., § 402(3) (Freedom of Access Law).

THE MEDICAL INFORMATION CONTAINED HEREIN MAY NOT BE DISCLOSED TO ANY PERSON WITHOUT THE WRITTEN CONSENT OF THE PATIENT.

The Board of Appeals is authorized to grant disability variances by 30-A M.R.S.A., §4-A and Port Municipal Code §14-473 (c)(2).

1. What is the nature of the disability which supports the request for a variance?

Needs wheelchair to exit and enter home

WALKER

2. Does the disability constitute a physical or mental handicap as defined by 5 M.R.S.A., §4553?

Yes No

*see note from doctor Michael Ciampi

3. Does the person with the disability reside in the dwelling?

Yes No

4. Is the variance which is requested restricted solely to the installation of equipment or the construction of structures* necessary for access to or egress from the dwelling by the person with the disability?

Yes X No _____

Conditions

The Board may impose conditions on the variance, including limiting the term of the variance to the duration of the disability or the time that the person with the disability lives in the dwelling.

* The phrase "structure necessary for access to or egress from the dwelling" includes railing, wall or roof systems necessary for the safety or effectiveness of the structure.

DISABILITY VARIANCES

Under state and local law, disability variances may be granted from local zoning requirements in order to make a residential dwelling accessible to a person with a disability who lives in or uses the dwelling on a regular basis. These disability variances are not subject to the strict requirements of other variances, but they can only be granted by the Zoning Board of Appeals. The Board may impose conditions on the variances, including limiting the variance to the time that the person with the disability lives in the dwelling. An example of the need for a disability variance would be to build a wheelchair ramp within a required front, rear or side setback area in order to make the dwelling accessible.

The Board of Appeals meets regularly, normally twice a month. A person with a disability who needs to install exterior equipment or construct structures necessary for accessibility to and from their residence should contact the Zoning Administrator at 874-8695 or 874-8703 for a determination as to whether a disability variance is required. If a disability variance is required, the Zoning Administrator will provide the applicant with the necessary paperwork and forms for such variance, and information concerning the next available meeting of the Board of Appeals. In the case of an emergency situation (e.g. a person with a disability who will be released from a hospital the next day), the Zoning Administrator will review a permit application and may grant a temporary permit for the equipment or structure, subject to final approval of the Board of Appeals. The applicant must file the application for such approval with the Board of Appeals within a reasonable time of the grant of the temporary permit.

Normal application fees and the costs of advertising required under the City's Zoning Ordinance apply to all such applications. Consideration will be given to waiver of these fees, partially or totally, upon request of the applicant. The applicant will need to submit sufficient financial information to the City to permit the City to determine whether the fees and costs are a financial hardship for the applicant and should be waived.

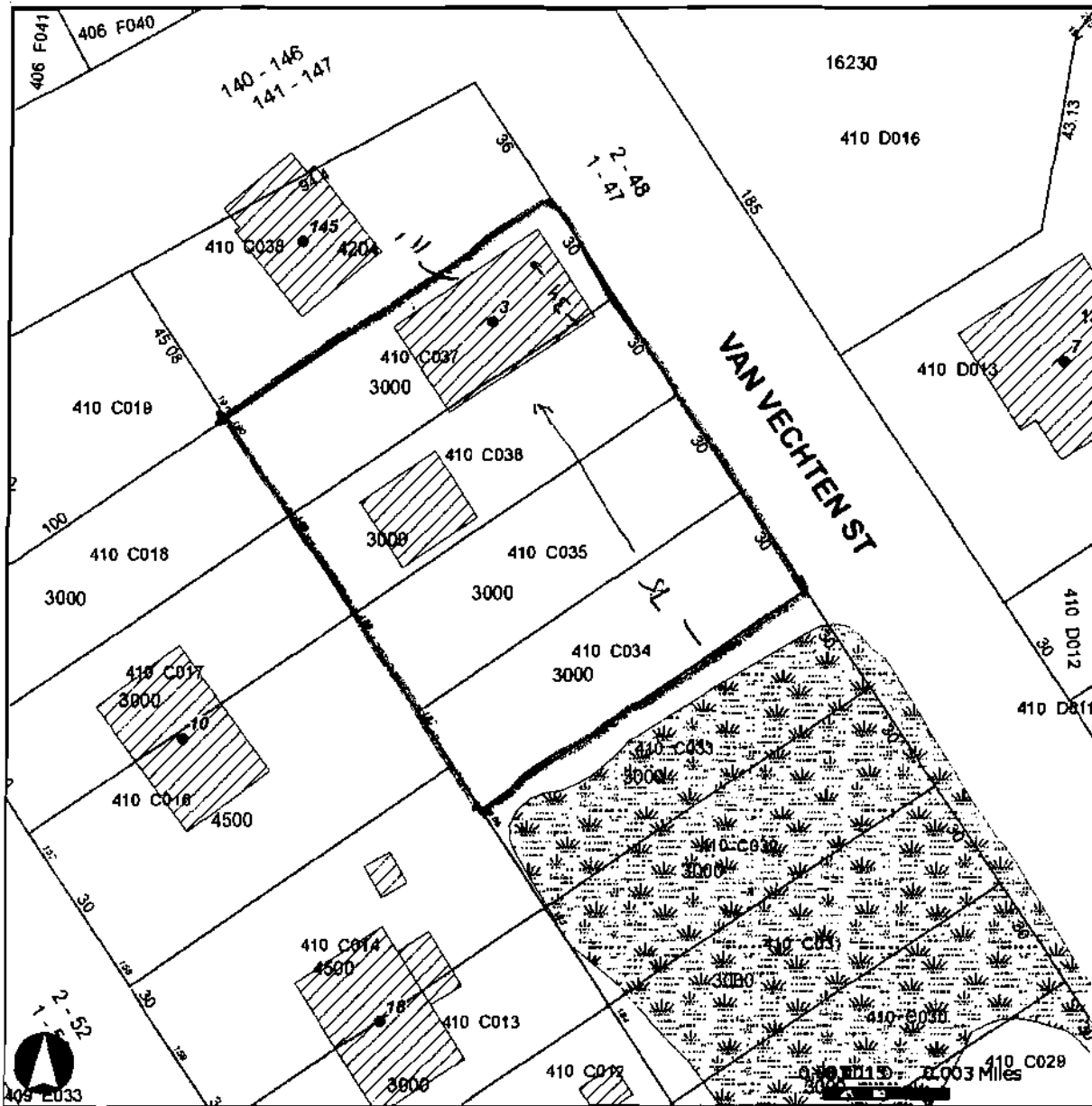
June 25, 2010

To the Zoning Board of Appeals:

My wife, Elizabeth Quinn, is using a walker to get around. We had to build a ramp with a few stairs at the end to access our house. The ramp did not meet the setbacks so we are requesting a disability variance.

Thank you.
James Quinn

Map



Interstate 	Traveled Ways 	Jetport 	Ocean
Streets 	Stream 	County Streets 	
Buildings 	Wetland 	—A15 —A21 —A31	
Parcels 	Lake/Pond 	ME Towns 	

Plot Plan

Lot Size = 120 x 100

R-3

lot size = 12,000 sq ft

lot coverage = 35% = 4200

existing - 2021

4 x 13,33 = - 53,32

5 x 25 = 125
2127.65

* front setback - 25 min

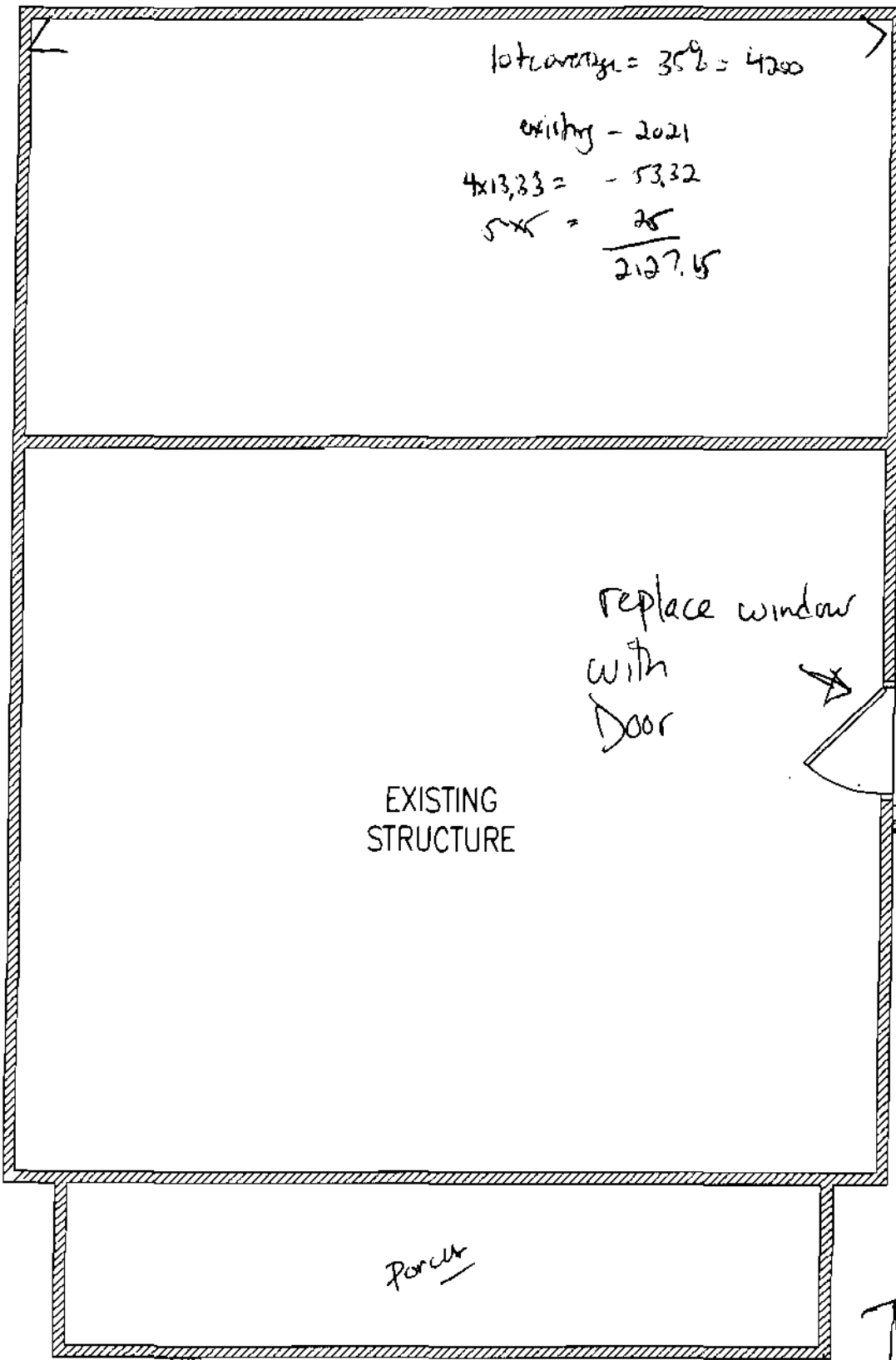
- 3' 6" min

rear setback - 78' 6" (0.7)

Side - " - 8' min.

9' 6" min (0.7)

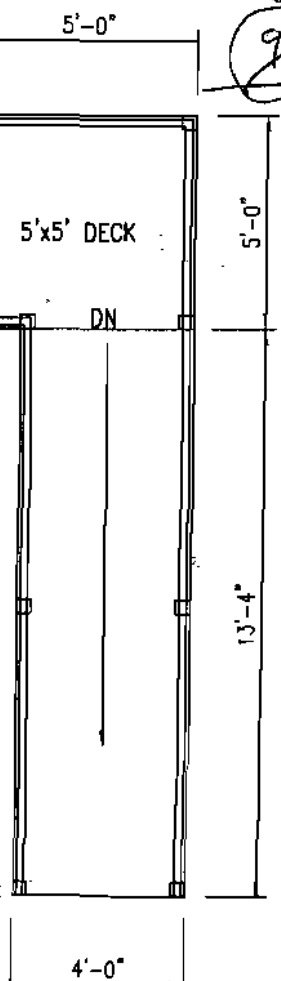
~~14 ft~~ 11' according
to dimensions on sheet
submitted.



replace window
with
Door

EXISTING
STRUCTURE

porch

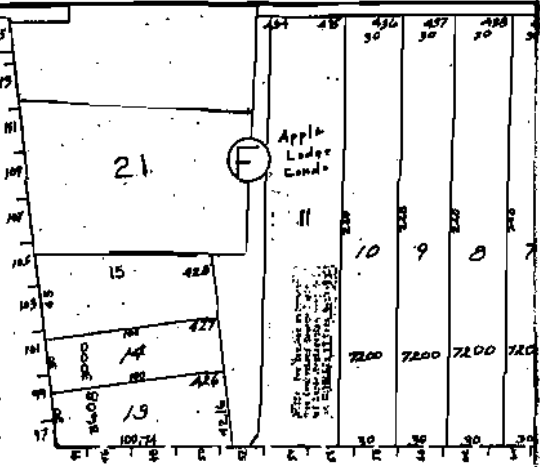
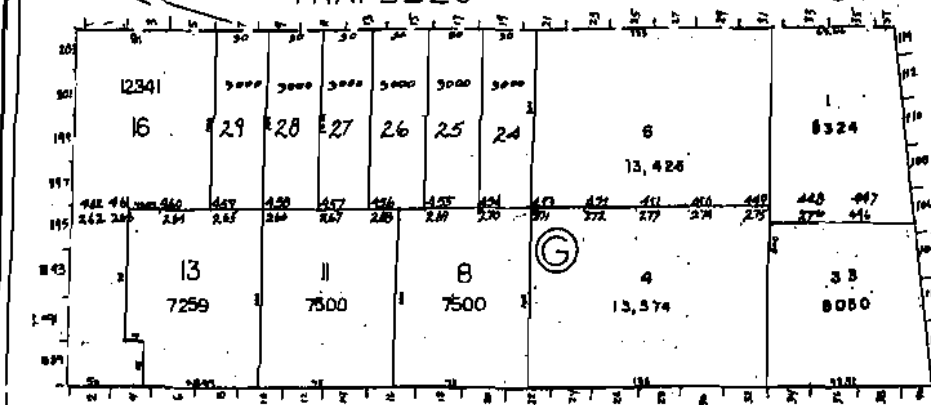


6' ~~9 ft~~

VAN KETCHER
Street

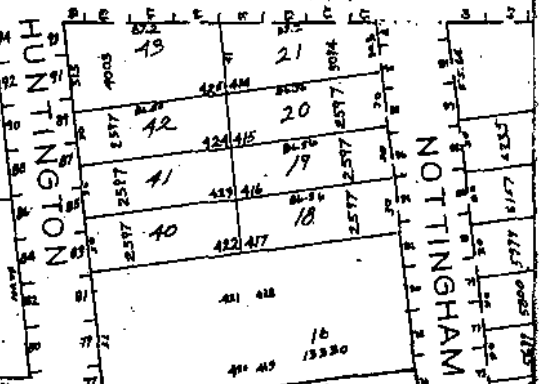
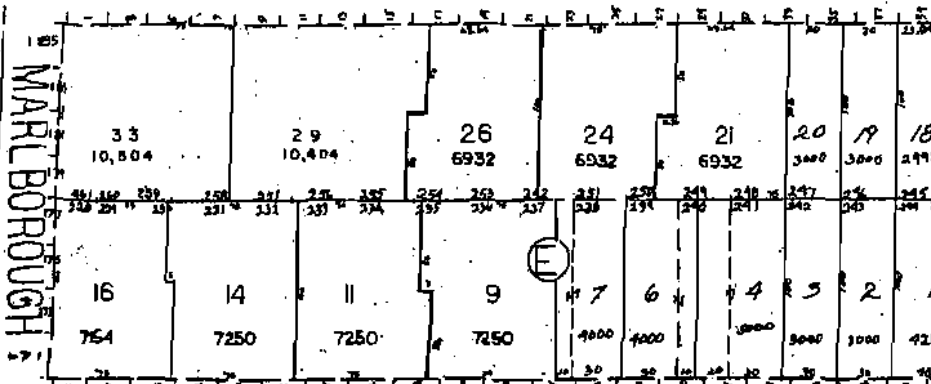
I

TRAPELLO SHEET 413-D ST.



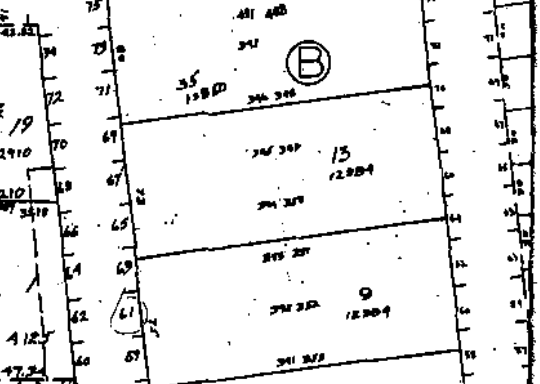
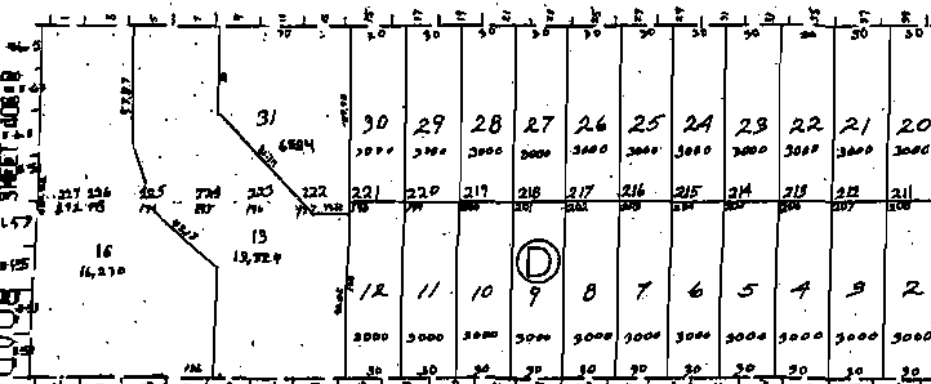
DEMEREST STREET

STREET



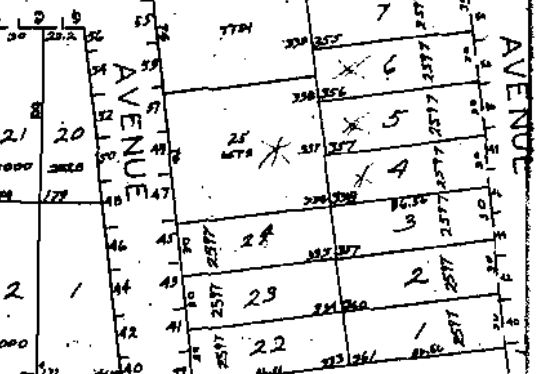
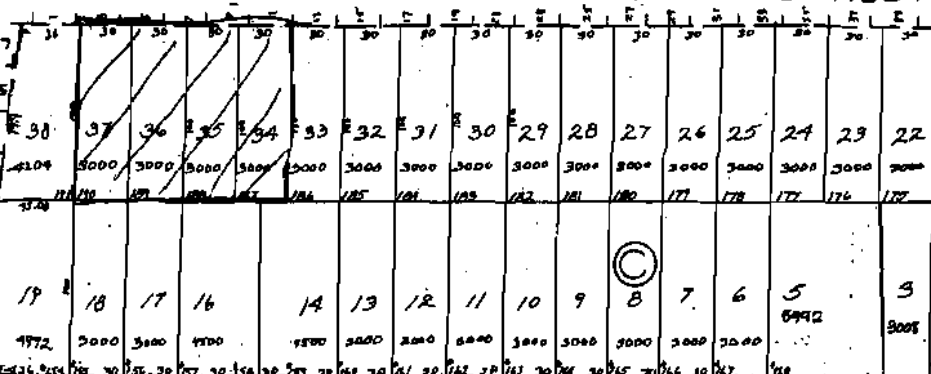
HUMBOLDT STREET

STREET



VAN VECHTEN STREET

STREET



DAGGETT STREET

STREET

MARLBOROUGH ROAD

HUNTINGTON

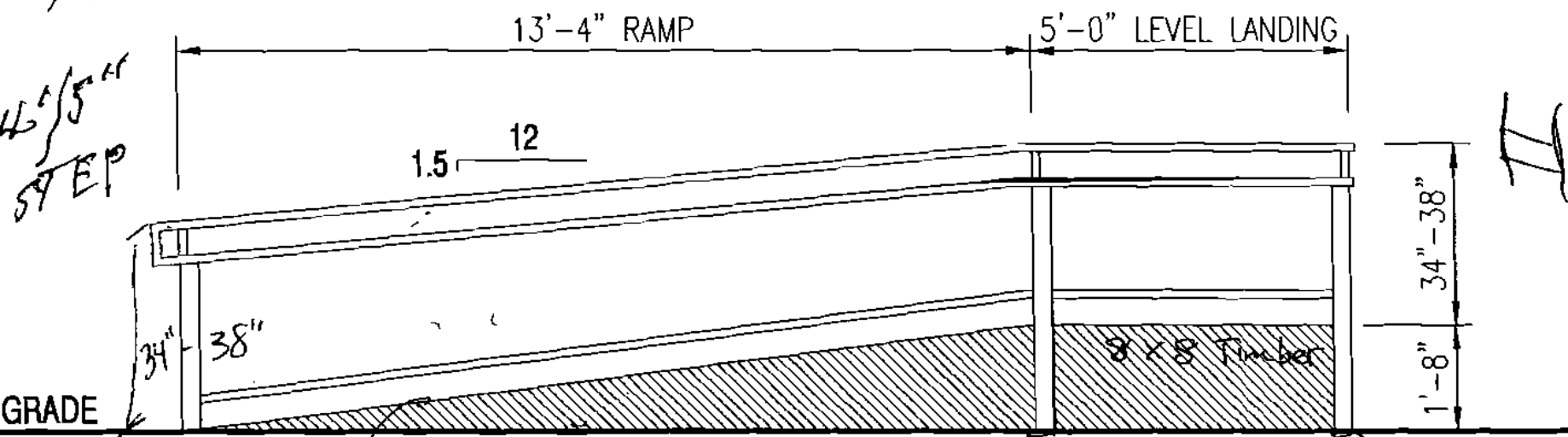
NOTTINGHAM AVENUE

AVENUE

AVENUE

STEPS
4/7-12

4 1/2" / 5" STEP



Plywood or decking

TYPICAL RAMP ELEVATION

INSTALL HANDRAIL ON BOTH SIDES

concrete blocks

Free standing Ramp

Allowed to be 1:8 per IRC
12.5% slope *QMB*

Know All Men by These Presents,

That I, John N. Wilmot, of South Portland, County of Cumberland and State of Maine, Administrator of the estate of Bernice M. Wilmot, late of Portland in said County and State

having on the 30th day of September A. D. 1958, obtained License from the Honorable Nathaniel M. Haskell, Judge of Probate within and for the County of Cumberland and State of Maine, to sell and convey at private sale the Real Estate herein-after described, of the said Bernice M. Wilmot

for the sum of Eight Hundred Dollars (\$800)

dollars, the same being an advantageous offer therefor, and having agreeably to the order and decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum of Eight Hundred Dollars (\$800) dollars, to paid by James J. Quinn and Elizabeth M. Quinn, of Portland in said County and State

the receipt whereof I do hereby acknowledge, have given, granted and sold, and by these Presents do give, grant, sell and convey to the said James J. Quinn and Elizabeth M. Quinn, as joint tenants and not as tenants in common, their

Heirs and Assigns forever, the following described Real Estate, viz:

A certain lot or parcel of land with the buildings thereon, situated on Van Vechten Street in said Portland, being lots numbered 187 and 188 as shown on a plan of Ray Gardens, belonging to J. W. Wilbur, said plan being made by A. L. Eliot, C. E. dated September 1, 1914 and recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 103.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth, and contain each, according to said plan, three thousand (3,000) square feet, more or less.

Together with the fee, in so far as I have the right to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

Also two certain other lots or parcels of land, with the buildings thereon, situated on said Van Vechten Street, being lots numbered 189 and 190 as shown on plan of lots at Ray Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, Surveyor, dated September 1, 1914 and recorded in said Registry of Deeds in Plan Book 12, Page 103.

Each of said lots measures thirty (30) feet in width by one hundred (100) feet in depth and contains according to said plan three thousand (3000) square feet, more or less, and are subject to the same rights as contained in the description of lots 187 and 188

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JUL - 2 2010

Dept. of Building Inspections
City of Portland Maine

To have and to hold the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid to the said James J. Quinn and Elizabeth M. Quinn, as joint tenants and not as tenants in common, their Heirs and Assigns ^{as aforesaid} forever.

And I the said John N. Wilmot in my said capacity do consent to and with the said James J. Quinn and Elizabeth M. Quinn, their

as aforesaid Heirs and Assigns, that I have in all things observed the rules and directions of law relative to the selling of said Estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

In Witness Whereof, I hereunto set my hand and seal in my said capacity, this 30th day of September in the year of our Lord one thousand nine hundred and fifty-eight.

Signed, Sealed and Delivered
in presence of

Oliver G. Willard

John N. Wilmot

State of Maine. Cumberland ss. September 30, 19 58 .

Personally appeared the above named
John N. Wilmot

and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

OCT 2 1958

Oliver G. Willard
Justice of the Peace
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 2 H 50 M P. M, and recorded in

BOOK 2436 PAGE 259 *James A. Willard* Register

JULY 2, 2010

THOMAS QUINN
CASCO, ME.

WILL REPRESENT

JAMES J AND ELIZABETH M
QUINN - RAMP

3 VAN VECHTEN ST
PORTLAND, ME

RECEIVED

JUL - 2 2010

Dept. of Building Inspections
City of Portland Maine

James J. Quinn
Elizabeth M. Quinn

Michael A. Ciampi, M.D.
Ciampi Family Practice, LLC
380 Lincoln Street, South Portland, Maine 04106
(207) 774-1222

DEA# BC4822917
NPI# 1205862760

FOR Elizabeth Quinn DATE 5/19/10

DOB: 3/16/33

ADDRESS _____ AGE _____

Rx Due to the above named pt's need
for a walker, it is medically
necessary for her to have a ramp
at home.

Label

Refill _____ Times PRN NR

Dr. 

Any drug which is the generic or chemical equivalent of the drug specified above in this prescription may be dispensed provided that the drug dispensed is listed in the current edition of either the National Formulary or the United States Pharmacopoeia and provided that no check mark (v) has been handwritten in the box in the right-hand lower corner.



VOID RED IMAGE

FADES WITH HEAT









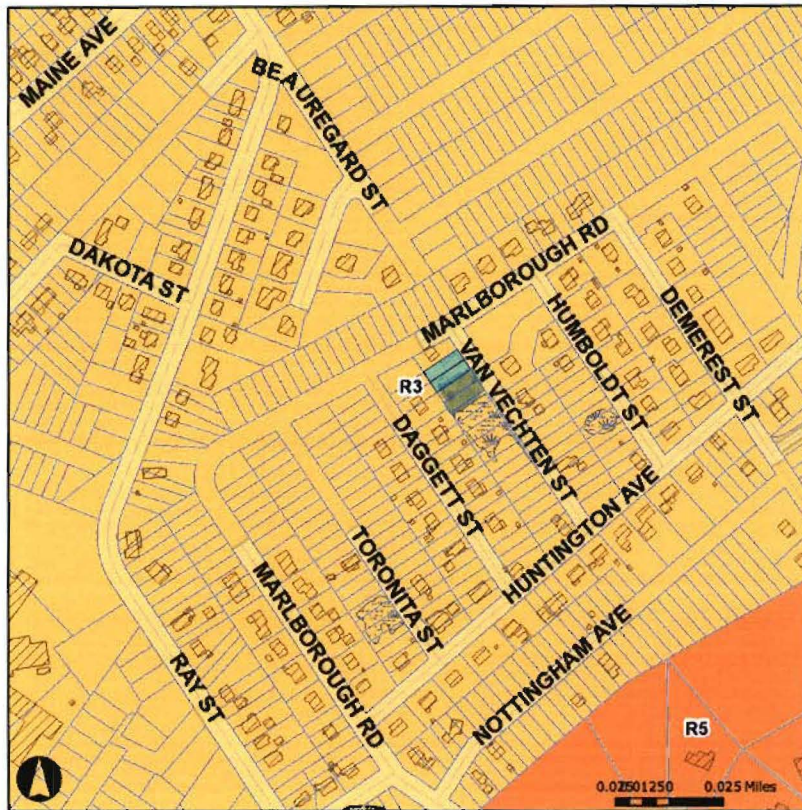








Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Building	I-B	R5 Residential	C28
Out Building	I-TS	R6 Residential	C29
Parcels	I-R1	ROS Recreation Open Space	C30
Traveled Ways	I-R2	RP Residential Professional	C31
Stream	I-R3	RPZ Resource Protection	none
Wetland	ROS	WC2* Waterfront	B2C
Lake/Pond	RPZ	WPDZ Waterfront	C32
under_road	Zoning	WSUZ Waterfront	C33
waterbody	AB Airport Business	C1	C34
Jetport	EWP2	C2	C35
Coastal Bluff	C44	C3	C36
H - Highly Unstable	C45	C5	B6
U - Unstable	B7	C7	C37
Overlay Zones	B1 Neighborhood Business	C8	C38
DEOZ	B1b Neighborhood Business	C9	C39
FH	B2 Business Community	C10	C40
Helistop Overla	B2b Business Community	C11	C41
R-7	B3* Downtown Business	C13	C42
USM	B3c Downtown Business	C14	County Streets
Shoreland Overlay Zone	B4 Commercial Business	C15	A15
	B5 Urban Commercial	C16	A21
	B5b Urban Commercial	C17	A31
	IH Industrial - High Impact	C18	ME Towns
	IL Industrial - Low Impact	C19	Land
	ILb Industrial - Low	C20	Water Body
		C21	Ocean
		C22	



City of Portland Zoning Board of Appeals

July 7, 2010

James & Elizabeth Quinn
3 Van Vechten Street
Portland, ME 04103

Dear Mr. & Mrs. Quinn,

Your Disability Variance Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, July 15, 2010 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', is written over a horizontal line.

Ann B. Machado
Zoning Specialist

Cc: File



PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

May 3, 2010

Mr. James Quinn
3 Van Vechten Street
Portland, ME 04103

Re: 3 Van Vechten Street -- 410 C036 -- request to waive fees for Disability Variance Application

Dear Mr. Quinn,

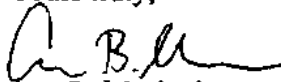
As part of the Disability Variance Application, the applicant can request to have the fees waived if they submit financial information to the City and the City determines that the fees are a financial hardship. You requested that the fees be waived for your disability variance application and submitted your financial information (2009 tax return, form 1099R & social security information) last week.

Marge Schmuckal, the Zoning Administrator, and I have reviewed your financial information and find that your gross income for 2009 is significantly lower than eighty percent of the median income for a household of two. As a result, we have determined you do not have to pay any fees associated with the Disability Variance Application.

Please submit the Disability Variance Application as soon as possible; you were given thirty days after the permit was issued to apply for the variance. The thirty day period is up on May 13, 2010.

Please feel free to contact me at 874-8709 if you have any questions.

Yours truly,


Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc: file

GBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ACETO DOMINIC A & MARGARET G ACETO JTS	30 DAGGETT ST PORTLAND, ME 04103	30 DAGGETT ST	1
	ARMITAGE GREGG H & LINDA L	22 HUMBOLDT ST PORTLAND, ME 04103	22 HUMBOLDT ST	1
	BAK CHANARY & VANN VOR JTS	15 DAGGETT ST PORTLAND, ME 04103	15 DAGGETT ST	1
	BRUNI JOSEPH J SR WWII VET	31 DEMEREST ST PORTLAND, ME 04103	31 DEMEREST ST	1
	CAIAZZO HENRY A	21 THUNDER RD SACO, ME 04072	7 HUMBOLDT ST	1
	CAIAZZO HENRY A	21 THUNDER RD SACO, ME 04072	11 HUMBOLDT ST	1
	CAIAZZO HENRY A	21 THUNDER RD SACO, ME 04072	34 HUMBOLDT ST	1
	CAIAZZO HENRY A JR & WILLIAM I CAIAZZO	21 THUNDER RD SACO, ME 04072	18 VAN VECHTEN ST	1
	CALDER PATRICK D	25 STEPPING STONE LN PORTLAND, ME 04103	25 STEPPING STONE LN	1
	CHASE CUSTOM HOMES &	1 PERCY HAWKES RD WINDHAM, ME 04062	13 DAGGETT ST	0
	CHIKUTA MAXWELL K & SALLY K CHIKUTA JTS	29 DAGGETT ST PORTLAND, ME 04103	29 DAGGETT ST	1
	CHONG YOUNG CHA & GARY W LIBBY JTS	37 AUSTIN ST PORTLAND, ME 04103	176 MARLBOROUGH RD	1
	CLARKSON LYNN PETE	145 MARLBOROUGH RD PORTLAND, ME 04103	145 MARLBOROUGH RD	1
	COLE DEAN	21 C GREAT FALLS RD GORHAM, ME 04038	MARLBOROUGH RD	0
	DAMREN LORNA A	10 HUMBOLDT ST PORTLAND, ME 04103	10 HUMBOLDT ST	1
	DEFILIPP STEVEN & DIANE M JTS	24 DAGGETT ST PORTLAND, ME 04103	24 DAGGETT ST	1
	DUNPHY JEAN M	164 MARLBOROUGH RD PORTLAND, ME 04103	164 MARLBOROUGH RD	1
	ELLER JAIME A & EDWARD SCOTT JTS	219 RAY ST PORTLAND, ME 04103	219 RAY ST	1
	FALCONE JOSEPH R WWII VET & JOANNE R JTS	37 DAGGETT ST PORTLAND, ME 04103	37 DAGGETT ST	1
	FERRAR ANTHONY	35 TORONITA ST PORTLAND, ME 04103	32 TORONITA ST	0
	FERRAR ANTHONY	35 TORONITA ST PORTLAND, ME 04103	35 TORONITA ST	1
	FORREST SHEREE L	34 VAN VECHTEN ST PORTLAND, ME 04103	60 HUNTINGTON AVE	0
	FORREST SHEREE L	34 VAN VECHTEN PORTLAND, ME 04103	34 VAN VECHTEN ST	1
	FRUSTACI JOSEPH A	80 HUNTINGTON AVE PORTLAND, ME 04103	80 HUNTINGTON AVE	1
	GIOBBI ARCHIE S	1183 WASHINGTON AVE PORTLAND, ME 04103	23 VAN VECHTEN ST	0
	GIOBBI MATILDA A	1184 WASHINGTON AVE PORTLAND, ME 04103	13 VAN VECHTEN ST	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	GRAVER LONI	324 GRAY RD FALMOUTH , ME 04105	152 MARLBOROUGH RD	1
	HANNA ROY L & PAMELA J JTS	25 DAGGETT ST PORTLAND, ME 04103	25 DAGGETT ST	1
	HARMON JAMES E	59 CURTIS RD PORTLAND, ME 04103	MARLBOROUGH RD	0
	HARMON JAMES E	59 CURTIS RD PORTLAND, ME 04103	MARLBOROUGH RD	0
	HARMON JAMES E & WENDY L	59 CURTIS RD PORTLAND, ME 04103	MARLBOROUGH RD	0
	INJAC TATJANA & IGOR INJAC JTS	11 HUNTINGTON AVE PORTLAND , ME 04104	22 STEPPING STONE LN	1
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH , ME 04064	1 STEPPING STONE LN	0
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH , ME 04084	4 STEPPING STONE LN	0
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH , ME 04084	16 STEPPING STONE LN	0
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH , ME 04084	24 STEPPING STONE LN	0
	KING CONSTRUCTION CORP	198 SACO AVE OLD ORCHARD BEACH , ME 04084	28 STEPPING STONE LN	0
	LE THANH V & THUY H LE JTS	21 DEMEREST ST PORTLAND, ME 04103	21 DEMEREST ST	1
	LEIGHTON EUGENE H	197 RAY ST PORTLAND, ME 04103	197 RAY ST	1
	LUEBBERT EDWARD J JR & LORI S LUEBBERT JTS	25 DEMEREST ST PORTLAND , ME 04102	25 DEMEREST ST	1
	MARDIGAN STEPHEN E	460 BAXTER BLVD PORTLAND , ME 04103	3 HUMBOLDT ST	0
	MCINTYRE KENNETH W & MAUREEN A JTS	56 HUNTINGTON AVE PORTLAND, ME 04103	58 HUNTINGTON AVE	1
	MENDOZA ARCADIO C JR & SUSAN L JTS	28 HUMBOLDT ST PORTLAND, ME 04103	28 HUMBOLDT ST	1
	MIKULANECZ OREN W & NANCY A JTS	3 DEMEREST ST PORTLAND, ME 04103	3 DEMEREST ST	1
	MIRANDA TODD A	34 SURREY LN FALMOUTH , ME 04105	2 DAGGETT ST	0
	MIRANDA TODD A	34 SURREY LN FALMOUTH , ME 04105	5 DAGGETT ST	0
	MORALES RACHEL L & ELLEN E MCKENZIE JTS	3 TORONITA ST PORTLAND, ME 04103	40 TORONITA ST	1
	NG BIK FUNG	38 DAGGETT ST PORTLAND, ME 04103	38 DAGGETT ST	1
	NGUYEN TUANH	19 STEPPING STONE LN PORTLAND, ME 04103	19 STEPPING STONE LN	1
	NICHOLAS DIANE D & THOMAS J JTS	34 HUNTINGTON AVE PORTLAND , ME 04103	34 HUNTINGTON AVE	1
	NICHOLAS EVAN J	79 LINCOLN ST # 2 PORTLAND , ME 04103	18 DAGGETT ST	1
	NICHOLAS JAMES T	28 HUNTINGTON AVE PORTLAND , ME 04103	26 HUNTINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	NICHOLAS THOMAS J	34 HUNTINGTON AVE PORTLAND, ME 04103	41 DAGGETT ST	0
	PARKER DAVIO J & MARTHA C	65 MARLBOROUGH RD PORTLAND, ME 04103	65 MARLBOROUGH RD	1
	PARKER DAVID J & MARTHA C	65 MARLBOROUGH RD PORTLAND, ME 04103	71 MARLBOROUGH RD	0
	PEIGHTAL PATRICIA M	195 RAY ST PORTLAND, ME 04103	MARLBOROUGH RD	0
	PEIGHTAL PATRICIA M	195 RAY ST PORTLAND, ME 04103	195 RAY ST	1
	PESCE RALPH J	74 HUNTINGTON AVE PORTLAND, ME 04103	74 HUNTINGTON AVE	1
	PIROZZI ELEANOR A TRUSTEE	519 BRIDGE ST APT 201 MANCHESTER, NH 03104	MARLBOROUGH RD	0
	PITAS THEODORE & ASSOC	3 ORCHARD CIR WESTBROOK, ME 04092	TORONITA ST	0
	PITAS THEODORE & ASSOC	3 ORCHARD CIR WESTBROOK, ME 04092	TORONITA ST	0
	POMPEO ROCCO JOSEPH	130 VERANDA ST PORTLAND, ME 04103	MARLBOROUGH RD	0
	POMPEO ROCCO JOSEPH	130 VERANDA ST PORTLAND, ME 04103	0 MARLBOROUGH RD	0
	QUINN JAMES J & ELIZABETH M JTS	190 VAN VECHTEN ST PORTLAND, ME 04103	9 VAN VECHTEN ST	0
	QUINN JAMES J WWII VET & ELIZABETH M JTS	190 VAN VECHTEN ST PORTLAND, ME 04103	3 VAN VECHTEN ST	1
	REED VIRGINA A	10 DAGGETT ST PORTLAND, ME 04103	10 DAGGETT ST	1
	REEVE WILLIAM & CAROL JTS	209 RAY ST PORTLAND, ME 04103	209 RAY ST	1
	ROSS RUTH L	38 MAPLEWOOD CIR AMHERST, MA 01002	15 DEMEREST ST	1
	ROTOLO ANTOINETTE T WID	203 RAY ST PORTLAND, ME 04103	203 RAY ST	1
	SMITH CHRISTINE M & ALFRED H III JTS	4 HUMBOLDT ST PORTLAND, ME 04103	4 HUMBOLDT ST	1
	SQUIRE KATE R	161 RAY ST PORTLAND, ME 04103	181 RAY ST	1
	SQUIRE KATE R	161 RAY ST PORTLAND, ME 04103	185 RAY ST	1
	THOMSON BARBARA TRUSTEE	160 MARLBOROUGH RD PORTLAND, ME 04103	160 MARLBOROUGH RD	1
	TOWNS JAMES G ETAL JTS	45 FOGG RD SCARBOROUGH, ME 04074	MARLBOROUGH RD	0
	TOWNS JAMES G ETAL JTS	45 FOGG RD SCARBOROUGH, ME 04074	12 TORONITA ST	0
	TUN U SHWE & AYE MIE MIE JTS	213 RAY ST PORTLAND, ME 04103	213 RAY ST	1
	WEATHERBEE DONNA L	16 HUMBOLDT ST PORTLAND, ME 04103	16 HUMBOLDT ST	1
	WEIMER ROBERT W JR	182 MARLBOROUGH RD PORTLAND, ME 04103	182 MARLBOROUGH RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WEINSTEIN KING H	198 SACO AVE OLD ORCHARD BEACH , ME 04064	9 STEPPING STONE LN	1
	WEINSTEIN KING H	198 SACO AVE OLD ORCHARD BEACH , ME 04064	17 STEPPING STONE LN	1
	ZGLOBICKI ANDREA L	42 HUNTINGTON AVE PORTLAND , ME 04103	42 HUNTINGTON AVE	1

