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CITY OF PORTLAND

CONDITIONAL USE APPEAL

	DECISION TO COALSON
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Nam	es and addresses of witnesses (proponents, opponents and others): W. TRAPPANY Fred Nother
	Ethel Perin
Exh	ibits admitted (e.g., renderings, reports, etc.): Van Lawc
Fin	The proposed conditional use (is/is not (circle one) permitted under Section 14- /// of the Zoning Ordinance, for the following reason(s):
	5-1
7 14 (37) 9 (4 by 2)-	The proposed conditional use does/does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following resson(s):
3-A	There are/are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):
3-B.	There will/will not (circle one) be ar adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):
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ZONING BOARD OF APPEALS



THOMAS F. JEWELL

RAY M. JOHNSON JOHN C. KNOX MATTHEW D. MANAHAN WILLIAM E. NELESKI REBECCA SARGENT MICHAEL E. WESTORT

January 22, 1993

Ann Tenpenny c/o Tex's Tortillas P.O. Box 146 Portland, ME 94112

Re: 6 West Commonwealth Drive

Dear Ms. Tenpenny,

As you know, at its meeting of January 21st, 1993, the Board of appeals voted to permit a change of use of the above-named property from a single family dwelling to a single family dwelling with distribution.

A copy of the Board's decision is enclosed.

Your change of use application is now being processed and will be mailed to ou upon final approval.

Sincerely,

William Giroux Zoning Administrator

cc: Joseph E. Gray, Director of Planning and Urban Development P. Samuel Hoffses, Chief of Inspection Services Burt MacIsaac, Code Enforcement Officer

389 CONGRESS STREET · PORTLAND, MAINE 04101 · TELEPHONE (207) 874-8300

ZONING BOARD OF APPEALS



THOMAS F. JEWELL

RAY M. JOHNSON JOHN C. KNOX MATTHEW D. MANAHAN William E. Neleski REBECCA SARGENT MICHAEL E. WESTORT

6 West Commonwealth Drive

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, January 21, 1993 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Ms. Anr Tenpenny, owner of the property located at 6 West Commonwealth Drive, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a change of use of the single family dwelling at the above-named location to a single family dwelling with distribution. This use is allowed in the R3 Residential Zone provided the Board finds that the provisions of Section 14-474 and 14-41D have been met.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

Thomas F. Jewell Chairman, Board of Appeals

389 CONGRESS STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 874-8300

	, 1		\$25.00			
Permit # City of Portland BUILDING PEI	OMIT APPLIA	ATION	Fee \$50.00	Zone		Lot#
Permit # City of Portland BUILDING FEA	CIVILI PALA DA CA			•		
Please fill out any part which applies to Job. Proper plans must accomp	Mary 1011111					
Jwner: Ann Tenpenny Phone # 878-		303 552	U 34 A 4 . 1	For Officia	d Use Ordy	
Address: P.O. Box 146 Portland, ME 04112		Dete	December	5 1992	Subdivision: Nan	ne -
LOCATION OF CONSTRUCTION 6 West Commonwealth Dr		Inside F	ire Limits	<u>(</u>	Sala Visita	
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Address:Phene #						
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# Stories: Conversion			Shoreland Zonin	g 10s 110	× 100 apraise	
Is Proposed Use: Sensonal Condominium Conversion			Other(Ex	plain)		
Explain Conversion to change use from single family to	single ramily	MTCI				·
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2. Set Backs - Front Rear Study 3. Footings Size:			4. Insulation Ty	pe		
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5. Bracing: Yes No			2 Pool Size:	m to National Elect	rical Code and S	tate Law.
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6. Other Materials		CONT				
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ZONING BOARD OF APPEALS



THOMAS F. JEWELL

RAY M. JOHNSON MATTHEW D. MANAHAN DEWEY A. MARTIN, JR. REBECCA SARGENT MICHAEL E. WESTORT

January 4, 1993

RE: 6 West Commonwealth Drive

Ms. Ann Tempenny c/o Tex's Tortillas P.O. Box 146 Portland, Maine 04112

Dear Ms. Tenpenny:

Receipt of your application for a conditional use appeal regarding a change of use from a single dwelling to a single dwelling with distribution, is

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, January 21, 1993, at 7:00 P.M. in Room 209, City Hall, Porcland, Maine. We hope that you will plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the January 21st agenda as soon as copies become available for distribution.

Sincerely,

William D. Giroux Zoning Administrator

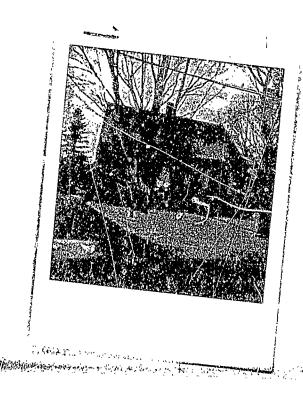
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cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services Charles A. Lane, Associate Corporation Counsel Burt MacIsaac, Code Enforcement Officer

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6 Commonwealth Drive

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, January 21, 1993 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Ms. Ann Tenpenny, owner of the property located at 6 West Commonwealth Drive, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a change of use of the single family dwelling at the above-named location to a sizgle family dwelling with distribution. This use is allowed in the R-3 Residential Zone provided the Poard finds that the provisions of Section 14-474 and 14-410 have been met.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinanes have been met.

The Comment of the Co

Thomas F. Jewell Chairman, Board of Appeals

/el

Ann Tenpenny c/o Tex's Tortillas P. O. Box 146 Portland, Maine 04112 (207) 878-5824

December 15, 1992

THE RESERVE THE PROPERTY OF TH

City of Portland Board of Appeals City Hall Zoning Office Room 315 Portland, Maine 04101

Re: Tex's Tortillas

Dear Sir/Madam:

Enclosed please find my application for appeal, together with a \$75.00 check for the application fee and building permit.

I require an appeal of zoning to start a business out of my home at 6 West Commonwealth Drive, Portland, Maine. As a distributor, I plan to offer fresh, no preservative flour tortillas to different restaurants/businesses in the area. The business will consist of ordering tortillas from my supplier in Texas, getting them shipped to me, and then distributing them in the local area. No food preparation will be involved.

I believe that the City of Portland is rely for an excellent flour tortilla and in my research at different restaurants I have received an enthusiastic response to the idea.

Please let me know if you have any other questions that I can answer for you.

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ann Tenpenny

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Enclosure

ZONING BOARD OF APPEALS



THOMAS F. JEWELL

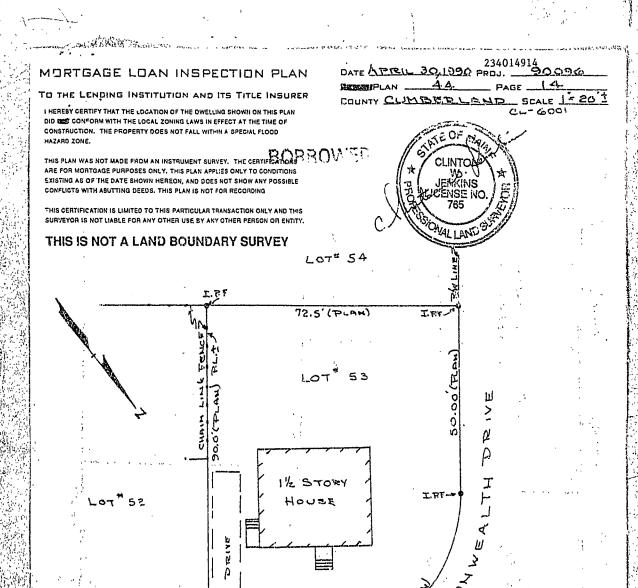
RAY M. JOHNSON JOHN C. KNOX MATTHEW D. MANAHAN DEWEY A. MARTIN, JR. REBECCA SARGENT MICHAEL E. WESTORT

CONDITIONAL USE APPEAL APPLICATION

· ·
Applicant's name and address: Ann Tenpenny, 6 W. Commonwealth Drive, Portland, Main
04103
Applicant's interest in property (e.g., owner, purchaser, etc.): owner
Owner's name and address (if different):
Address of property and Assessor's chart, block and lot number:
6 W. Commonwealth Drive, Portland, Maine 04103, Plan 44, Page 14, Lot # 53
Zone: residential Present use: residential Type of conditional use proposed: partial commercial
Conditional use authorized by: Section 14-
NOTE: If site plan approval is required, attach preliminary or final site plan.
The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by aim/her is true and correct to the best of his/her knowledge and belief.
Date: 1./7/92 Chan Tours

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 874-8300

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PROPERTY OF MICHAEL B. AND DONNA B. JOHNSON. LOCATED AT & WEST COMMONWEALTH DRIVE, PORTLAND, MAINE

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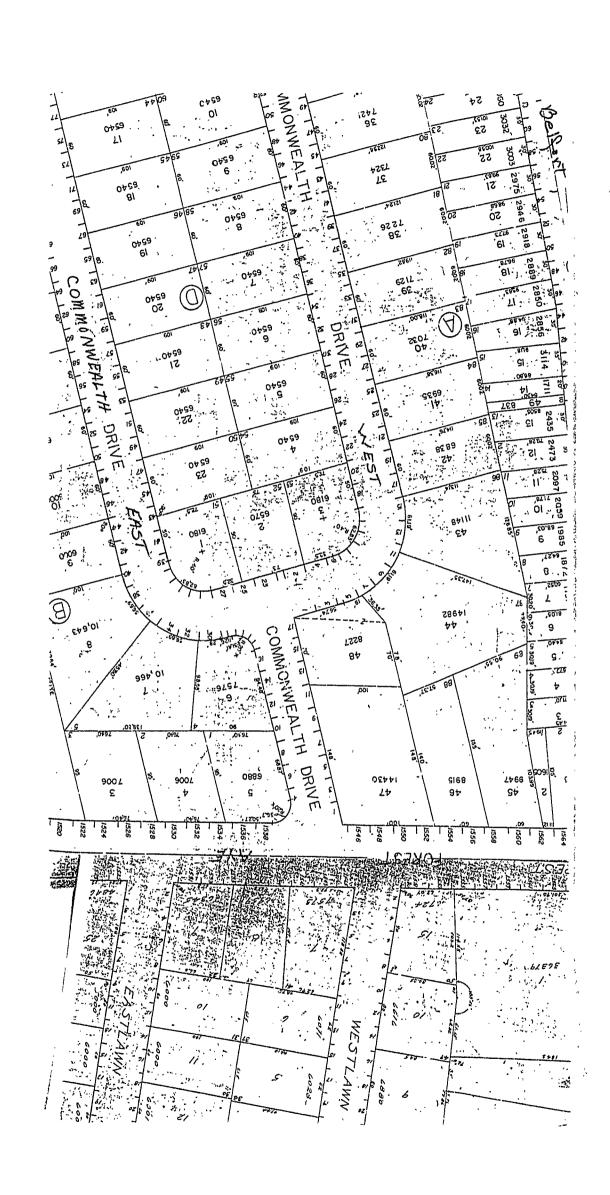
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