

6 West.

Commonwealth
Ave

3-C. The impact does does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): _____

5-1

Conclusion*

After public hearing on Jan. 21, 1953, and for the reasons above-stated, the accompanying application is hereby (check one)

5 granted.

_____ granted subject to the following condition(s):

1 denied.

Dated: Jan. 21, 1953

John C. Kew
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

Granted
John C. Kew
Thomas G. Hall
Mark S. [unclear]
Special Agent
[unclear]

Denied
[unclear]

CITY OF PORTLAND, MAINE
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 04112

Re: 6 West Commonwealth Drive

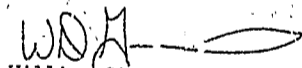
Dear Ms. Tenpenny,

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 you 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

CITY OF PORTLAND, MAINE
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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. 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 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

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 \$50.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Ann Tenpenny Phone # 878-5824
 Address: P.O. Box 146 Portland, ME 04112
 LOCATION OF CONSTRUCTION 6 West Commonwealth Dr.
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: single family/home occupation
 Past Use: single family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion to change use from single family to single family with
home occupation

For Official Use Only	
Date: <u>December 15, 1992</u>	Subdivision: _____ Name: _____
Inside Fire Limits: _____	Lot: _____
Bldg Code: _____	Ownership: _____ Public: _____
Time Limit: _____	Private: _____
Estimated Cost: _____	

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size: _____
 8. Sheathing Type _____ Size: _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 6. Other Materials _____

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Latini
 Signature of Applicant Ann Tenpenny Date 12/15/92
 Ann Tenpenny
 CEO's District _____

White - Tax Assessor
 Ivory Tag - CEO

typical retained 1-21-93

CITY OF PORTLAND, MAINE
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

January 4, 1993

RE: 6 West Commonwealth Drive

Ms. Ann Tenpenny
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 acknowledged.

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, Portland, 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

/e1

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



6 Commonwealth Drive

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Ms. Ann Tenperny, 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 R-3 Residential Zone provided the Board 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 Ordinance have been met.

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

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 re ly 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.

Sincerely yours,

Ann Tenpenny
Ann Tenpenny

/ast
Enclosure

CITY OF PORTLAND, MAINE
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, Maine
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 him/her is true and correct to the best of his/her knowledge and belief.

Date: 1/7/92

Ann Tenpenny
Signature of Applicant

MORTGAGE LOAN INSPECTION PLAN

DATE APRIL 30, 1990 PROJ. 234014914
PLAN 44 PAGE 14
COUNTY CLINTON SCALE 1" = 20'
CL-6001

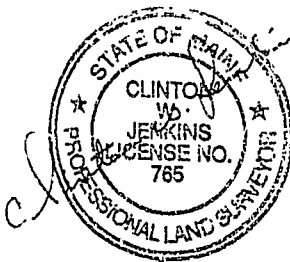
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID ~~NOT~~ CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

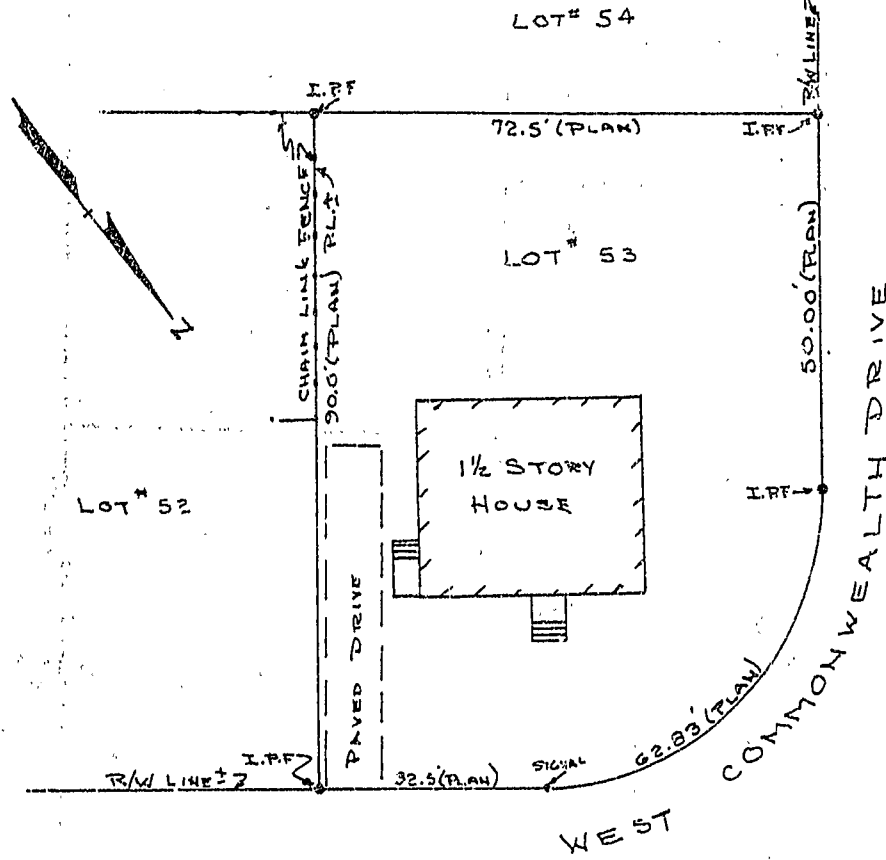
THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ABUTTING DEEDS. THIS PLAN IS NOT FOR RECORDING

THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY



BORROWED

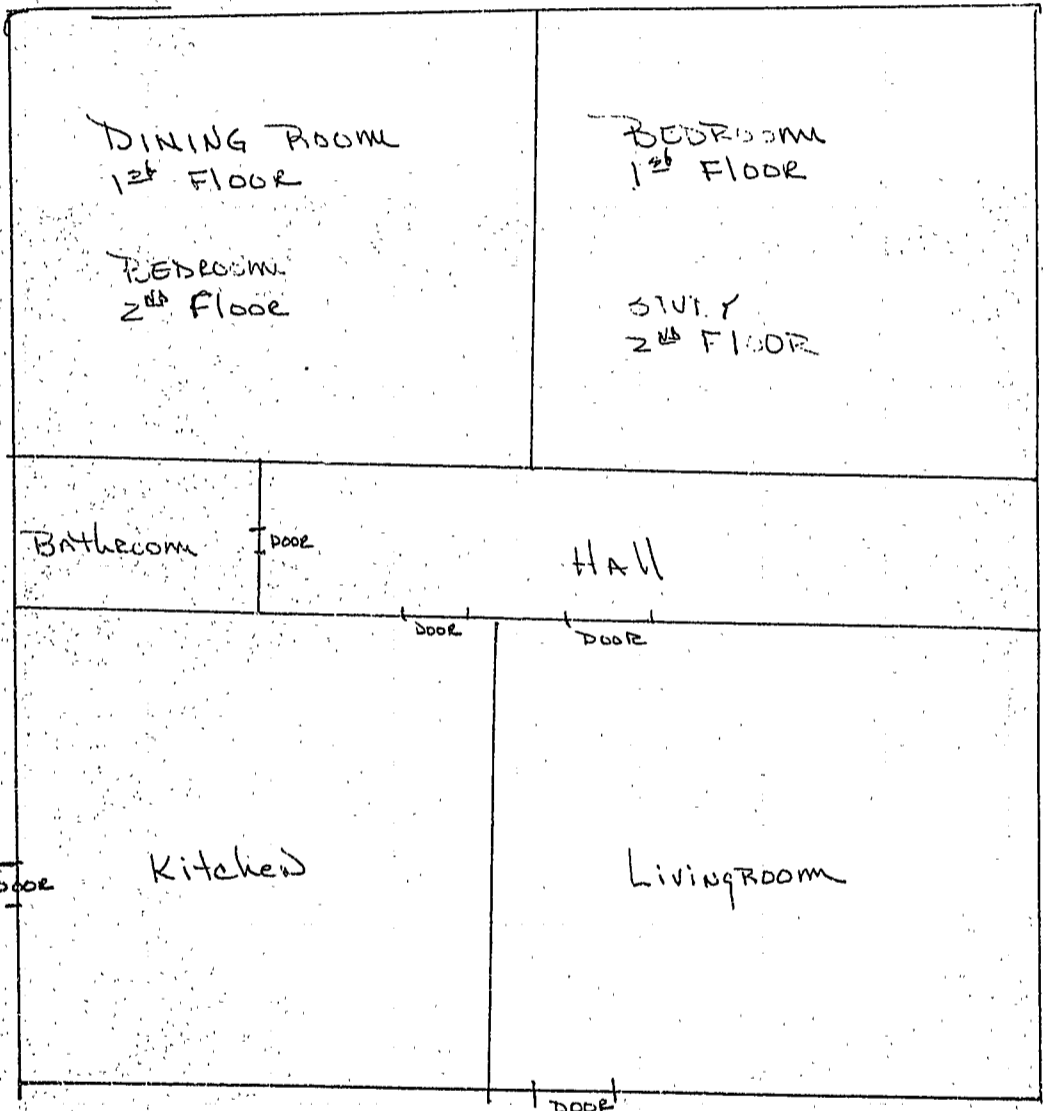


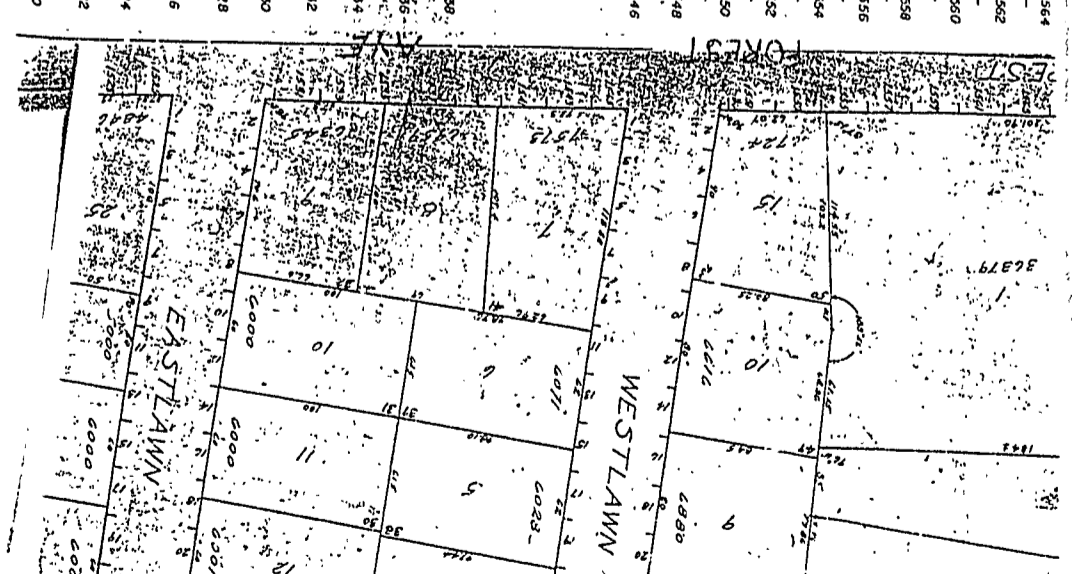
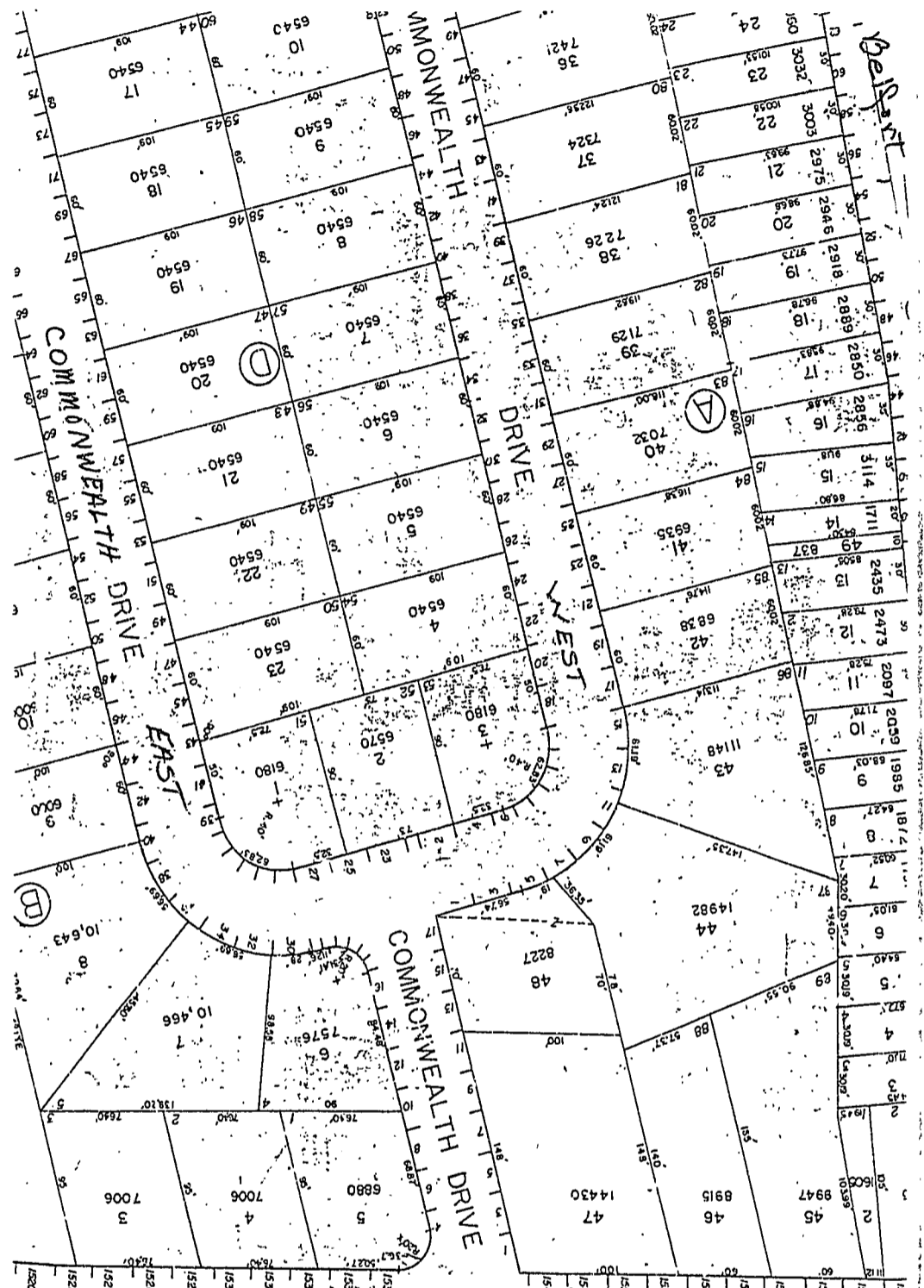
PROPERTY OF MICHAEL B. AND DONNA B. JOHNSON.
LOCATED AT #6 WEST COMMONWEALTH DRIVE, PORTLAND, MAINE

PURCHASER - STANLEY B. AND ANN L. TENPENNY.

CLINTON W. JENKINS, R.L.S. 13 TITCOMB ROAD YARMOUTH, MAINE 04096 TEL. 846-9617

Portland Ill 04103





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