



CITY OF PORTLAND

1-5
grant
H.

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Jean R. O'Toole, Director
Pharos House (Halfway House, Inc.)

Applicant's interest in property (e.g., owner, purchaser, etc.):
Purchaser (Optimate Purchase)

Owner's name and address (if different): Same as above
197 Spring St. (Present Location)

Address of property (or Assessor's chart, block and lot number):
36-D-17418

Zone: R-6 Present use: Vacant

Type of conditional use proposed: Sheltered Care Group Home

Conditional use authorized by: Section 14- 137(4)b.

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 is true and correct to the best of his knowledge and belief.

Dated: Aug 1, 1986

Jean R. O'Toole
Signature of Applicant
for Halfway House Inc.

RECEIVED
SEP 11 1986

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

MICHAEL E. WESTORT
Secretary

ROBERT J. GAUDREAU
THOMAS F. JEWELL
EUGENE S. MARTIN
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
John C. Knox

October 14, 1986

5-7 Grant Street

Ms. Joan R. O'Toole, Director
Pharos House
197 Spring Street
Portland, ME 04102

Dear Ms. O'Toole:

At the October 9th meeting of the Board of Appeals, the Board voted by a unanimous vote of 6 to 0 to grant approval of your conditional use appeal for a sheltered care group home for 20 occupants at 5-7 Grant Street.

The granting of this conditional use appeal would enable Pharos House to relocate to 5-7 Grant Street from 197 Spring Street. You may now apply for a change of use with any necessary alterations needed to accomplish this relocation.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

WJT/cap

Enc. Copy of Decision

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

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5-7 Grant Street

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, October 9, 1986 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. Joan R. O'Toole, Director of Pharos House, owners of the property at 5-7 Grant Street, 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 issuance of a building permit and certificate of occupancy for the above location not allowed until this sheltered care group home is approved as a conditional use by the Board of Appeals in accordance with Section 14-137(1)a. of the City Zoning Ordinance and Section 14-474 thereof entitled "Conditional Uses."

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.

Michael Westort
Secretary

9/26/86
el

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

5-7 Grant Street

May 16, 1988

Ms. Aleida Dardis, Acting Director
5-7 Grant Street
Portland, Maine 04101

Dear Ms. Dardis:

The Board of Appeals granted approval for 5-7 Grant Street to be used as a shelter care group home for Pharos House on October 9, 1986 and it is understood that the use has been implemented for the relocation of Pharos House to the 5-7 Grant Street location. However, the use of the second building adjacent to 5-7 Grant Street has never been approved for such use by Pharos House, although I understand the building may have been acquired for such a purpose.

The problem which has arisen is that the City Zoning Ordinance has a set of standards which govern the establishment of shelter care group homes for occupancy by from nine to twenty individuals as a conditional use in the R-6 Residence Zone. The first of these standards is as follows:

"1. A sheltered care group home shall not be located within five hundred feet of another, as measured along street liens to the respective property lines."

Due to the problem described above, there would seem to be no way by which a second building could be approved by the Board of Appeals, without some variance to exempt it from the above restriction.

It is my understanding that the State is with-holding the sending of persons for the recently acquired second building until such time as its use is properly determined under the City Zoning Ordinance.

Sincerely,


Warren J. Turner

Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph L. Gray, Jr., Director, Planning & Urban Development
Alexande Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Bert MacIsaac, Code Enforcement Officer
Doris Holman, Director, Health & Human Services

THE WEDGEWOOD COMPANIES

DEVELOPMENT, MANAGEMENT AND APARTMENTS
94 PARK AVENUE PORTLAND, ME 04101
(207) 772-4724

October 5, 1986

Mr. Michael E. Westort
City of Portland, ME.
Zoning Board of Appeals
389 Congress St.
Portland, ME 04101

Re: 5-7 Grant St. Pharos House (proposed)

Dear Mr. Westort:

This letter is in response to Ms. O'Toole's request for the conversion of the building into a sheltered care group home. I must strongly urge that more information be made available to those of us who own property in that area regarding the effect it would have on the neighborhood.

My office has been receiving calls from all the surrounding neighbors regarding the type of clientele to be housed at this facility. No public information has been provided and we understand that pre-release inmates are among those to be sheltered. This is a residential only neighborhood.

I would like to point out that parking for meetings, visitors or any other activity concerned with this facility is greatly limited. Prior to the sale there was no parking provided and the situation has not changed.

Sincerely,



Ronald A. Vincent

5-7 Grant St.

October 6, 1936

Mr. Michael Westort, Secretary
Zoning Board of Appeals
City Hall, Room 209
Portland, Maine

SUBJECT: Conditional Use Appeal, 5-7 Grant Street

Dear Mr. Westort:

We, Jane M. Flaherty and Raymond M. Flaherty, are the owners of the property directly opposite 5-7 Grant Street at 6 Grant Street.

We are against any Conditional Use of the property at 5-7 Grant as a Pharos House.

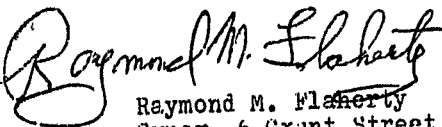
Section 14 of the City Zoning Ordinance states that a facility such as is proposed cannot be established within 500 feet of a church. The property at 5-7 Grant Street has a common boundary line with The Church of God on Park Avenue.

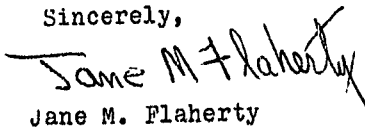
This section of Grant Street consists of a mixture of families with young children who play in the street, some right next to 5-7 Grant Street, University of Southern Maine students who of course will be walking through this neighborhood at all hours, and some older families including senior citizens who have always resided here.

Besides the concern for possible child molestation or the increased risk of this we are concerned for our own personal safety. We are against the proposal to have convicts serve out their prison terms in our neighborhood when prior to this they have been in barred prisons with guards. It is a fact that not all those leaving prisons will be completely rehabilitated which means that there will always be a strong possibility of this house at 5-7 Grant Street being the source of crime in this neighborhood which never would have taken place if there was not such a heavy concentration of this criminal type in one house.

We are opposed to having a branch of the penitentiary system installed at 5-7 Grant Street.

Sincerely,


Raymond M. Flaherty
Owner, 6 Grant Street


Jane M. Flaherty
Owner 6 Grant Street

Applicant: Joan R. O'Toole

Date: Oct. 8, 1986

Address: 7 Grant St.

Assessors No.:

Owners: John P & Pamela R
Dyer JTS

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Use - Group Shelter (Shelter Care Group Home)
for 20 occupants

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 2322
2210

Building Area 4532

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

L	* 7360
B	28470
L	6230
B	<u>30110</u>

Conditional Use
Appeal



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Joan R. O'Toole, Director
Pliaros House (Halfway House, Inc.)

Applicant's interest in property (e.g., owner, purchaser, etc.):
Purchaser (Optimize Purchase)

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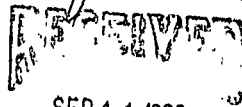
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Dated: Aug 1, 1986

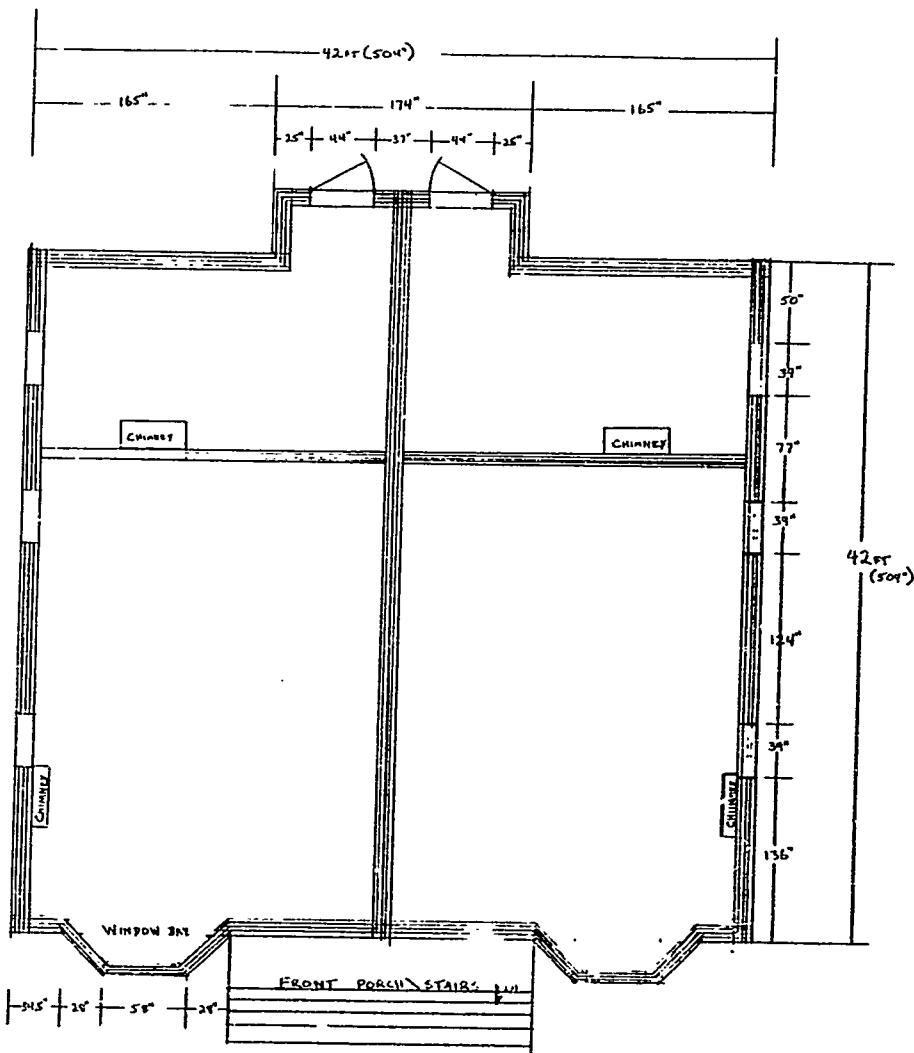
Joan R. O'Toole
Signature of Applicant

for Halfway House Inc.



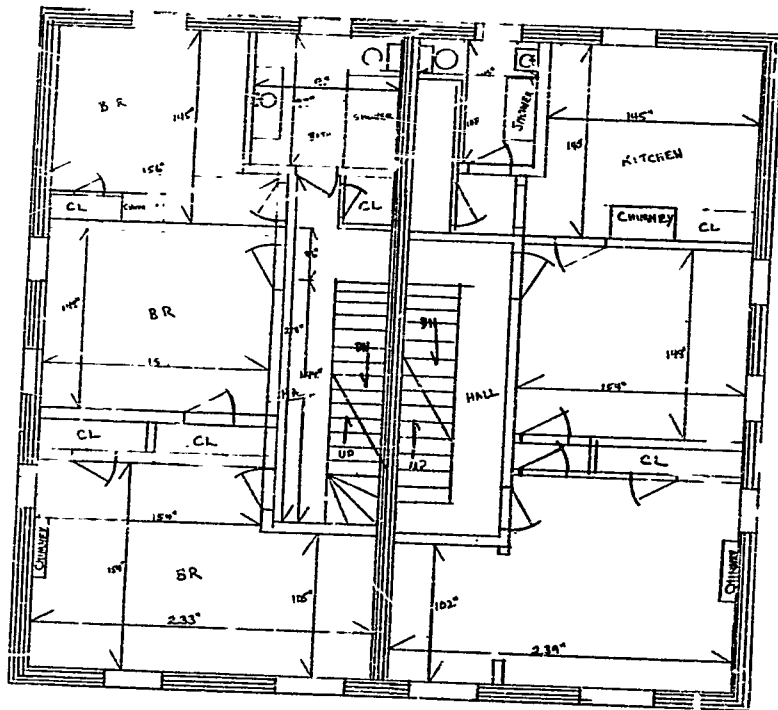
SEP 11 1986

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

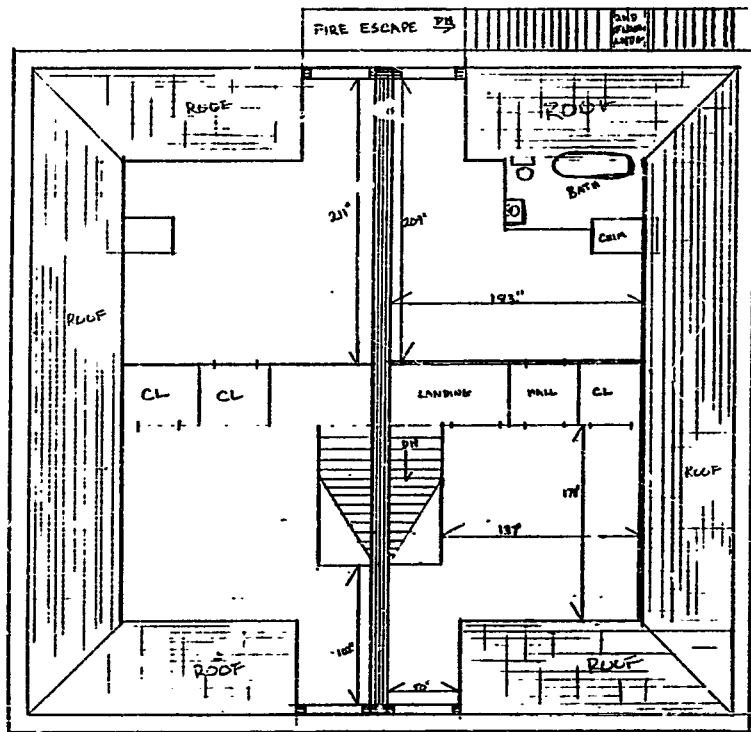


5-7
 front
 AA

FLOOR PLAN - 7 GRANT STREET
 SCALE 1/4" = 1'
 PAGE 1 - FOUNDATION PLAN
 PROPOSED BLDG FOR
 PHARO'S HOMES, INC.



FLOOR PLAN 5-7 GRANT STREET
 SCALE 1/4" = 1'
 PAGE 3 - SECOND FLOOR



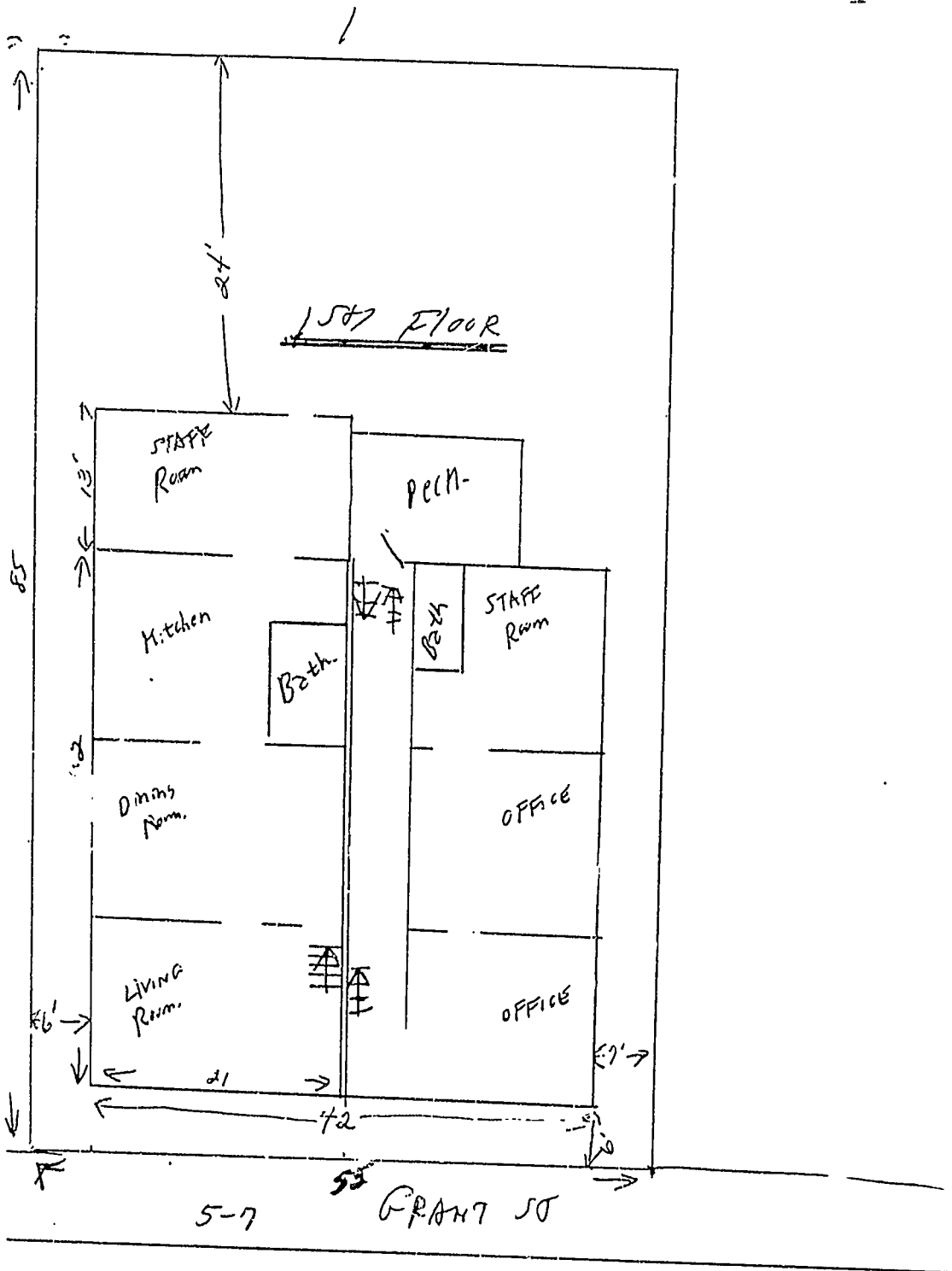
FLOOR PLAN 5-7 GRANT STREET

SCALE 1/4" = 1'

PAGE 4 - THIRD FLOOR



5-7 Grant St.





*Pharos House
Halfway House, Inc.*

197 SPRING STREET
PORTLAND, MAINE 04102
774-6021
Not for Profit

July 28, 1986

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

Dear Board of Appeals Member,

Our program, presently located at 107 Spring St., is in the process of trying to relocate to 5 & 7 Grant St. We are presently licensed as a lodging house with food service but Mr. Turner explained that requirements have changed and we would now be considered a sheltered care group home. We are therefore applying for a conditional use of 5 & 7 Grant St. as a sheltered care group home.

We are planning no exterior alterations. A few interior alterations would be needed to meet fire and safety standards. These are outlined in the enclosed floor plan.

Pharos House has been in operation since 1972 at our present location. We are a halfway house for men on work or school release from the 2 state correctional facilities and Federal institutions. Our residents are carefully supervised. The purpose of the program is to provide a structured reentry into the community. We have an excellent record for success; 82% of residents completing the program free of further trouble.

The purpose of relocating is to house more residents. We now house 11 men and the anticipated capacity on Grant St. is 20.

We do not plan to put parking spaces on the property.

I am enclosing a plot plan, a picture of the building and a floor plan as well as a signed Request for Appeals plan. If any additional information is required I will gladly supply it.

Sincerely

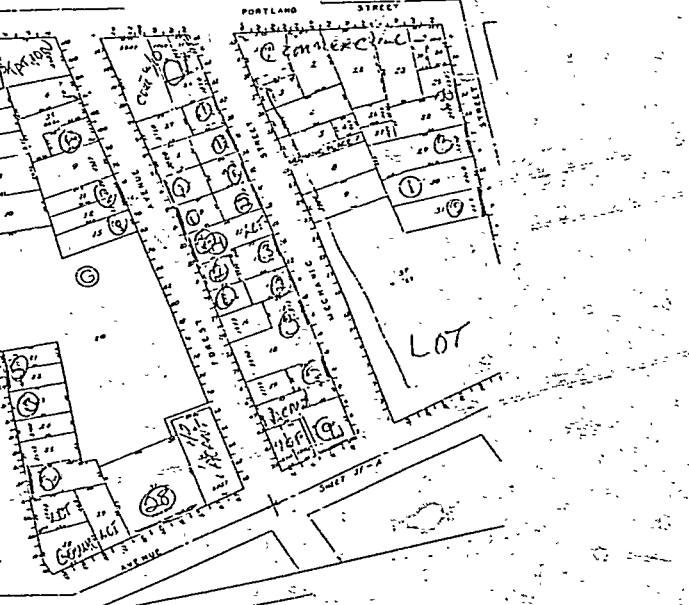
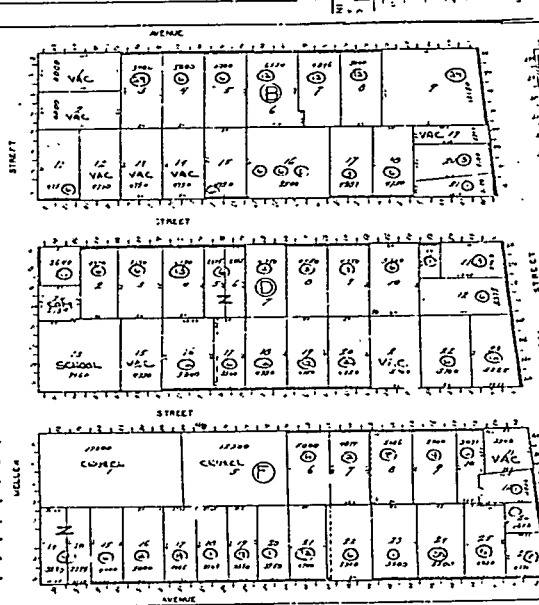
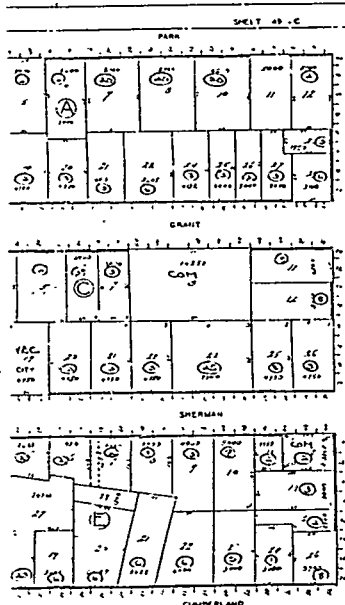
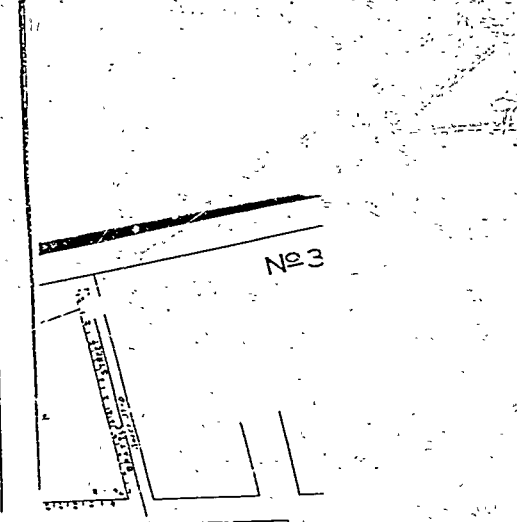
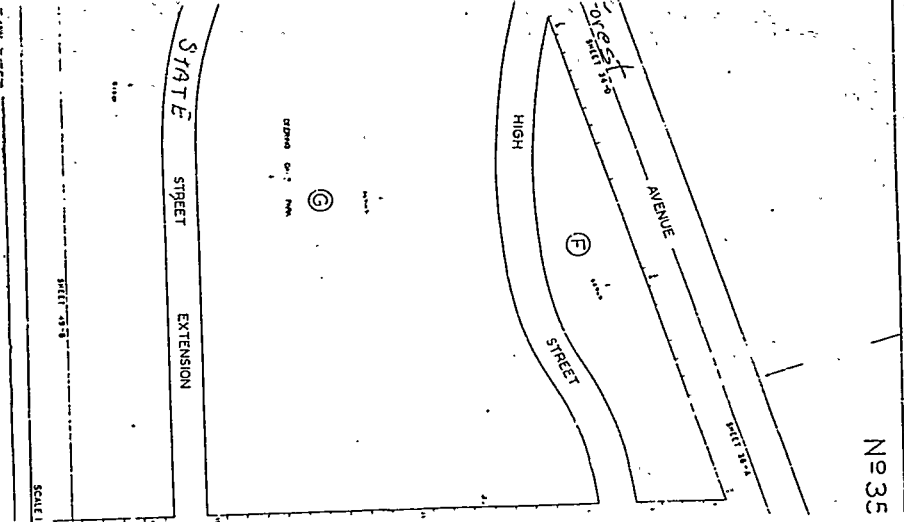
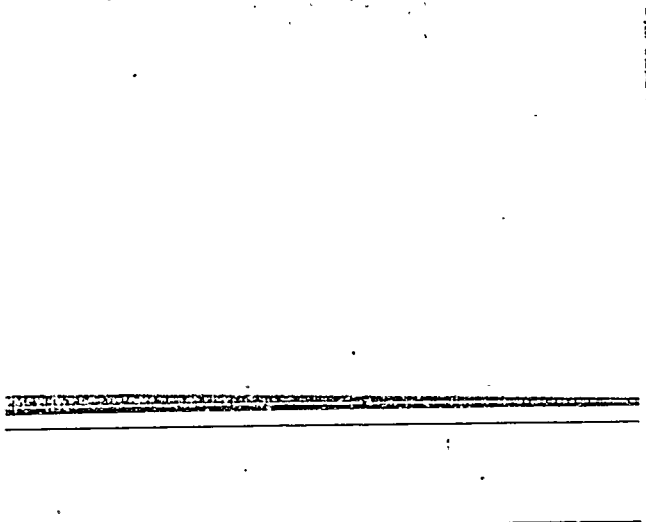
Joan R. O'Toole
Joan R. O'Toole
Director

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SEP 11 1986

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

The lighthouse island of Pharos is an ancient symbol for guidance through difficult times.



SHEET 47-C

PARK AVENUE

No 35

No 3

SHEET 47-A

SHEET 47-B

CUMBERLAND

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Jerry, Data Processing

FROM: Warren Turner, Zoning Enforcement Inspector

DATE:
Sept. 19, 1986

SUBJECT: Request for address labels-Appeals Agenda Halfway House Inc., 5-7 Grant Street

Warren Turner

I would like to request the following Chart-Block-Lot labels:

35-F-1

35-G-1

35-I-1

36-A-1

36-D

36-E

36-F

36-G

36-H

36-I 1,3,4,5

48-B 9,19,20,21

48-D 23, 12, 11

Warren Turner