

Appeal

54-56

N Maple
St

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



JOHN C. KNOX

MATTHEW D. MANAHAN
THOMAS F. JEWELL
EARL R. MacDONALD
WILLIAM E. NELESKI, Jr.
REBECCA SARGENT
MICHAEL E. WESTORT

MISCELLANEOUS APPEAL APPLICATION

Applicant's name and address: Ingraham Volunteers, Inc.

237 Oxford Street, P. O. Box 186R, Portland, Maine 04104

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

Purchaser

Owner's name and address (if different): _____

Maine College of Art, 97 Spring Street, Portland, Maine 04101

Address of property and Assessor's chart, block and lot number:

54-56 Maple Street Map 4Q Block A, Lots #10 and #31

Zone: _____

Present Use: Handicapped Family Unit

Past Use

(if different) Art School

Appeal pertains to: Section 14-333 and 14-332

Basis for Appeal and relief requested: _____

See cover letter

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

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

Date: March 3, 1994

Signature of Applicant

Jane G. Morrison, Executive Director

Inspections Services



William D. Groux
Zoning Administrator

CITY OF PORTLAND

March 18, 1994

RE: 54-56 Maple Street

Jane Morrison, M.S., L.S.W.
Executive Director
Ingraham Volunteers
237 Oxford St.
P.O. Box 1868
Portland, ME 04104-1868

Dear Ms. Morrison:

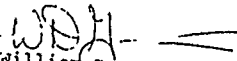
This letter is to acknowledge the withdrawal of your miscellaneous appeal for the above mentioned property. This appeal is not necessary because you are decreasing the required parking for the facility. The prior use of the property technically would have required 50 parking spaces and none were provided. The proposed use requires 3 spaces therefore the parking arrangement is grandfathered and an appeal under section 14-337 will not be necessary.

I should also note that the handicapped family unit which you are proposing at this address has been reviewed by the Planning Board with a distance from the city's Corporation Counsel. This permit was applied for on February 8, 1994. The proposed use is hereby approved as a handicapped family unit.

My understanding is that you will be supplementing your application with more detailed floor plans addressing the other applicable codes. I am approving this application for zoning and forwarding it to Lt. Gaylen McDougal in fire prevention for his review. Please submit the supplemental plans to him so the review can proceed.

Please call if I can be of further assistance.

Sincerely,


William D. Groux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. Gaylen McDougal, Fire Prevention Bureau



INGRAHAM VOLUNTEERS

Jane Morrison, M.S., L.S.W.
EXECUTIVE DIRECTOR

March 17, 1994

Bill Giroux
Zoning Officer
City of Portland
389 Congress Street
Portland, Maine 04101

RE: 54-56 Maple Street

Dear Bill:

As per your conversation with Ed Rosenthal, my development consultant, we are requesting that our miscellaneous appeal filed on March 3, 1994, requesting approval for use of off-site parking, be withdrawn. Instead of pursuing the miscellaneous appeal to the Zoning Board of Appeals, we are requesting that you approve the parking arrangements we have set for our Handicapped Family Unit at 54-56 Maple Street.

It is our understanding that, according to your conversation with Ed Rosenthal, you have determined that our project will require three parking spaces based on the following:

- The facility will contain 16 beds. According to Section 14-332(13) of the Land Use Code, one parking space is required for each 8 beds.
- In addition, the facility will contain 314.25 square feet of office and administrative space. According to Section 14-332(10) of the Land Use Code, one parking space is required for each 400 square feet of office space (see copies of floor plans attached to the ZBA appeal).

Because there is not sufficient space to provide on-site parking at 54-56 Maple, we have contracted with the Maine College of Art to obtain easements for three spaces directly across from the front of 54-56 Maple Street. The three spaces are in a parking lot owned by the Maine College of Art. The Maine College of Art is the present owner of 54-56 Maple and has used this parking lot for students who have been attending art classes at 54-56 Maple Street.



237 Oxford Street • P.O. Box 1968, Portland, Maine 04104-1868
207/874-1055 - TDD/Voice • FAX 207/774-5801

A member agency of the United Way, a state of Maine licensed mental health agency, a City of Portland Community Development assisted project,
and accredited by the American Association of Substance Abuse

The provisions of section 14-333 of the Land Use Code will be met by our project because the three parking spaces will be within 300 feet of the entrance to 54-56 Maple Street, and we will have control over these spaces by easement deed from the Maine College of Art (see copies of the purchase/sale agreement between Ingraham Volunteers and the Maine College of Art and the site plan, both of which have been submitted in the ZBA appeal).

In addition, based on an analysis that you have approved, the project's parking needs will be considerably less than presently required by the Maine College of Art's use of 54-56 Maple Street as a school. The building is presently used by the Maine College of Art as classroom and studio space for teaching painting and sculpting. Our architect has determined that there is approximately 5,000 square feet of instructional space in the building. According to Section 14-332(5) there should be one space for each 100 square feet of instructional space. Therefore, our parking requirement of three spaces is approximately 47 spaces fewer than the present use requires.

Thank you for your consideration in reviewing this request.

Sincerely,



Jane Morrison
Executive Director



CITY OF PORTLAND

March 18, 1994

RE: 54-56 Maple Street

Jane Morrison, M.S., L.S.W.
Executive Director
Ingraham Volunteers
237 Oxford St.
P.O. Box 1868
Portland, ME 04104-1863

Dear Ms. Morrison:


This letter is to acknowledge the withdrawal of your miscellaneous appeal for the above mentioned property. This appeal is not necessary because you are decreasing the required parking for the facility. The prior use of the property technically would have required 50 parking spaces and none were provided. The proposed use requires 3 spaces therefore the parking arrangement is grandfathered and an appeal under section 14-333 will not be necessary.

I should also note that the handicapped family unit which you are proposing at this address has been reviewed by me with assistance from the City's Corporation Counsel. This permit was applied for on February 8, 1994. The proposed use is hereby approved as a handicapped family unit.

My understanding is that you will be supplementing your application with more detailed floor plans addressing the other applicable codes. I am approving this application for zoning and forwarding it to LT. Gaylen McDougal in fire prevention for his review. Please submit the supplemental plans to him so the review can proceed.

Please call if I can be of further assistance.

Sincerely,


William D. Giroux
Zoning Administrator

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