

55-
Pres'd
C. H. Lane
10-7

License for mentally ill
Annapolis, Md
(Arch in case of Portland)
66 State St
Conditional use

10-24-91

1. Sanborn ✓
2. Atlas ✓
3. Best Atlas
4. Let " "
5. Env. " "
6. Let. Owners

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 24 1991	
FBI - PORTLAND	

Richmond Corporation

Real Estate Development & Consulting

December 10, 1991

Mr. William Giroux
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

Subject: 66 State Street

Dear Bill:

Per our discussion, I am writing to seek clarification of your letter of November 18, 1991 concerning the Board of Appeals approval of the above project. Your letter states: "The Board imposed the condition, however, that the approval be for a 2 year period." My understanding of the Board's action is that the applicant has a period of 2 years in which to commence work on the project, but that once this is begun, the approval is without limitation.

We would appreciate your response to this question for our records. Thank you again for your assistance and support.

Sincerely,



David Lakari.

cc: Roger Ralph

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



CORRECTED COPY

December 23, 1991

RE: 66 State Street

Richmond Corporation
45 Exchange Street
Portland, Maine 04101

Dear Mr. Lakari:

As you know, at its meeting of November 7, 1991, the Board of Appeals voted to approve the change of use at the 66 State Street location. The approval is extended until November 7, 1993 at which time you must have received a permit and begun renovations.

A copy of the Board's decision is enclosed.

Sincerely,

William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kathy Lowe, Code Enforcement Officer
Roman Catholic Bishop of Portland, c/o Rev. Gerald Levesque
St. Dominic's Parish, 163 Danforth Street, Portland, Maine 04102
Alliance for the Mentally Ill of Greater Portland, Inc.
Attn: Roger Ralph, Executive Director, 12 Cedar Street, P.O. Box 15115
Portland, Maine 04101

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



November 18, 1991

RE: 66 State Street

Richmond Corporation
45 Exchange Street
Portland, Maine 04101

Dear Mr. Lakari:

As you know, at its meeting of November 7, 1991, the Board of Appeals voted to approve the change of use at the 66 State Street location. ~~The Board imposed the condition, however, that the approval be for a 2 year period.~~

A copy of the Board's decision is enclosed.

Sincerely,

✓ The approval is ~~given~~ is extended for until
November 7, 1993 at which time you must have
WDH received a permit and begun
renovations.

William D. Giroux
Zoning Administrator

/el
Enclosure

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hofses, Chief of Inspection Services
Kathy Lowe, Code Enforcement Officer
Roman Catholic Bishop of Portland, c/o Rev. Gerald Levesque
St. Dominic's Parish, 163 Danforth Street, Portland, Maine 04102
Alliance for the Mentally Ill of Greater Portland, Inc.
Attn: Roger Ralph, Executive Director, 12 Cedar Street, P.O. Box 15115
Portland, Maine 04101

EXHIBIT G

09/27/91
STD-AREA.WR1

**THE AMITY CENTER
AREA & PARKING TABULATIONS**

BUILDING AREAS		Code Reference
Gross floor area on grade	7,312	
	x (# Floors) <u>3</u>	
Gross building area	21,937	
Area of exterior walls	(1,728)	14-47 ("Floor area")
Vertical openings & stairwells	<u>(1,573)</u>	14-47 ("Floor area")
Net Rentable Area	<u><u>18,636</u></u>	

USES & PARKING REQUIREMENTS

	<u>Floor</u>	<u>Area</u>	<u>SF/Space</u>	<u>Parking Spaces</u>		
Office						
Holy Innocents	3	4,187	400	10	14-332 (10)	
AMI-GP	1 & 2	2,423	6,610	400	6	14-332 (10)
Vocational training	2	2,750	1,000	3	14-332 (12)	
Social club	1	2,811	1,000	3	14-332 (12)	
SUBTOTAL/ USABLE AREA		12,170				
Common areas	All	<u>6,465</u>	1,000	6	14-332 (12)	
TOTAL		<u><u>18,635</u></u>		<u>29</u>		

(H)

Alliance for the Mentally Ill of Greater Portland, Inc.

Post Office Box 15115
Portland, Maine 04101

An Affiliate of the National and Maine State Alliances for the Mentally Ill

September 27, 1991

City of Portland
Board of Appeals
389 Congress Street
Portland, Maine 04101

Subject: AMITY CENTER PARKING

Ladies & Gentlemen:

I am writing to advise you of the basis for our analysis concerning the possibilities for shared parking at the new Amity Center on State Street.

The Alliance office hours are from 8:00 AM to 4:00 PM. In addition, normally two employees assigned to the social club work during evening hours and weekends. Hours for Holy Innocents' employees are from 8:00 AM to 4:30 PM.

Social club hours are from 11:00 AM to 9:00 PM on weekdays, with somewhat shorter hours on weekends. We are currently surveying members to determine their actual driving habits. However, to my knowledge very few members who typically attend during the day own cars. They more typically walk or are dropped off at the clubhouse. On the other hand, during evenings and weekends a larger percentage tend to drive, since they are employed and can afford the expense of a vehicle. Currently, we know of 2 or 3 individuals who drive to Amity almost daily, and a total of about 12 members who own cars. It is difficult to predict how this will change once we move to more portable quarters. Possibly as many as 20 individuals might choose to drive to Amity in the evening or on weekends after the change, thus we are requesting approval for shared parking in this amount.

I hope this information is sufficient to meet your needs. If not, I look forward to answering questions at your meeting on October 24.

Sincerely,

Roger G. Ralph
Executive Director



AMI Board of Trustees

Birger Johnson, President
Walter Burke, Vice President
Maggie Taylor, Vice President
John C. Knox, Treasurer
Ellis Bliss, Secretary
John Robinson, Clerk

Roger Ralph, Executive Director

George Anderson
Fran Bell
Francis Brennan
Debra Briggs
Josephine Delmer
Gloria Doffelt
Nancy Harvey
Jeanette Hubbard
Beth Holmes
Douglas Howe
Robert A. Levine
Cathie Long
Louise Maheux
James Maver, M.D.
Jonathan Morris, M.D.
John Murphy
Christopher Nyhan
Janet Philbrick
Alice Mary Pierce
David Roberts
Adele Robinson
Sylvia Schroeder
Irving L. Selvaige, M.D.
Elizabeth Sisson
Dorinne Steele
Rev. Dana Stetson-Reed
Mark Stimson
Rita Willis
Sylvia Woolf

(207) 772-1248 VOICE-TDD

EXHIBIT I

ALLIANCE FOR THE MENTALLY ILL OF GREATER PORTLAND, INC.

AMITY CENTER PROJECT
66 State Street

DATA REFERENCE SHEET

Assessor's Map & Lot Reference

All or portions of the following: 44-H-1
44-H-3
44-H-4

Applicant

Alliance for the Mentally Ill of Greater Portland, Inc.
Attn: Roger Ralph, Executive Director
12 Cedar Street
P. O. Box 15115
Portland, Maine 04101
Tel. 207 772-1248

Current owner

Roman Catholic Bishop of Portland
c/o Rev. Gerald Leveque
St. Dominic's Parish
163 Danforth Street
Portland, Maine 04102

Development team

Architect: Van Dam & Renner
66 West Street
Portland, Maine 04102
Attn: Samuel Van Dam
Tel. 207 775-0443

Development
Consultant: Richmond Corporation
45 Exchange Street
Portland, Maine 04101
Attn: David Lakari
Tel. 207 871-1170

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZEN
Chairman

JOHN C. KNOX
Secretary

PETER F. MORFLLI
THOMAS F. JEWELL
DAVID L. SILVERNAUL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

MISCELLANEOUS APPEAL

APPLICATION

Applicant's name and address: Alliance for the Mentally Ill of Greater Portland, Inc.
Box 15115 Portland, Maine 04101

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

Owner's name and address (if different):
Roman Catholic Bishop of Portland c/o Father LeVecque 163 Danfort St.

Address of property (or Assessor's chart, block and lot number):
66 State St.

Zone: _____ Present Use: _____
Proposed Use: _____
(if different)

Appeal pertains to: Section 14- _____
Basis for Appeal and relief requested:

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

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

Roger D. Rypl, Executive Director
by T. David Luperi, Agent

Dated: Oct . 7 , 19 91

Signature of Applicant

9/41



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Alliance for the Mentally Ill of Greater Portland, Inc. Box 15115 Portland 04101

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

Owner's name and address (if different):
Roman Catholic Bishop of Portland c/o Father LeVecque 163 Danforth St.

Address of property (or Assessor's chart, block and lot number):
66 State Street

Zone: _____ Present use: _____

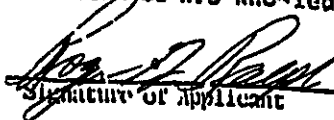
Type of conditional use proposed: _____

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

Dated: Sept. 11, 1961


Signature of Applicant

\$50.00 Miscellaneous Appeal

\$50.00 Zoning Use Appeal # _____

Lot# _____

Permit # _____ City of Portland

BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Roman Catholic Bishop of Portland Phone # _____

Address: 163 Danforth St. Portland, Maine 04102

LOCATION OF CONSTRUCTION 66 State St.

Contractor: _____ Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: offices/private club

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 Conditional Use to house offices for alliances mentally ill and Holy Innocence, and social club Amity Center & Miscellaneous Appeal

Foundations:

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: _____ Spacing 16" O.C.
4. Joists Size: _____
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 _____
5. Other Materials _____

White - Tax Assessor

For Official Use Only

Date: September 30, 1991 Subdivision: _____ Name: _____

Inside Fire Limits: _____ Lot: _____

Blgd Code: _____ Ownership: _____ Public _____ Private _____

Time Limit: _____

Estimated Cost: _____

Zoning:

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ 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: _____ Spacing _____
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:

Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____

3. No. of Fixtures _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____ Square Footage _____

2. Pool Size: _____ x _____

3. Must conform to National Electrical Code and State Law.

Permit Received By Latini Date 9/30/91

Signature of Applicant David Lakari

GEO's District _____

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

Appeal sustained 11-7-91 Ivory Tag

Agent for
Date 9/30/91
Applicant, Alliance for the
Mentally Ill of Greater
Portland, Inc.

PLAN/CBL
RCOTE

City of Portland, Maine
Department of Planning & Urban Development

04 FEB 91
09:24

INVALID CURSOR POSITION
CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)
Fill with 'X' for all C - Chart 1 - Chart letter B - Block 1 - Lot

44-B	44-C	44-D	44-E	44-J
44-H	44-I			
45-B	45-D	45-F		

Continue

Cancel

Done

May we please have the above labels
66 State St - Appeal - Amity
Luz.

#9436 (10/3/90)

44-H-1
Cond Use

To be added to DP Labels.
66 State St
Anxiety-Alliance Mentally Ill.

57-E-6 John F. Jr, Lambert & Kim Caldwell
90 Brackett St 04102

E-7 Bethany & Angell
14 Winter St 04102

E-13 Mary Frances Foley
PO Box 4381 Sta A. 04101

E-14 Margaret M. Foley
82 Brackett St 04102

E-15 David E & Deborah E Peary
2413 Jasper Ct Norfolk, Va 23518

E-16 Mary E Curran
187 Danforth 04102

57-K-9 South Park Properties
c/o Thomas A. Thomson
188 Danforth St 04101

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
Chairman

RAY M. JOHNSON
JOHN C. KNOX
DEWEY A. MARTIN, JR.
MERRILL S. SELTZER
MICHAEL E. WESTORT

October 15, 1991

RE: 66 State Street

Richmond Corporation
45 Exchange Street
Portland, Maine 04101
Attn: David Lakari

Dear Mr. Lakari:

Receipt of your applications for a conditional use appeal regarding a change of use from food pantry and maintenance/construction apparatus to professional offices and miscellaneous appeal for joint use of parking on the proposed site at 66 State Street, is acknowledged.

These appeals will be scheduled for review before the Board of Appeals on Thursday evening, November 7, 1991, 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 these appeals.

We will send you a copy of the November 7th agenda as soon as copies become available for distribution.

Sincerely,


William D. Giroux
Zoning Administrator

/el

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
Kathy Lowe, Code Enforcement Officer
Roman Catholic Bishop of Portland, c/o Rev. Gerald Lawson
St. Dominic's Parish, 163 Danforth Street, Portland, Maine 04102
Alliance for the Mentally Ill of Greater Portland, Inc.
Attn: Roger Ralph, Executive Director, 12 Cedar Street, P.O. Box 15115
Portland, Maine 04101

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
Chairman

66 State Street

RAY M. JOHNSON
JOHN C. KNOX
DEWEY A. MARTIN, JR.
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against the following appeals: Conditional Use and Miscellaneous, will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, ~~October 24~~, 1991 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. NOV 7

Mr. David Lakari of Richmond Corporation, on behalf of Alliance for the Mentally Ill of Greater Portland, Inc., prospective owners of 66 State Street, under the provisions of Sections 14-474 and 14-137(3)b of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals as follows:

Conditional Use Appeal:

- 1) To grant permission for a change of use from a food pantry and maintenance/construction operation to professional offices under sections 14-474 and 14-137(c)b of the land use code.

Miscellaneous Appeal:

- 2) Approval for joint use of parking on the proposed site under section 14-343 of the land use code.

LEGAL BASIS OF APPEALS: Such permits may be granted only if the Board of Appeals finds that the conditions imposed by Sections 14-474 and 14-343 and 14-137(3)b of the Zoning Ordinance have been met.

Thomas F. Jewell
Chairman

10/2/91

/el

Richmond Corporation

Real Estate Development & Consulting

September 27, 1991

City of Portland
Board of Appeals
389 Congress Street
Portland, Maine 04101

Subject: AMITY CENTER PROJECT

Ladies & Gentlemen:

On behalf of The Alliance for the Mentally Ill of Greater Portland, Inc. ("AMI"), we are pleased to present this application for Conditional Use approval for the development of The Amity Center at 66 State Street, Portland. AMI has contracted to purchase this property from its current owner, the Roman Catholic Bishop of Portland.

List of Enclosures

- A Cover letter
- B Conditional Use Application
- C Photographs
- D Boundary survey
- E Preliminary site plan
- F-1 Existing floor plan
- F-2 Proposed floor plan
- G Parking calculations
- H Letter regarding parking usage
- I Project data sheet

ACTION REQUESTED AMI requests the following actions from the Zoning Board of Appeals:

1. Conditional use permit for change of use to Professional offices in the R-6 zone. Sec. 14-137 (2)e.
2. Conditional use permit for change of use to Institutional Use as a Private club or fraternal organization in the R-6 Zone. Sec. 14-137 (3)b.
3. Approval for joint use of parking on the proposed site by the Professional offices and Private club. Sec. 14-343

CURRENT AND PROPOSED USES The existing building on the site was constructed as the Boy's School of St. Dominic's parish. Current

September 27, 1991

2

uses by the parish include a food pantry, and a workshop for the maintenance and construction operations of the diocese.

The new Amity Center will allow relocation and expansion of the following activities now housed elsewhere in the city:

- (1) Amity Center, a social club for individuals with a history of mental illness;
- (2) AMI's offices, including its vocational training programs; and
- (3) Offices of the Case Management Program of Holy Innocents Home Care Services, which is a program of Diocesan Human Relations Services, Inc.

ZONING The project site is in the R-6 zone. Since the floor area of the proposed change of use exceeds 10,000 square feet, this project is considered a Major Development requiring approval by the Planning Board [Sec. 14-522]. Our proposed uses consist of (a) Institutional use as a private club and (b) Professional offices. Both are Conditional Uses.

Lot size Fraternal organizations require a minimum lot size of 10,000 square feet [Sec. 14-139 (1)g.] The Amity parcel is approximately 23,100 square feet in area.

Dimensional requirements Lot lines created around the Amity Center will allow a minimum 10 feet setback from the adjoining buildings, the St. Dominic's Church and Rectory. [Sec. 14-139 (4)c.1.] Lot coverage will be less than 50%. [Sec. 14-139 (5)] Open space equal to 20% will be maintained, as indicated by the shaded areas on the Site Plan included as Exhibit D. [Sec. 14-139 (8)]

EXISTING STRUCTURE The project is a major renovation of the former St. Dominic's Boy's School, which is currently owned by the Roman Catholic Bishop of Portland. The site includes an existing building, which has a gross floor area of 21,936 square feet on three levels, with ground coverage of 7,312 square feet.

The building has never been used for residential purposes, thus the provisions Sec. 14-137 (3)b. i.-iv. do not apply.

PARKING The site will provide parking for 28 vehicles, with an additional 2 spaces provided via easement on the adjoining lot (spaces # 29 & 30, Exhibit E), thus providing a total of 30

September 27, 1991

3

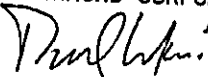
parking spaces. An analysis of parking requirements is provided in Exhibit G, which indicates a parking requirement of 29 spaces, based on the various uses which will be included in the development. All parking spaces created for the Amity Center will be located a minimum of 25 feet from the only residential building on an adjoining lot, the St. Dominic's Rectory [Sec. 14-137].

Joint use We are requesting approval of joint use of parking of 20 vehicles for the social club and office uses. Although our site accommodates all parking required by zoning, we have been advised by the city traffic engineer that, in his opinion, the proposed parking may not be adequate, and that he may recommend a higher parking ratio to the Planning Board in the Site Plan Review process. Among other things, he is concerned that parking generated by the social club will at times exceed the 1 space per 1000 square foot allowance. However, members of the club who attend during the day are generally individuals who are unemployed, and thus cannot afford to own a vehicle. Those members who work and who may own cars generally attend during evening and weekend hours. The vast majority of office workers of both AMI and Holy Innocents work during the normal business day. Thus demand for parking will be staggered for these two uses, and we request approval for joint use of the parking facilities. [Sec. 14-343]

Thank you for your consideration of this application. We look forward to meeting with you on October 24th.

Sincerely,

RICHMOND CORPORATION



David Lehari,
President.

Enc.

Ten copies delivered

cc: Roger Ralph, Executive Director
Samuel Van Dam (w/o enc.)



CITY OF PORTLAND

66 State Street

CONDITIONAL USE APPEAL

DECISION

For the Record

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

Roger Ralph _____

David Lepak _____

Van Lane _____

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

attached _____

Findings of Fact

1. The proposed conditional use *is* (is) is not (circle one) permitted under Section 14- *137(3)* of the Zoning Ordinance, for the following reason(s): _____

2. The proposed conditional use *does* (does) does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): _____

- 3-A. There are *are not* (are) (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* (will) (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): _____

3-C. The impact does (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): _____

Conclusion*

After public hearing on 11/7, 1991, and for the reasons above-stated, the accompanying application is hereby (check one)

granted.

granted subject to the following condition(s):

denied.

Dated: 11/7, 19 91 Michael E. Westerb
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.

approve
Michael E. Westerb
Thomas J. Gmel
Rebecca Sargent
Matthew J. Handker

deny

11/8/91

743 Congress Street
Ingraham Volunteer, Inc.



CITY OF PORTLAND
INTERPRETATION APPEAL

DECISION

For the Record

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

<u>David Labrari</u>	<u>Charles Johnson MD</u>
<u>Jane Morrison</u>	<u>John Bradley</u>
<u>Roger Palch</u>	<u>Dottie Farr</u>

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

OPPOSERS David Turner, Keri Lord

Henry Burton Mrs. Burton, Richard Emilio

Ge-burn Rainbuck,

Findings of Fact

1. The Board finds as fact that: the use is permitted in the zone
2. The finding(s) of fact above-stated is(are) based on the following reasons: _____

Determinations of Law

1. The Board determines as a matter of law that: _____
2. The determination(s) of law above-stated is(are) based on the following reasoning: _____

Conclusion

After public hearing on Nov. 7, 1991, and for the reasons above-stated, the accompanying application is hereby (check one)

granted.

granted subject to the following condition(s):

_____.

denied.

Dated: Nov. 7, 1991

Allen C. Kuntz
Secretary of the Board

Motion - Board upheld the decision of the Zoning Administrator

Yes

No

1

4

Michael E. Westcott

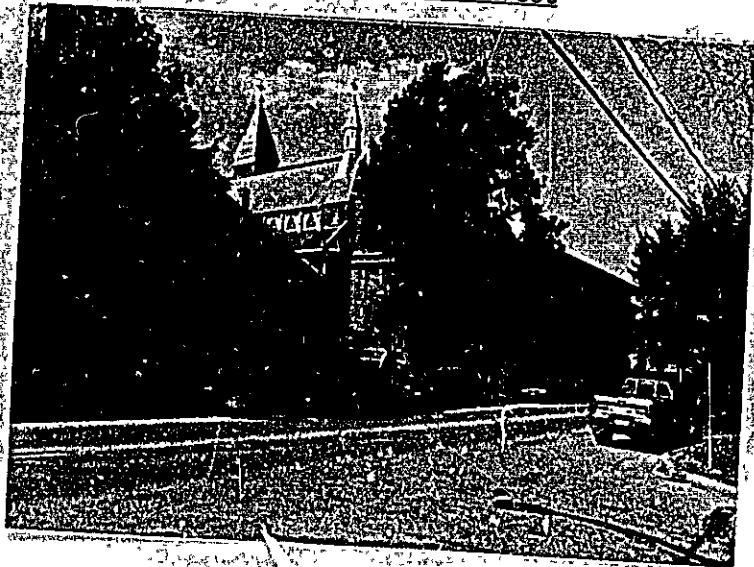
Allen C. Kuntz
Matthew P. Hamble
Rebecca S. Sargent
Thomas Jewell

EXHIBIT C

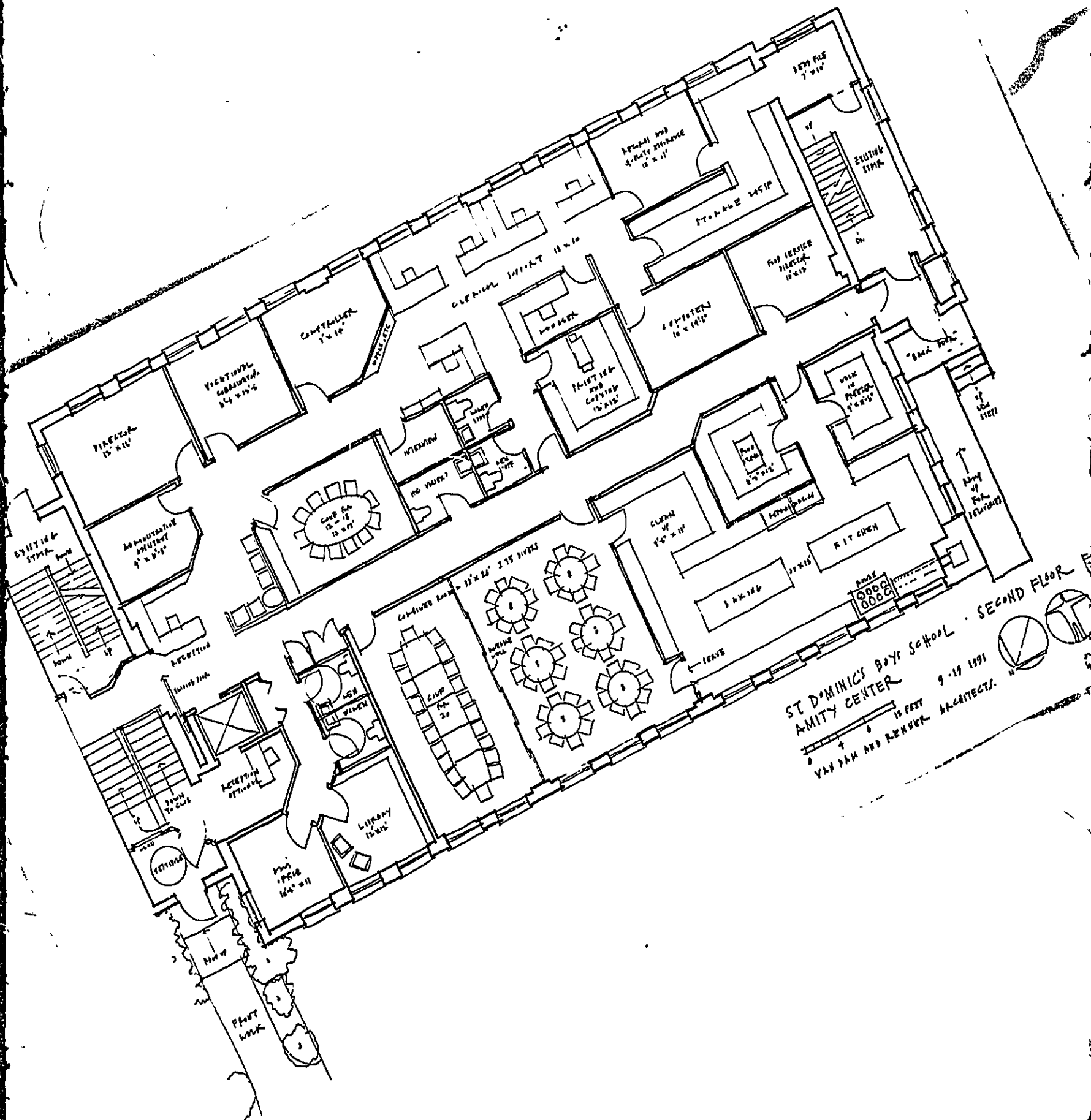
THE AMITY CENTER PROJECT
66 STATE STREET



View from State Street

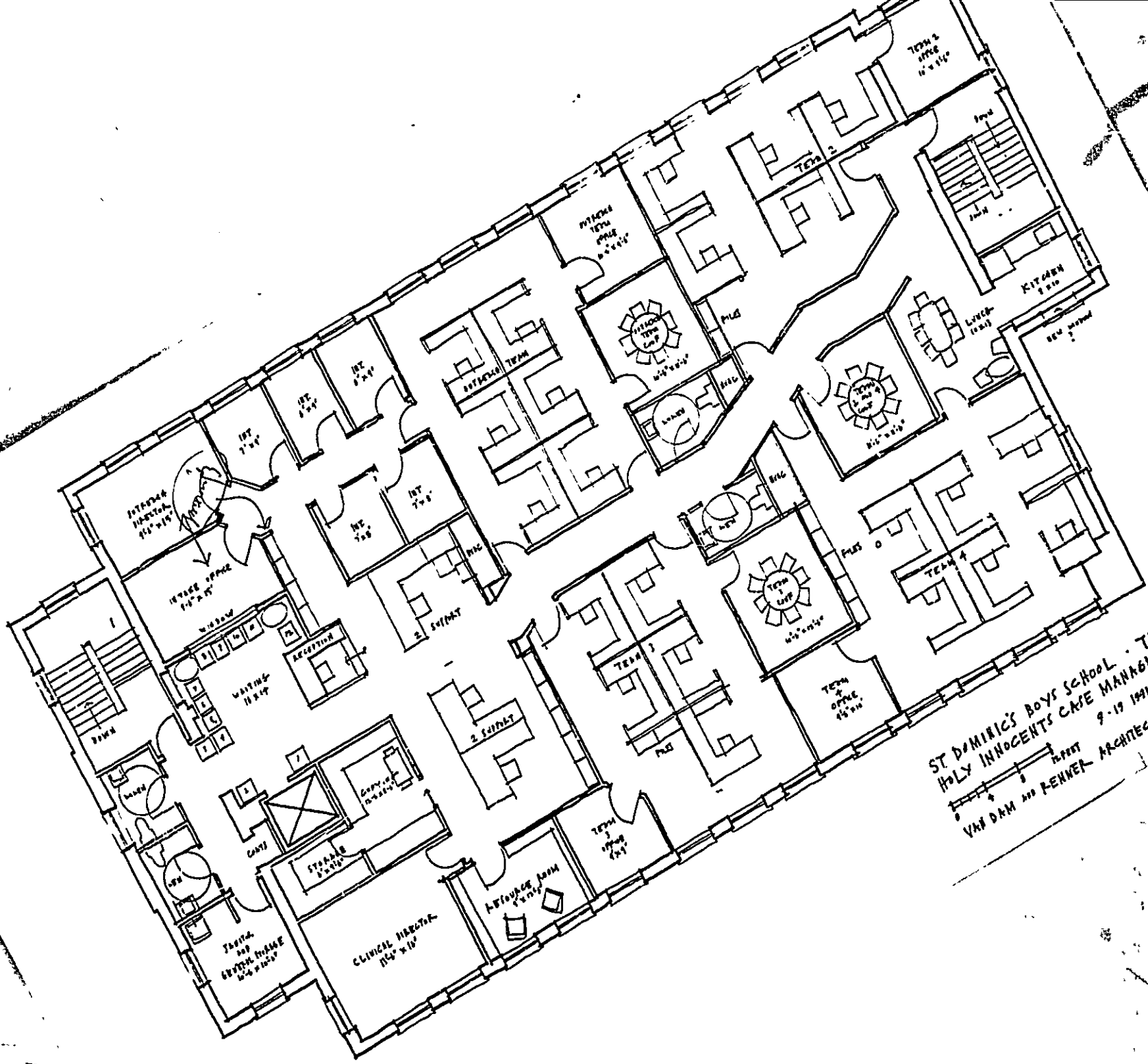


View from Tyng & Danforth Streets



ST. DOMINIC'S BOYS SCHOOL - SECOND FLOOR
AMITY CENTER
VAN HAN AND BENDER ARCHITECTS. 9-19-1991





ST DOMINIC'S BOYS SCHOOL - THIS
 HOLY INNOCENTS CASE MANAGEMENT
 9-19-1991
 VAN DAM AND PENNER ARCHITECTS

Van Dam & Renner

Architects

ST. DOMINIC'S BOYS SCHOOL
PROPOSAL FOR RENOVATIONS FOR
AMITY CENTER
BASED ON PLANS DATED 10/22/91
SQUARE FOOT CALCULATIONS

FIRST FLOOR:

OFFICE SPACE	756.0
VOCATIONAL SPACE	335.5
COMMON AREA	2,260.5
VERTICAL CORE	527.0
SOCIAL CLUB	2,810.5
BEARING WALLS	623.0

TOTAL THIS FLOOR 7,312.5

SECOND FLOOR:

OFFICE SPACE	1,915.5
VOCATIONAL SPACE	2,414.0
COMMON AREAS	1,847.0
VERTICAL CORE	575.5
BEARING WALLS	560.5

TOTAL THIS FLOOR 7,312.5

THIRD FLOOR:

OFFICE SPACE	3,943.0
COMMON AREAS	2,353.0
VERTICAL CORE	471.0
BEARING WALLS	545.5

TOTAL THIS FLOOR 7,312.5

TOTAL:

OFFICE SPACE	6,614.5
VOCATIONAL SPACE	2,749.5
COMMON AREA	6,460.5
VERTICAL CORE	1,573.5
SOCIAL CLUB	2,810.5
BEARING WALLS	1,728.5

TOTAL FOR BUILDING 21,937 SF

PARKING REQUIREMENT

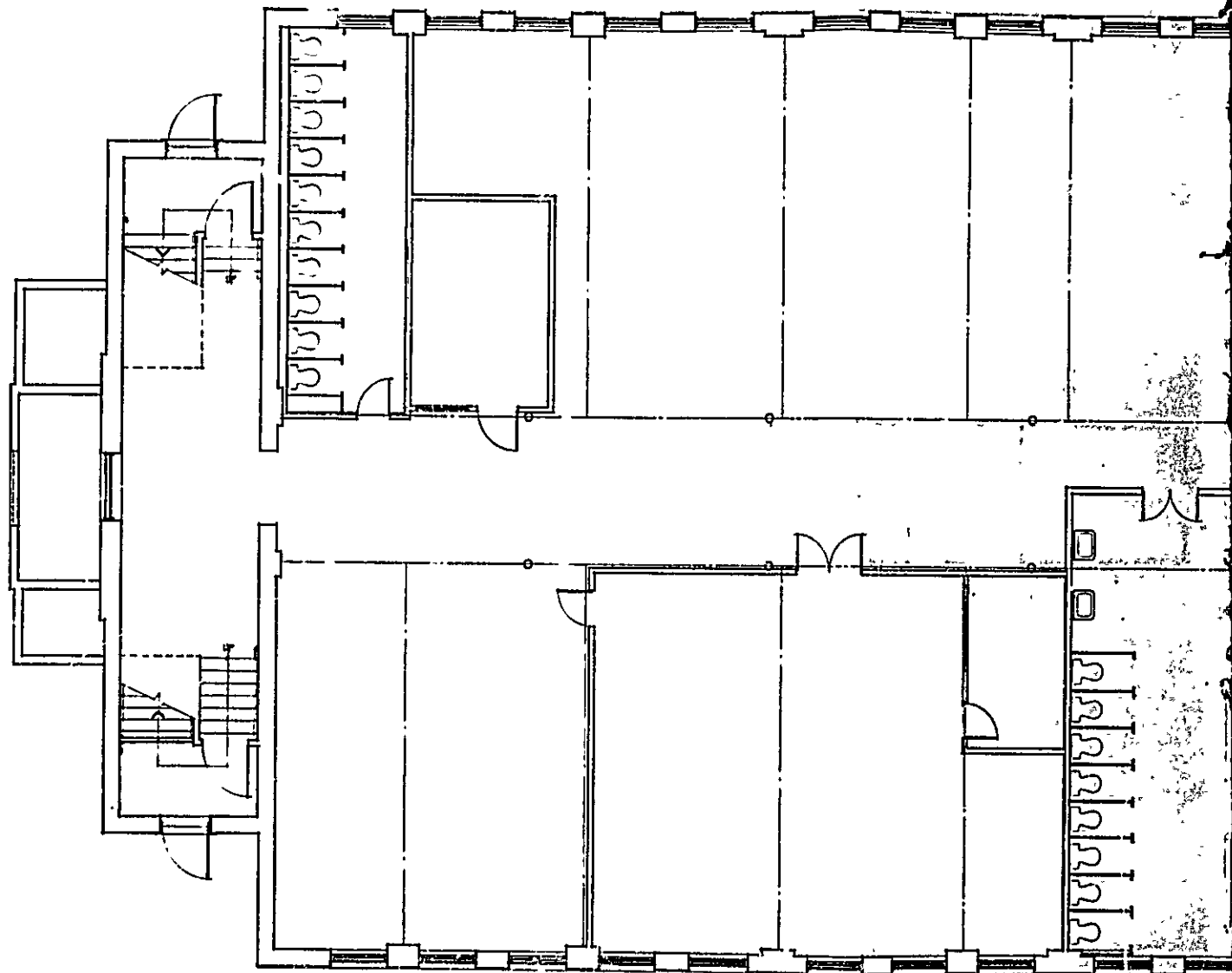
OFFICE SPACE = 6,614.5 SF 1 SPACE/400 SF REQUIRES 17

VOCATIONAL SPACE, COMMON AREA, SOCIAL CLUB =
12,025 SF 1 SPACE/1,000 SF REQUIRES 12

TOTAL SPACES REQUIRED 29

TOTAL SPACES AVAILABLE WITH 13 COMPACT 33

66 West Street
Portland, Maine 04102
107-775-0443

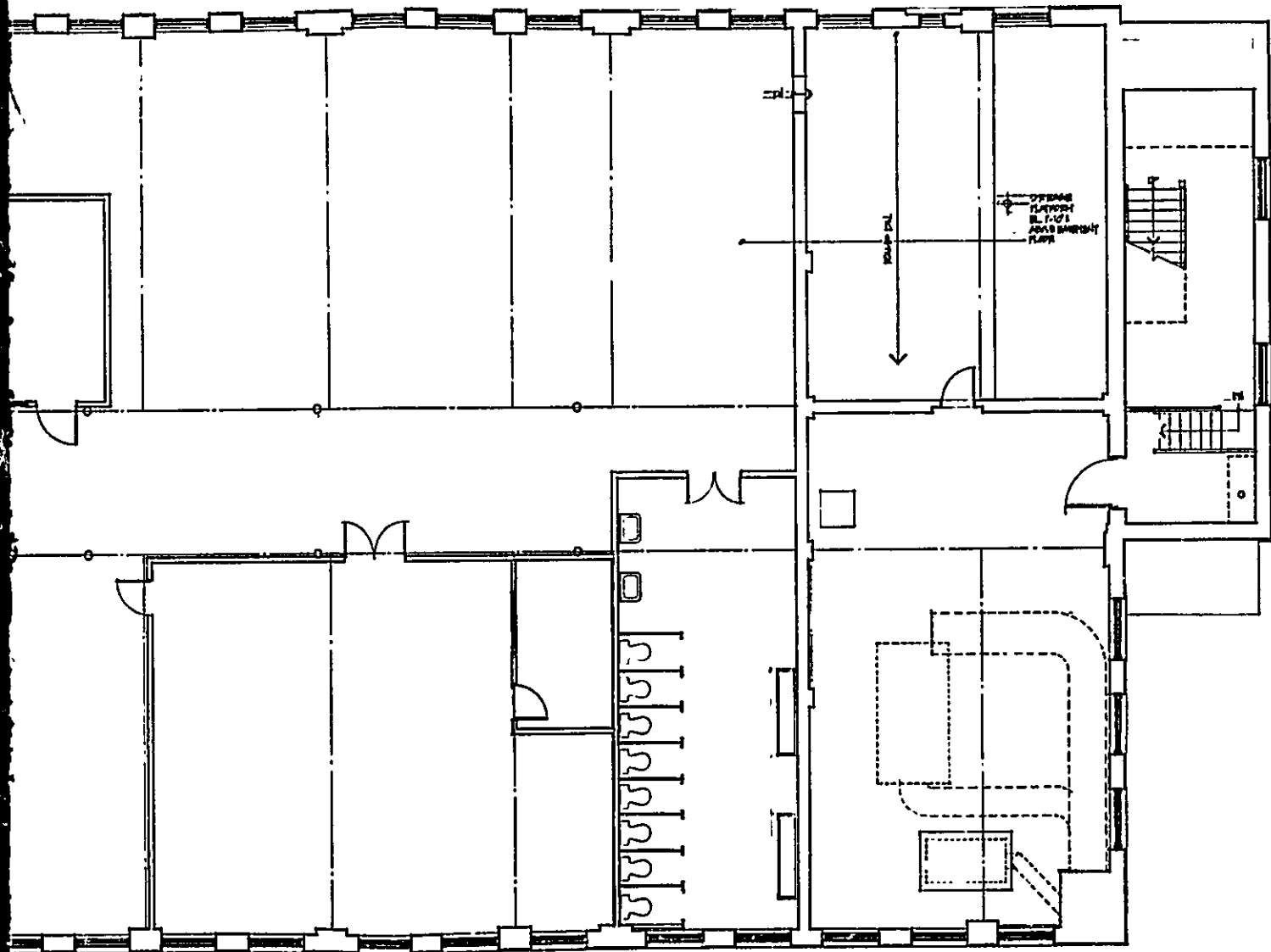


F-1

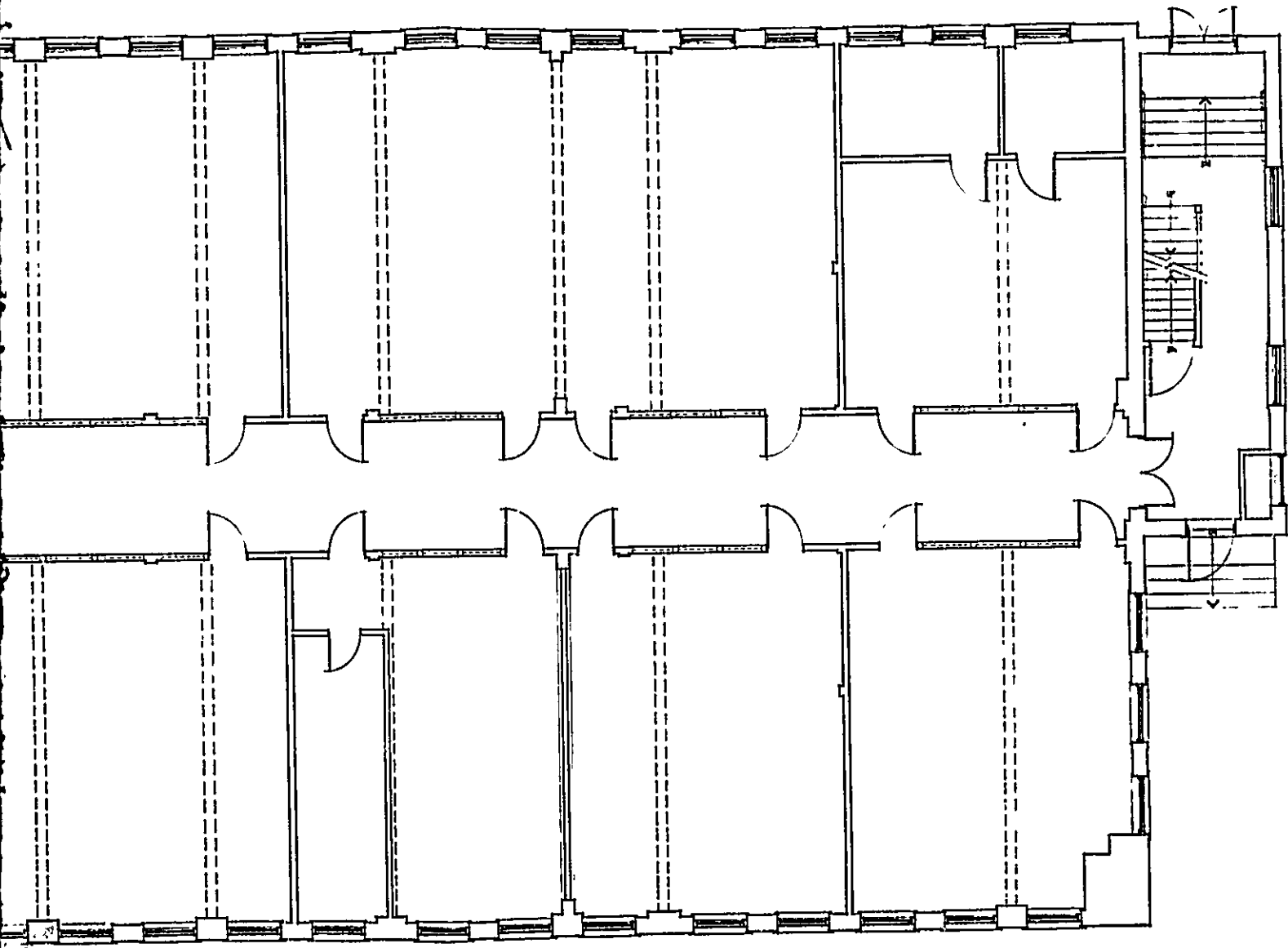


Project No.	01-211111-01
Project Name	EXHIBIT PLAN - BOPVINS
Scale	
Date	
Drawn by	
Checked by	
Approved by	

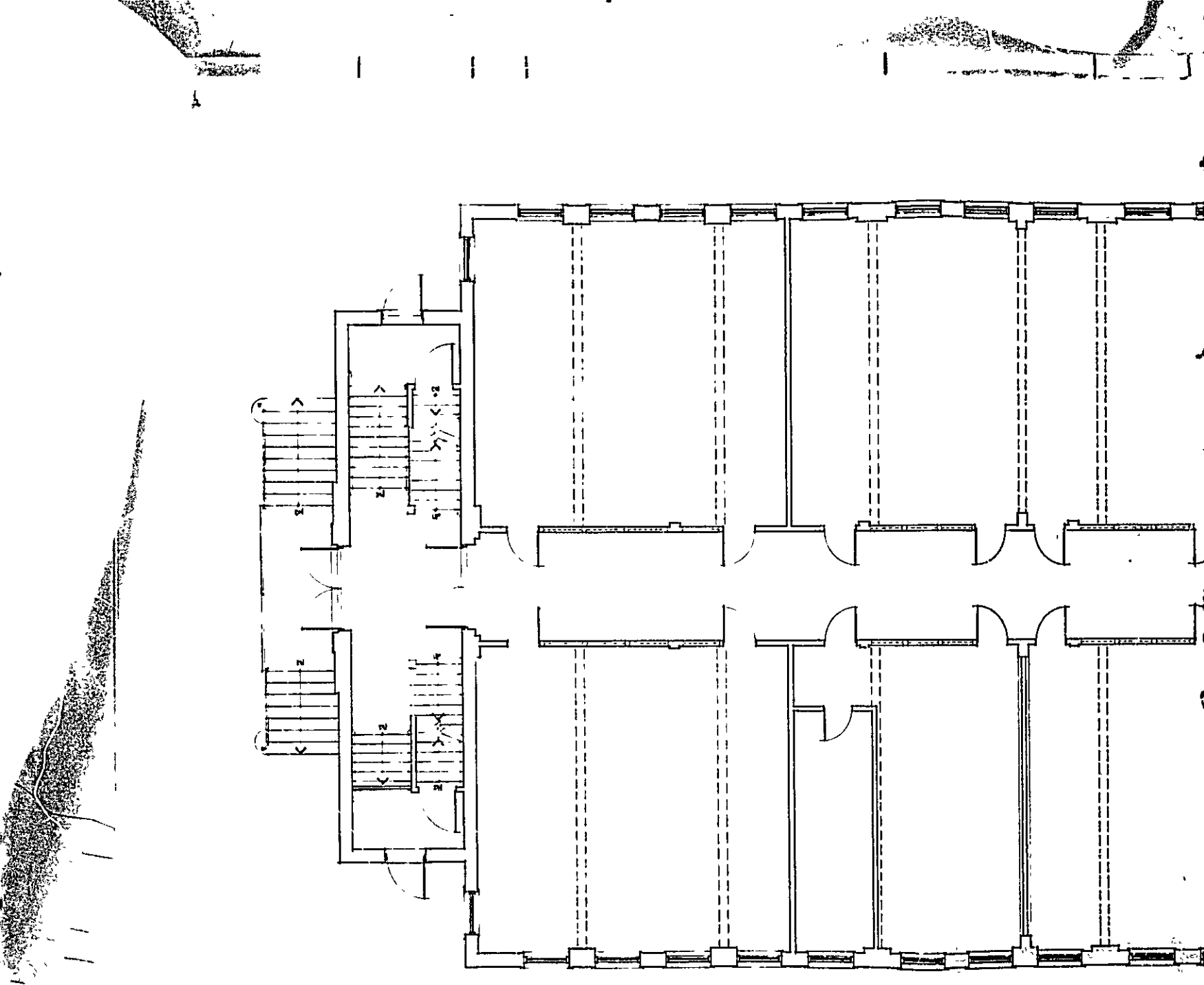
F-1

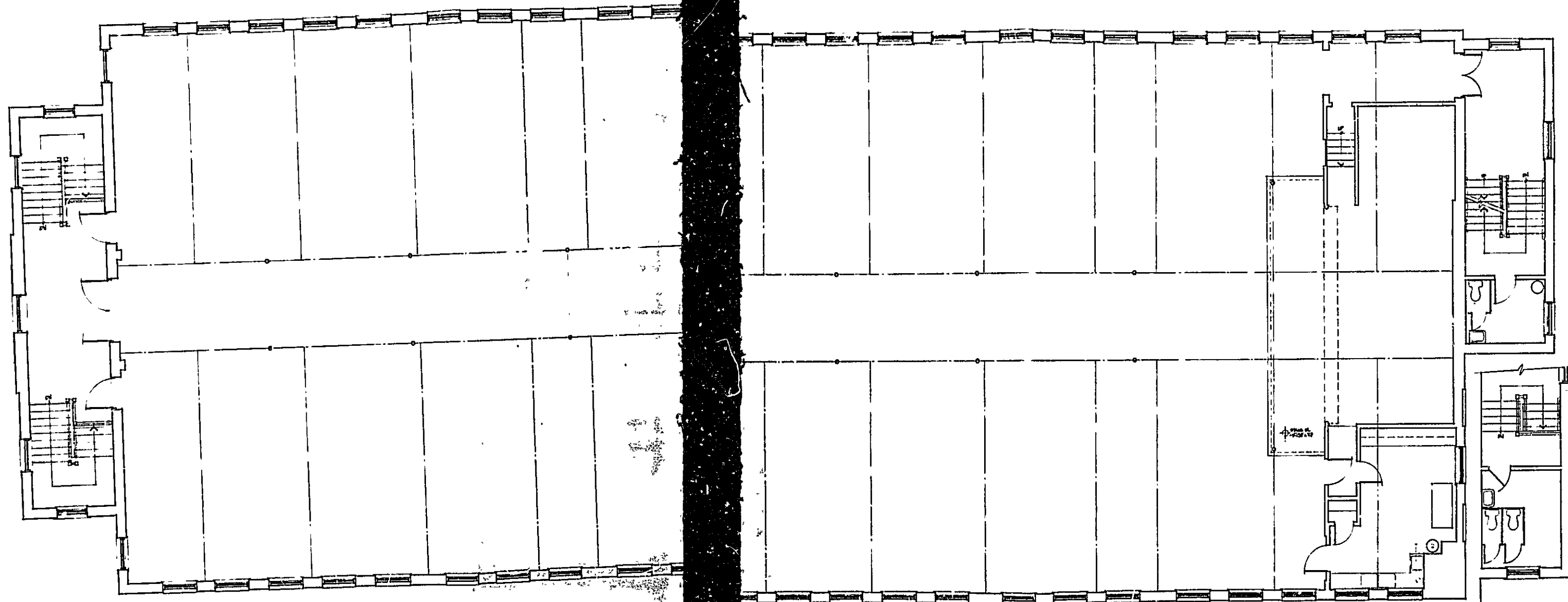


Project Name	CHRYSTIE'S BAPTIST SCHOOL
Project Number	BASEMENT PLAN - EXISTING
Scale	1/4" = 1'-0"
Date	1968
Drawn by	...
Checked by	...

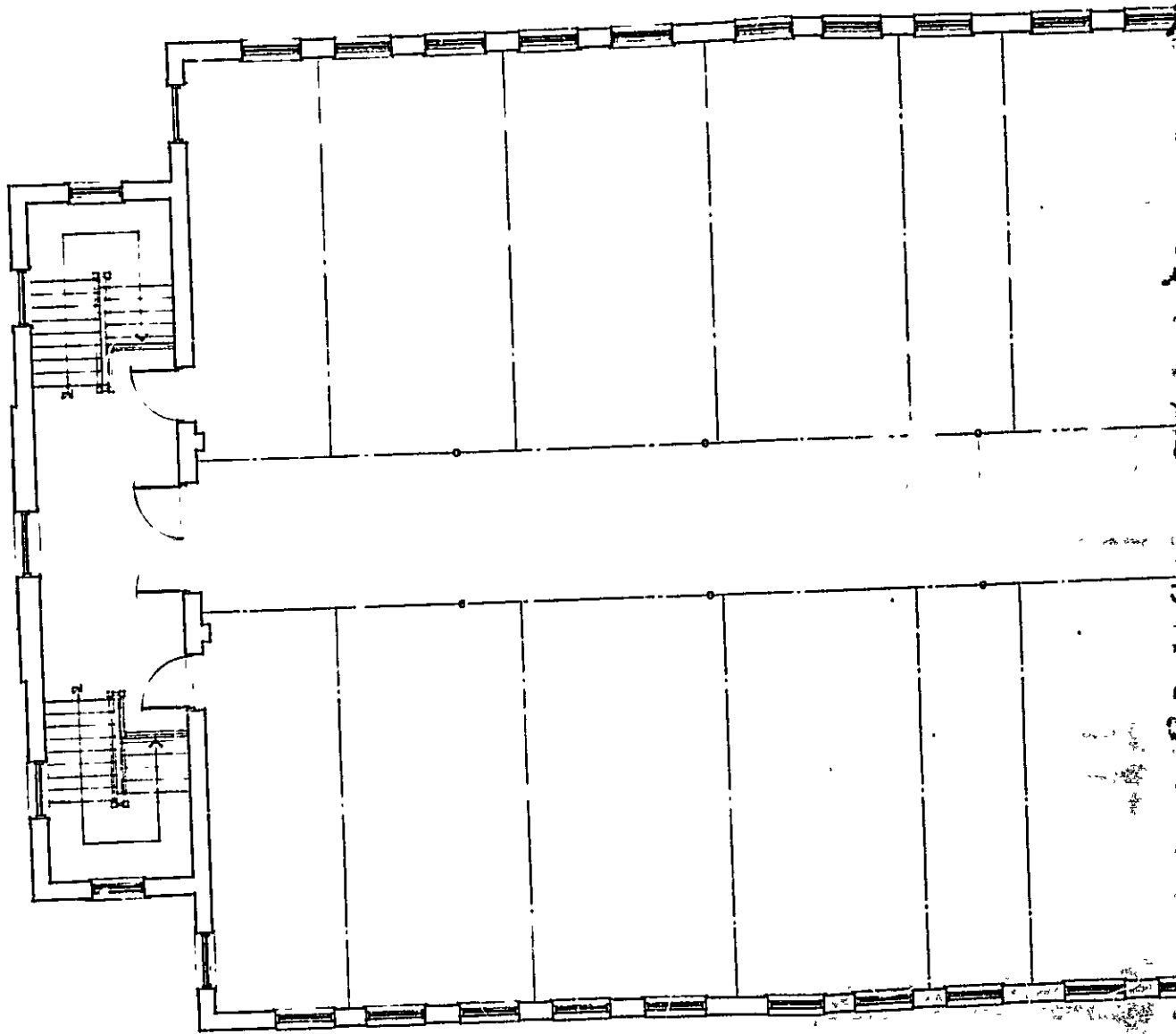


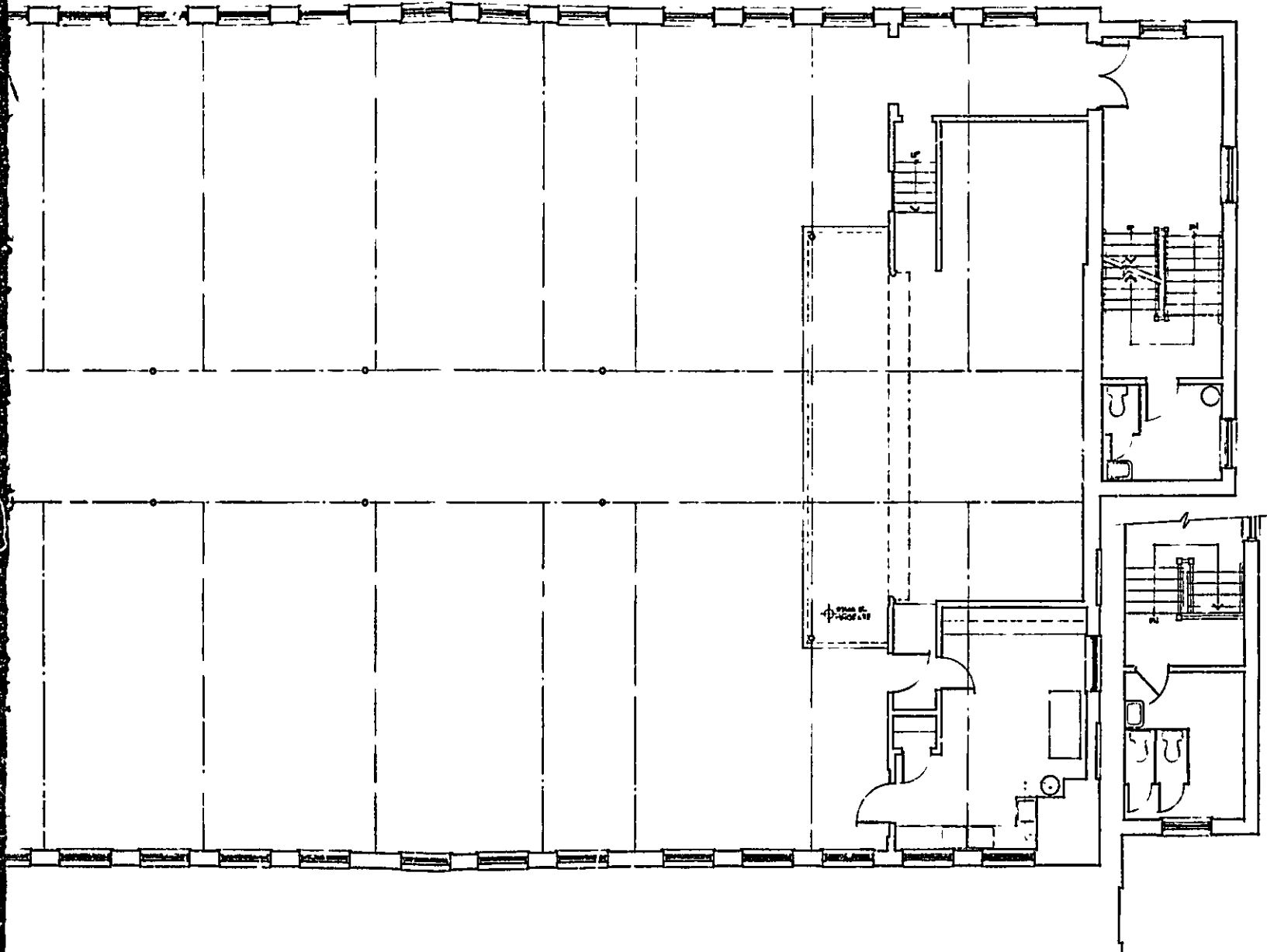
No. of Rooms No. of Columns No. of Doors No. of Windows No. of Stairs	Name of Building _____ _____ _____
	Date _____
	Drawn by _____
	Checked by _____



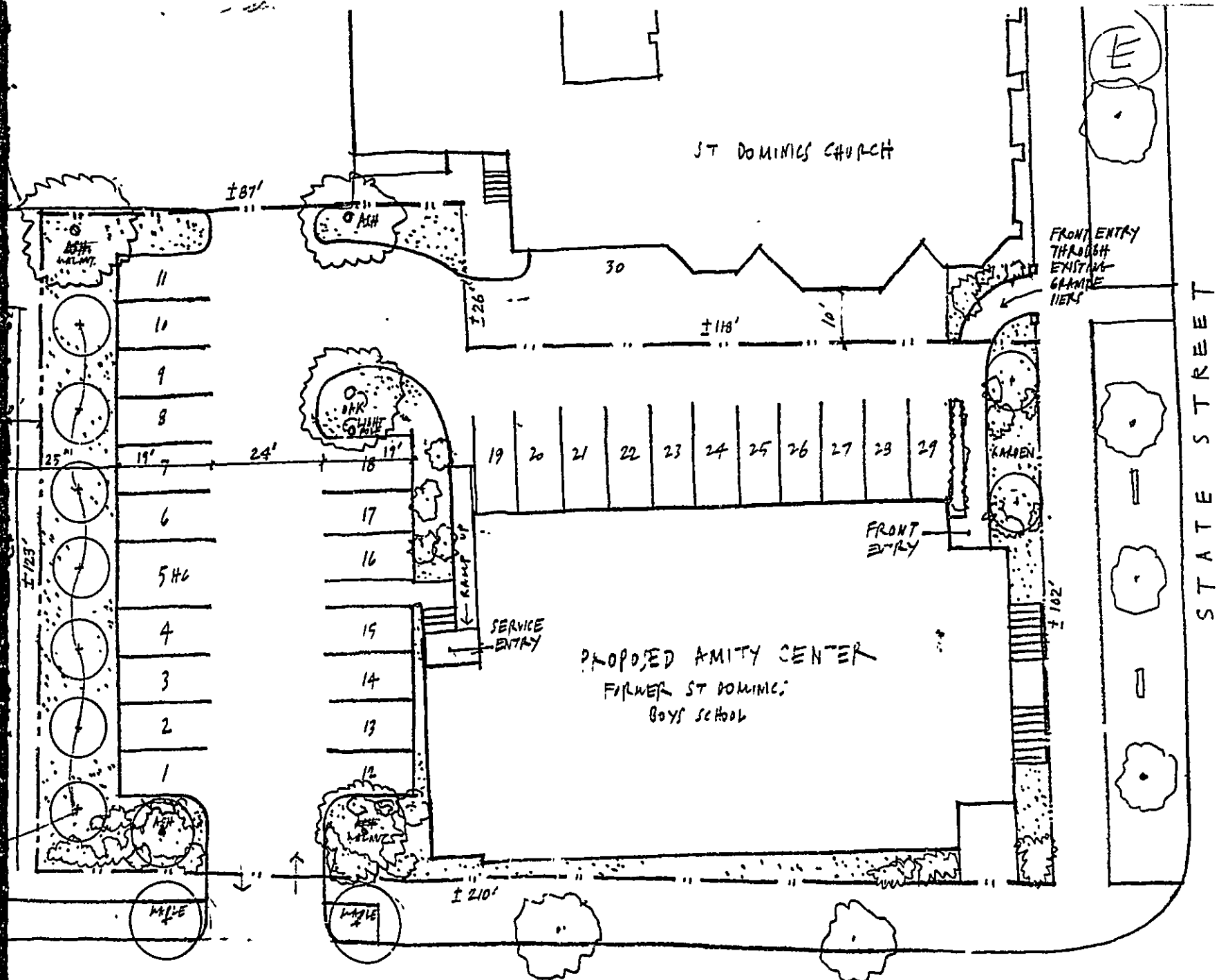


PROJECT: STANIS BOYS CAMP DRAWING: GROUND FLOOR PLAN - SECTION	
DRAWN BY: _____ CHECKED BY: _____ DATE: _____	TITLE: _____ SCALE: _____ SHEET NO.: _____





DRAWING NO. 100-100-100	TITLE PLAN OF BUILDING
	NAME JOHN D. BOYD
DATE 1910	SCALE 1/4" = 1'-0"
DRAWN BY J. D. BOYD	CHECKED BY J. D. BOYD

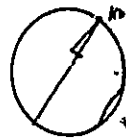


PROPOSED SITE PLAN FOR AMITY CENTER

1"=20' 9.30.91

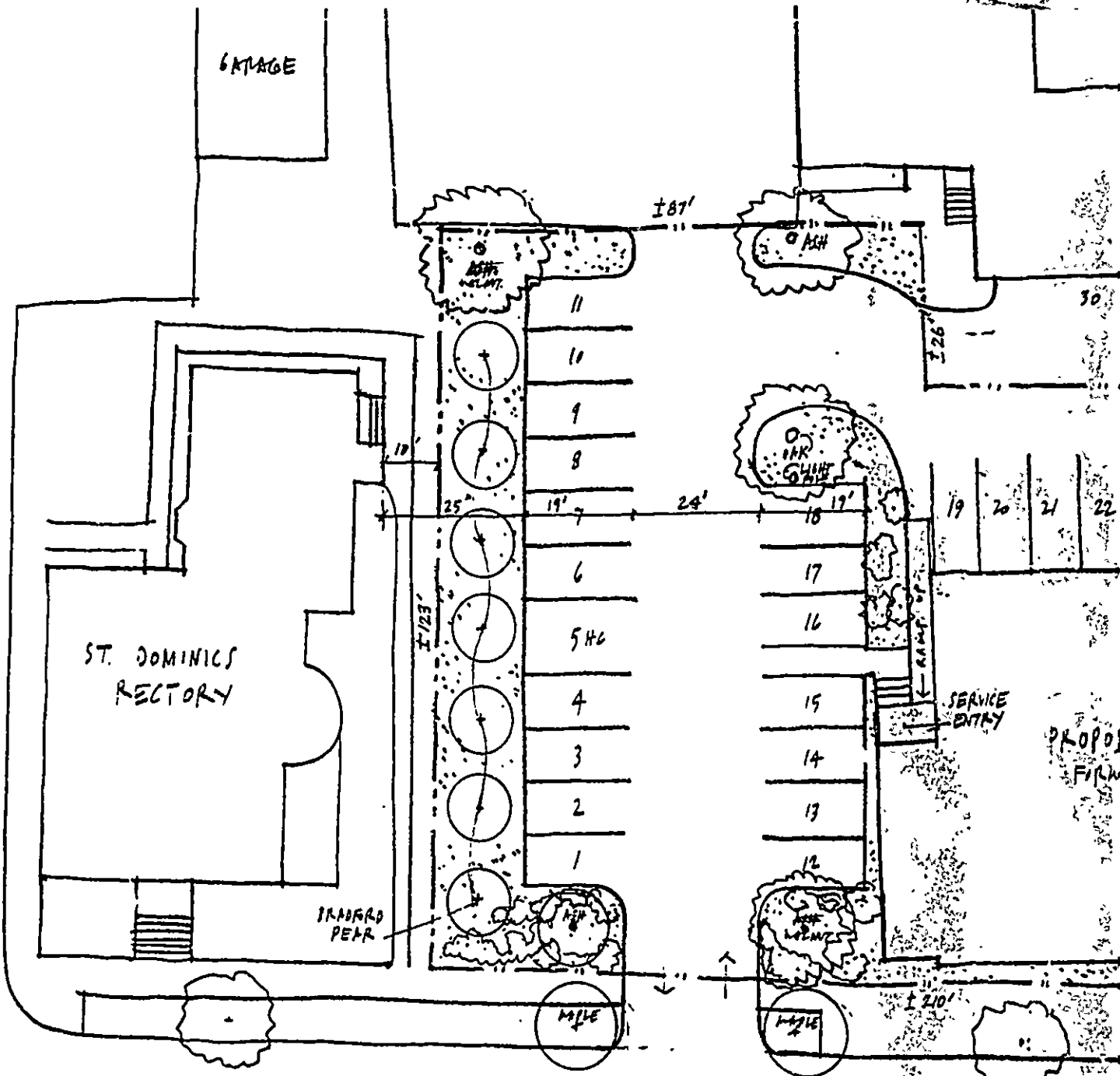
LOT SIZE: APPROX. 23,100 SF

VAN DAM AND RENNER ARCHITECTS



DANFORTH STREET

WINTER STREET



KEY: PROPOSED PROPERTY LINE - - - - -
REQUIRED OPEN SPACE 20% = 4620 SF [stippled box]
EXISTING TREE [circle with dot]
PROPOSED TREE [circle with +]

DANFORTH STREET