



# CITY OF PORTLAND

R LOVELL BROWN BUILDING AND INSPECTION DIRECTOR

# 13-23 Carleton Street

May 17, 1977

Butler/Payson Co. c/o Kermit Lipez Curtis, Thaxter, Corey, Lipez & Stevens
1 Canal Plaza Portland, Maine

c.c. Butler School Associates Att: David Schurman 24 Exchange St.

Certificate of Occupancy for the use of the premises at the above named location for an off street parking lot for 34 passenger cars is not issuable under the Zoning Ordinance because the proposed use is not allowable in the Dec passenger cars is not issuable under the zoning ordinance because the proposed use is not allowable in the R-6, Residential Zone in which this property is located unless authorized by the Board of Appeals. Sec. 602.7.4.8.d)

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 113, City representative should come to this office in Room last that to file the appeal on forms which are available here. Hall to file the appeal on forms which are available here. A fee of \$15. for a Conditional Use Appeal shall be paid at this office at the time the appeal is filed. If the fee this office at the time the appeal filed prior to this letter then has been paid and the appeal filed prior to this letter as a matter of formality. Sec. 602.24.D consider this letter as a matter of formality.

Very truly yours,

a. allan fort A. Allan Soule Assistant Director

AAS:k

389 CONGRESS STREET PORTLAND, MAINE 04111 TELEPHONE (207) 775-5451

# 13-23 Carleton Street

Mrs. 1111977 May 12, 1977

Butler/Payson Co. c/o Kermit Lipez Curtis, Baxter, Corey, Lipez & Stevens l Canal Plaza Portland ME 04111

Following is the decision of the Board of Appeals regarding your petition to permit off street parking for 34 passenger cars at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. The fee will be \$15. Please make out check payable to - City of Portland.

Very truly yours

A. Allan Scule Assistant Director

AAS:k.

# APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

	ortland, Maine Oct. 22, 1976
Location 13 -23 Carlton St. Z	oneR_6
To the INSPECTOR OF PUILDINGS, Portland, Mai	ne
The undersigned hereby applies for a ce	rtificate of occupancy to
allow the use of the above named premises for	rparking.lot
as set forth on the attached site plan (made whose address is 24 Exchange St. ) to Zoning Ordinance according to the intended uproperty is located; and in accordance with information:-	by David Schurman show compliance with the
Owner (name, address and phone number) Butler	School Assoc. 24 Exchange St.
Lessee (name, address and phone number)	
Is proposed use to be accessory to a building	g or other use on this lot?
If so, what is use of building or	other use
If off-street parking is sought, what is proveducles to be parked - passenger cars? 34	
Have you secured on the site plan the written proposed entrances to and exits from the prem public sidewalks by the Traffic Engineer (Der	approval of existing and uses for vehicles over
Have you shown on the site plan the true loca public street along the frontage of the premi corner lot)?	tion of <u>all</u> trees on the ses (both streets if a
Do you propose to remove or disturb any tree If so, have you secured on the site plan the Director of Parks and Recreation?	on a public street?written approval of the
Signature of Owner Evil	EL Settor Brescates,
By Du (duly aut)	horized thereto)
**********	*****
TO: THIS IS NOT A CERTIFICATE (	OF OCCUPANCY
COMMENCING the above proposes use of the of the Zoning Ordinance unless a Certificate of the Zoning Ordinance unless a Certificate of Cured from the Department of Building Inspection However, improvement of the premises according to the above application may now proceed without subject to the conditions indicated below - not final inspection to be given to this department been placed in compliance with the requirement	or occupancy is first pro- conding to the site plan and further authorization, but btice of readiness for
(Date)	
	pector of Suildings
v	<b>-</b>

٠.

			· • • • • • • • • • • • • • • • • • • •	CITY			REVI	EW	- j	-, /	چ آب	· · · · · · · · · · · · · · · · · · ·		
W 138. 1 2		- 4		-\$ -	Proc	cessin	ng Forn	n	-		-		10 70	•
and the second of		*	~		•	-		٠,				فكؤير.	76, 19 <del>44</del>	
Applicant	<u>-00 †</u>		<del></del>	<del></del> :			-		-			ate.	* * * ; ;	
74 Eventario	7p. 24	<u> </u>				, <b>7</b>	Address	of Pro	n <del>r 1 t</del> a	Site			مر له اجار ا	<del>-</del>
Mailing Address				<del></del>			Site Ide							· ·
roposed Use of Site	F 4		-		:	}	Site Ide	ntifier	(s) fron	n Asses	sors 👫	iaps 🚎		
1 8 808 - · 441	wed F	Inor Co	Versee	<del></del>		1	Zoning o	of Proc	osed S	- <del>m*1</del> . Site	,	) - <del>-</del> 2	5-3-2-3-3-4-	
Acreage of Site / Gre											hor of	Floore	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Site Location Review (D	EP) Re	equired	; (	-) Yes	•	€} No			in i		v :	Floors	11. 3	,
Board of Appeals Action	ı Requi	ired:	( 30	ر) Yes		) No	7t.,	-7	otal Fl	loor, Are	تع	pga Phanes		1.2
Planning Board Action			, (	) Yes	( ;	, No	)				- 42		20 S	
Other Comments:			<u> </u>						·		, '}s	* * * * * * * * *	<u></u>	
	<del></del>	,				_						11.11		•
Date Dept, Review Due:	15	71. 'L	197	<u>es</u>	_				•		ı			
l'ay a	<u>~</u> _													- '-
	<del>-</del> - ;	, -:				T1=	IT OF	LEIAP	1.	· <u>/-</u> - '	0			
		· - P	LANN	ING D	LYAR	IMER	"I"KEA	IENY/C	1/261	176	_	رائز جد ادار -		×,
	-			•	<u>L</u>			(Dat	e Recen	vcd) -			1 7 7	1024
The second second	- m_* = 1	* * M	= _	*		_ ~	~ v -					- '		
Major Developn	nent '—	– Reau	ires Pl	lanning	Board	Appro	oval: Re	view li	nitiated	i		4-		4 Z
	* 5 *	,	ew =			= '								†a
☐ Minor Developm	nent	- staff	Review	₩019a v '	1	1 1	, ,	1	ļ. <b>i</b>	ŀ	· >	,	4 4.6.3	. 5x
7 =	.		'	1				γ	,	±10	CAPACIT	1.	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	َ إِنْ أَنْ
	٠,		<u>.</u>		ارا		2	SE CE		ECT		   z_	7 - , 1	
The state of the s	` <u>;</u>	ا ا	A O	i	AYS	, <u>S</u>	API	SC CLB	얼	ភិទ្ធិ	· # *	ÄŽ	ing the same	4,1
	Ž.	ARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREETHING	ANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH	FINANCIAL	TEN.		ب مار مار الم
- " - " - " - " - " - " - " - " - " - "	LOADI	¥.	äž	¥	WA	S	3	్డిక	5		- 12	1 0F	1 - , * - ,* 1	-4 - 5
Semilar Semila				سرد	X	×	1	1	1	X		7	14	
APPROVED	1/4	<u></u>	×	1			1	<u> </u>		<del> </del>	<del> </del>	+	CONDITIONS	· -41
APPROVED	<u>,                                     </u>	V	1 _	. ,,1			4	1					SPECIFIED BELOW	~
CONDITIONALLY	7		2.50	1.3	× .		1	<u> </u>	<u> </u>	<del> </del>	<u> </u>	<del> </del>	127 TO C	•
	<b></b>	· ·	~,	17.23	7,"	1.7	1		İ		1		REASONS SPECIFIED	
DISAPPROVED	-   -			] `	1 * '	1.		1	. ,	l	<u></u>	<u></u>	BELOW	
	<u> </u>	<del></del>	<del>! ,</del>		<del></del>			,			,		y jjis≇ ≜% Jahan	,
DEAGONO OF	i Nove	ember	9, 19	176, ti	he Poi	rtlan	d Plan	ning	Board	appro m +h	oved a	a Site Linal	pian (**, . <del>to show</del>	-
READUND:fc	or thi	is pro	posa I	<del>                                  </del>	C-NEX-	- <u>0130</u> -400+	· wldth	. Т	he Bo	ard*s	aopro	oval a	lso : 🏄	
4 1 1 V 4 2				al alan		$\alpha n \alpha \alpha c$		WII T C. I	TIOU	0001	Juville		14 45-	1
														12 m24.
- } · · · · · · · · · · · · · · · · · ·	1 <del></del>	<del>-hari</del> e		<del>This a</del>	BILLOV	<b>コー</b> スポ	(-15-00	mara	Ollai	upon,	0011	111030		· · · · ·
A PARAME I	<u>ie Bul</u>	ilding	Perm	nit sh	<u>ould</u>	be wi	theld veyed	to ++	ie ann	- Lican	† bv	The Ci	erty has	ا الايا التيا
The CAltac	h Separ	rate She	er i flet	cessary)	pee	u cou	ive yeu	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	պոր	. ,	-,			
		, ,	~				, ,	1 .	<u>^</u>		,		1 5 77 21	5 - 1 2 - 1
	) i	E Ziver.	, , ,	- , '			1	1/2	72	1/	4			ا معر
	1.5	Ji		-1 w		2		1111	1/11	1///	11/16	INA	<b>》</b>	47 .
		يان المراجع المراجع المراجع		- 1 × 1		,	MA	W	W/L	WU,	THA	100	<u>U 11/12/7</u>	5
	. TV X	a 1 1711	B(% 4)	~ . ~ . ~	to <sup>v</sup> s	ن رست			NATUR	E OF RI	EVIEWIN	IC STAF	r/DATE.	>1 Y2
		a page of	.,	J. PL	ַתַּיַּילַ <b>וּ</b>	G DEP	ARTMEN	NT CC	ι <b>Ρ</b> Υ	; ;;;;,		}		12 16
J. J	1 19	5.	" Gar	يون الروسين		3-50	الساط وغدا	·		نشاستار فازا		ووشتلستور في	ومجدشه باشتيا ببيروسروين	market state state and

	1. E. E. E. W.	- 2	CI	TY O	PO	RTL/	AND	, M	AIN	E 👬	i i i i i i i i i i i i i i i i i i i	۱۹۶۵ الأر الأر	r Tr				78	154 54
					TE P			1.		` '				•		,		- '1 -
	~ ,			ا در این ۱۰ اولیات	Proce	essin	g Fo	rīn					¥	-		_	74	- }
Butler Sch	تيلامه	Assca.	3, 4,2,00	2,35	<u>`</u> .'. <u>.'</u>			,					Date		26	, 1	965	ا ، ا
24 Exchange	n St	,	-	3, 4,	<u>.                                    </u>		1.2 ddres		Ca			St.	- 1					_` ,
Mailing Address	ŧ		1,	7		* عاري		55	_2_	4_5			·					
Proposed Use of Site 11.800 sg ft/				* , 10				R-6	Re	sid	ent:		s Mar	)5				`,
Acreage of Site / Grou	ind Flo	or Cover	age	,	7.5	ż Z	oning	of F	•						, ,	•	,	
Site Location Review (DE		-	•		( x)	4	'	,			-		of FI	oors.		1	* *	<del>*</del> . * ,
Board of Appeals Action   Planning Board Action Re			(x)	Yes Yes		No No⊸		4C 1-	, i or	ai ri	oor A	wea_					= :	— . ***
	.quirec	٠٠ . د ايم		1.4	, î		ه آ مخر خ ع				, ? 	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	- **	٠ ´,	٠.,	٠,		4
Other Comments:			<u> </u>	, ~^	- 4 J		1		v	المراجعة المراجعة	2,	i ng t				i ,		
Date Dept. Review Due:_	YO	<u>V≖3, 1</u> ∴	9/6	- 3-		- ئى - ۋەسىرلار رايىلى	2. 14. 14.		. <del>.</del> .	· K, -	<sup>23</sup> 4				-,	· · ·		1.5
			<u></u>	_ — —	<del>-</del> -	, <del>-</del> ,		<u> </u>			, =	·				; <del>-</del> -,_	7-5	
	.'	, Bl		NG DE								W	, ,	4	.5 >			i di di
	. *		(DOES	tiot iii	Liuue	reviev	w oi c	ก์แล้น	uctic		1113)	3°.	. +		o ra	• •		
		_ 7! 0	· //-	- '	ر الم ا المالي ا المالي	\$ 7	KOK.		( )	14.5	, -1 ° '3		د د در		- '		: 	٠,
Use does NOT comply Requires Board	y with . I of Ap	zoning O peals Ac	roman tion	ز. نان			ــــ(برد: ۱۳۳۶: ۱۳۳۶: ۱۳۳۶:		,	1 20 1		در در	ر. د د د د د د د د د د د د د د د د د د د	,	- 1	,		
- 🔲 Requires Plant	ning Bo	oard/City	Coun	cil Acți	on	4-	<u>.</u>	دائر . ب ح	is.	, ' , .,.						1/	10.5	وأرباها
ै टिक्टो Explanation _	રે	3. 2	`.i	- - - -	_= <sup>78</sup> ± =	. ₹ 	,	r, 5, 2	ज्∓ा	·	* (.z.* 1	- 3-1	v .	, 1 <sup>14</sup> , 1;	<u> </u>		逐步登	جر المراجع المراجع المراجع
Use complies with	oning!	Ordinan	ce	Staff R	éviéw	Belov	w			1. S.	18		rk 'n'	· _^ .	2	N		ere V.
	10		4.		- (- (: 	ا آ	آ - ا	3 -	2    	÷-			,		ا ۾ ا			
	3 3	2	Υ_			2.4	r .	7, 7	14.		.*	-3/ 갈	,		RKIN		11/19	
	_,	LOCATION IOR OR	SETBACK SEC. 21)	1	YARDS	S	ARDS	ONS		_	AREA	FAMILY	LOT	FRONTAGE	ET P/	BAYS	150	
Zoning: SPACE & BULK,		ZONE LOC INTERIOR CORNER L	1	AGE	REAR YAR	YARDS	RONT YARDS	PROJECTIONS	некант	AREA	BUILDING	PER	F.O.	÷ gr.	OFF-STREET PARKING	LOADING	* * *	- "
as applicable	DATE	ZONE INTERI CORNE	ARE.	SEW	Z V	Sio	€ :	PRO	Ť	ā	<b>1 2 3 3</b>	AREA	WIDTH	5	OFF.	LOA	. *	1 2
	<b>_</b>	94 .		-	┪,						_				1		, , ,	ري رون مه ريم
COMPLIES -	v.	vv	1	2 -	تيمور الم					_	* -	,	1		4		Taga Taga	
COMPLIES			, -	,	-		İ				ا ا	光	, , 3	Ā	e <sup>rt</sup> a	, K.	SPECIFIE	נייט
SK STT NO CONDITIONALLY				$\nu_{\parallel}$	_	<del> </del> -		_	Ĺ		ļ	ļ	<b> -</b>	,	* ;	53 2	BELOW	45
COMPLY		ĺ		, * <sup>(*</sup> -	<u>:</u>  .						-			, , ,	,	,,,	REASONS SPECIFIED BELOW	D
a men han a garanta mengali dan dan dan dan dan dan dan dan dan dan	<u> </u>	ا	1 5	<u>. 1</u>	7		.L	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	,	<u>,                                     </u>	1.75	21,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· -
DEASONS	ı	w)		<u>',</u>	- *			,	Ţ.						**,	Я		, ' , ' ' A
	,	5.4		77				ا پئر			71.			- <u>-</u> <u>}</u>		<u> </u>	<u>१</u> : वेक	1 * \* 2 // *
	k Lx		,				ζ.	<u>.</u> 5			`.		آؤ. د		i die	ي پاڻ مو د پاڻ سان		ير آهي آهڙي
			-	<del></del>	-	,	, ,`		, · , ·	. *	- ۱ - آ چېرو نه	,	S (2)		76.	30% Y		4.5° 12.7°
		, ,	-	1,	١,	7		- 2 <del>1</del>	5,	, , , , , , , , , , , , , , , , , , ,	Year	1.		i :			<u>~</u> ~~~	- `***. *********************************
	\$ <del>*</del>		- ,		4 <sup>5</sup> v				ICNAT	LOF	OF R	FVIFW	ING S	TAFC,	DATE	iye r	*,	<b>一</b> 次, 第二次是
			, BU	بُ الْطَاأُ	EPA	RTM	NT, -	- OR	IGIN	AL'	€ <u>.</u> S /	다 * <u>`</u> 가 글	- 4 <u>.</u>	*	3,0	,		
医療権が下げ でんかい ロール	igen di	t, + ,-	<u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u> <u>-</u>	* 1 2 2 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3	F	ព្រះ	: کبر ۰		٠° ٠.	- J. 13	o ic	ا سه <sub>احد</sub>	- 4,000	- A - G-2	¥.	; '-	- , 9mr	وجروشوه الع

	,	*	. (	CITY	OF !	PORT	ĻAN	D, M	AINE			4		,		
	. '							EVIEW	ľ					1 4		
					Pr	ocess	ing F	orm	•				Cot.	26	, 15	<i>गृ</i> ८ क
Butler Set	201	ميتم	<u> </u>									Dа				
plicant							<del></del>	12-12 ress of	Car	1 † 25	te +	<u>.</u>				
iling Ardr ss	<u> </u>						Addi	ress or 55 Identi	Propo:	<u>-5</u>		· ·	205			
oposed Ce of Site	<del></del>					•	Site	Identi	fier(s)	trom A	155855 n <u>+1</u> 2	OFS IVI				
1 800 ng ft/ riage of Site / Gro	und FI	oor Co	verage			-	Zon	ing of	Propos	ed Sit	е					
te Location Review (Di pard of Appeals Action lanning Board Action F	P) Re Requi	quired red:	: (	) Ye x) Ye ) Ye	es (	x) (x)	No		Prop Tota	osed I Floo	Numb or Are	oer of	Floors	 		
ther Comments:																<del>-</del>
			. 39	76	_											
ate Dept. Review Due:	N	<u> </u>	, , , ,							_ B	EC	EI	УE	$\mathbf{D}_{-}$	. <del></del> -	
					- <i>-</i>				INT R							
4,		,	P	UBL	C.WU	IK <b>V</b> 2	DEL	RTMI	2141 t						<b>"</b> 0	· ·
										DEIPR	kg iffer	Hv04)	PUBLI	C WUK	v <sub>2</sub>	
	TRAFFIC	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	отнея	 -
,		/	1	/		/	/		<b>1</b>				レ			CONDITIO
APPROVED					-	-	<del>                                     </del>	52x			1					CONDITIO SPECIFIEI BELOW
APPROVED CONDITIONALLY						1		Jan Mills			<u> </u>	<u> </u>	<u> </u>			
		JE	SP.													REASONS SPECIFIED BELOW
DISAPPROVED		- April		<u> </u>	<u> </u>	J.—–			<u> </u>	L.——		<u></u> -				_
REASONS:	Co	u	ets the	in	a_ re	in cep	ti	nel	vier Ly	1-4	· a	ru	- o	lu u q	<u>r</u> 1	
	pe	an	.'													
		arate Si								<del></del> -				`		,

SIGNATURE OF REVIEWING STAFF/DATE
PUBLIC WORKS DEPARTMENT COPY

Applicant: John D. Dur. Address: 13-23 Carleten H.

Assessors #: 55-4-4-5

# CHECK LIST AGAINST ZONING ORDINANCE

LDate - 1/ew

Zone Location - R L

Interior or corner lot -

(40 ft. setback area (Section 21)- No

y use - Parking Lot

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - /2, 9 20 8 1

Building Area-

Area per Family -

Width of Lot -

Not-Frontage

> Off-street Packing - 34

Loading bays

Site Plan -

Shoreland Zoming -

Flood Plains -

# APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

*	rortrand, maine
Location 13 -23 Carlton St.	Zone R-6
To the Trees of th	R-6
and a respectively for Chand, Man	ine
The undersigned hereby applies for a ce	ertificate of occupancy to
allow the use of the above named premises for	or
as set forth on the autached site plan (made whose address is) to Zoning Ordinance accordance with information:-	showDavidlSchuracath the use and the zone in which the the following pertinent
Owner (name, address and phone number)	
Owner (name, address and phone number)  Lessee (name, address and phone number)	school 994-04484 Exchange st.
Is proposed use to be accessory to a building	Or Other use on this lots
. If so, what is use of building o	or other use
If off-street parking is sought, what is provehicles to be parked - passenger cars? 34	
Have you secured on the site plan the writter proposed entrances to and exits from the prepublic sidewalks by the Traffic Engineer (Depublic sidewalks by	n approval of existing and mises for vehicles over
Have you shown on the site plan the true local public street along the frontage of the premisorner lot)?	ation of <u>all</u> trees on the ises (both streets if a
Do you propose to remove or disturb any tree If so, have you secured on the site plan the Director of Parks and Recreation?	written approval of the
Signature of Owner	
71.0	
(duly aut	thorized thereto)
**************************************	*****
To: THIS IS NOT A CERTIFICATE	OF OCCUPANCY
COMMENCING the above proposes use of the of the Zoning Ordinance unless a Certificate cured from the Department of Building Inspect However, improvement of the premises accepted the above application may now proceed without subject to the conditions indicated below - not final inspection to be given to this department been placed in compliance with the requirement	cion. cording to the site plan and further authorization, but notice of readiness for
(Date)	
	spector of Buildings
	<b></b>

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES Portland, Maine Cct. 22, 1976 Location 13 -23 Carlton St. Zone\_\_\_\_R\_6 To the INSPECTOR OF FUILDINGS, Portland, Maine The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot as set forth on the attached site plan (made by <u>David Schurman</u> whose address is <u>24 Exchange St.</u>) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-Owner (name, address and phone number) Butler School Assoc 24 Exchange St. Lessee (name, address and phone number) Is proposed use to be accessory to a building or other use on this lot? If so, what is use of building or other use If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 34, commercial vehicles Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works?

And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Have you shown on the site plan the true location of <u>all</u> trees on the public street along the frontage of the premises (both streets if a corner lot)? Do you propose to remove cr disturb any tree on a public street? If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? Signature of Owner BILLER SCHOOL ASSOCIATES authorized thereto) THIS IS NOT A CERTIFICATE OF OCCUPANCY To: COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have

(Date)\_ Inspector of Fuildings

been placed in compliance with the requirements:-

# APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine

Location 13-23 Carlton St Rear	ZoneR-6
To the INSPECTOR OF PUILDINGS, Portla	
	or a certificate of occupancy to
allow the use of the above named prem	
as set forth on the attached sile pla whose address is 24 Exchange St. Zoning Ordinance according to the int property is located; and in accordanc information:-	
Owner (name, address and phone number)	Butler School Assoc24 Exchange St
Lessee (name, address and phone number	r)
Is proposed use to be accessory to a	
. If so, what is use of buil	
It off-street parking is sought, what vehicles to be parked - passenger cars	is proposed maximum number of s? 15 , commercial vehicles
Have you secured on the site plan the proposed entrance to and exits from to public sidewalks by the Traffic Engine And, if access more than one street, have you secured Board?	er (Dept. of Public Works?
Have you shown on the site plan the tr public street along the frontage of the corner lot)?	rue location of <u>all</u> trees on the ne premises (both streets if a
Do you propose to remove or disturb and If so, have you secured on the site pl Director of Parks and Recreation?	y tree on a public street? an the written approval of the
By (d	er Partier School Associates  A Silvenia - Architect  uly authorized thereto)  ***********************************
cured from the Department of Building	ses according to the site plan and without further authorization, but low - notice of readiness for
(Date)	-
	Inspector of Buildings
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
٠.	

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

### CONDITIONAL USE APPEAL

### Findings of Fact

1
The applicant is <u>Butler School Associates</u> and he is interested in
the property located at 13-23 Carleton St. as parking lot .
The owner of the property is and his address is
The property is located in a R-6 Zone.
The present use of the property is
The applicant respectfully patitions the Board of Appeals for a conditional
use permit to permit off screet parking for 34 passenger cars which is
not issuable under the Zoning Ordinance because the proposed use is not
allowable in the R-6 Residential Zone in which this property is located
unless authorized by the Board of Appeals. (Sec. 602.8.d)
Further Findings of Fact
See State St
•
Appearances .
The names and addresses of those appearing in support of the application
are: ·
See State St
· · · · · · · · · · · · · · · · · · ·
and the names and addresses of those appearing in opposition to the application are:
Exhibits
The documentary evidence presented to the Board, including, but not by
way of limitation, plans, specification, photographs, etc. consisted of the following:
See State Sy

REASONS FOR DECISIONS
The proposed building or use (will/will not) be in harmony with the general
purpose, goals, objectives and standards of the Land Development Plan, the Zoning
Ordinance and the Size Plan Ordinance, as evidenced by:
The proposed building or use (************************************
effect, including monetary, upon adjacent property, the character of the neighborhood
the traffic conditions, utility facilities and other matters affecting the public
health, safety and general welfare, because of the following:
The proposed building or use (TTT/will not) be constructed, exranged and
operated so as to interfere with the development and use of neighboring property in
accordance with the applicable zoning regulations as demonstrated by:
The proposed building or use (will/will-not) be served adequately by
essential public fecilities and services such as highways, streets, police and fire
protection, drainage atructures, refuse disposal, water and sewers, and schools, as
evidenced by:
and the persons or agencies responsible for the establishment of the proposed use
(will/will mot) provide adequately for such services as shown by:
the state of the s
The state of the s
A CONTRACT OF THE STATE OF THE

ŧ

loss or d	The proposed building or use (WIRI/will not) result in the destruction, lamage of any natural, scenic or historic feature of major importance, because
of the fo	llowing:
<del></del>	The proposed building or use (will/will-not) comply with all standards
imposed o	n it by the regulations applicable to the zone in which the use will be
	nd any additional standards relating to the specific conditional use as
	ted by the following:
<del></del>	The proposed building or use at the particular location requested (is/is
m€) nece	ssary or desirable to provide a service or a facility which is in the interes
of the pu	blic convenience or which (will/will-not) contribute to the general welfare
of the ne	ighborhood or community, as demonstrated by:
nronoped l	The public goals described above (cap/can not) be met by the location of the
	building or use at some site or in some area which may be more appropriate
	proposed site, because of the following:
	All steps possible (have/have not) been taken to minimize any adverse
effects of	the proposed buildings or use on the immediate vicinity through building
lesign; si	te design, landscaping and screening as evidenced by:
<del></del>	
	SPECIFIC RELIEF GRANTED
•	After a public hearing on Mrv. 10, 1976, the Board of
ppeals fi	nd that all of the conditions required by the Ordinance (do/do not) exist
ith respe	ct to this property and that a conditional use should be
ranted in	this case.
$\mathcal{C}$	ondition - screen against headlights
	e on south out of Para

,, ,

True

\$\_52 \* --\*

It is therefore determined that a conditional use in this case by:

# CITY OF PORTLAND, MAINE Building & Inspection Services

February 20, 1975

13-23 Carleton St.

CDS PO Box 7130 Portland, Maine 04112 Gentlemen:

The application which you filed for a Certificate of Occupancy conditions outlined by the Appeal Board: A. Installation of light screening and fence.

- B. Planning Board will work with Mr. Kinney, other abutters and developer, to provide fencing as needed and added

When the work is completed on the parking lot, please notify this of Occupancy issued. Inspection may be made and the Certificate

Very truly yours,

Earle S. Smith Plan Examiner

January 20, 1975

CBS PO box 7130 Fortland, Maino 04112 c.c. Corporation Counsel

Re: 13-23 Carlaton St. (Assessors # Lot 55-A-4-5)

Contlamen:

Certificate of Occupancy for use of the premises at the above named location as an off street parking lot for 64 passenger cars is not issuable under the soning ordinance because the proposed use is not allowable in the R- instancial Some in which this property is located unless authorized by the Board of Appeals. (Sec. 602.7%.8.d)

We understand you would like to exercise your appeal rights in this matter. Accordingly, your authorized representative should come to this entire in Joon 113. City Hall to file an arreal on feath which are available here. A fee of \$15 for Concil enal Use Appeal shall be paid at this office at the time the areal in filed. If the fee has been paid an appeal files prior to this letter, then consider this letter a matter of formality. (Sec. 602.24.D)

Very truly yours,

A. Allan Soulo Assistant Director

AAS : I

241-21-75

CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

### APPLICATION FOR A CONDITIONAL USE APPEAL

C.D.S., Inc.	7	· 	owner of	property :	at.	13-23	Carleton	C+	<u>(#5</u> 5-A-4-5
		······································	OT	property (	at -	13-23	Carleton	St.	<u>(#5</u> 5-A-4-5

unde. the provisions of Section 602,24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: a certificate of occupancy for use of the premises at the above named location as an off-street parking lot for 64 passenger cars which is not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals, Section 602.7A.8.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side haraof for said conditions.)

Site Plan approval (is/is not) required by the Sire Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

#### 602.24 D (3) Conditions for Conditional Uses.

- a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.
- b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:
  - (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
  - (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
  - (3) That the proposed building or use will be constructed, arranged and operated so as notato interfere with the development and use of neighboring property in accordance with the applicable tone regulations.
  - (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways; streets; police and fire protection, drainage structures; refuse disposal, water and sewers; and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
  - (5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and
  - (6) That the proposed building or use complies with all standards imposed on: it by the regulations applicable to the zons in which the use is to be located and any additional standards relating to the specified conditional uses.
  - c. <u>General Considerations</u>: In determining whether the avidence establishes that the foregoing conditions have been met, the Board shall consider:
    - (1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desireble to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the aeighborhood or community;
    - (2) Whether and to:what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and
    - (3). Whether: and: to-what: extent: all.steps.possible.have:been:taken: to minimize any adverse: effects: of the proposed: building or: use: on the immediate. vicinity through building design, site design, landscapping and screening.

**88**Z

2/11/2(

Cots of Portland Bound of Appendo

Den Sirs.

Desperyon and energy on work, but no resided, of 74 West Sheed, we fell that one voice should be head specified when the many of start when Butheshed pleyoned were.

That the school is to be exercise - I fell that the school is to be converted into a partners + that parky is recens - i. A not on 64 autor.

Twilling I have be about it this time without

a specti. should be accomplished.

Therefore my 9 propose that the regul

to table on six months or until the
is a labeled committed with approval

Claus on the dealogs of the school

Sund Shrahd & Joh Jane 7411 ort St. RE: 13-23 Gulton St. (55-A-45)
City of Portland, Manne
Bulding on Impedion Services

Attention Mr. Thomas J. Murphy-Secretary
Room 113 City Hall

Received

Feb. 13-23 Gulton St. (55-A-45)

Received

Received

Feb. 13-23 Gulton St. (55-A-45)

City of Portland

Received

Feb. 10 1975

Dept. Of Blog INSP.
Off Of PORTLAND

28 Carleton Strut Portland, Maine Attention Mr. Thomas J Mengley, As owner on tax. hayer of my family home at 25 Carleton Street for fifty two (52) years ( succe (9,23) quite a record in stelly? ) hereby roice a vigorous protest- against the proposed out-down parloing area for sixing four (64) cars from 13-23 Carleton Street. The reasons are as fallows; -2- 2000 31 attraction of underirable elements 5- possible randslein grabable 6 - general overall unattractivened

Any one (1) of these enflor chinopians
proints would constitute a serious
menace to the entire neighborhood,
not to mention any continuation
of the same. If permission should
be granted what protection to
propriety owned does the Joining
Ordinance offer? In would in
this medance, depend its purpose.
Very truly yours,
(Mrs.) Eleanor Cross Wall

RECEIVED
FEB 1 0 1975
DEPT. OF BLOG. INSP.
CITY OF PORTLAND

### CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

All person interested either for or against this Conditional Use appeal will be heard at a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, February 12, 1975 at 4:00 p.m. of property within 500 feet of the property in question as required by Ordinance.

C.D.S., Inc., owner of property at 13-23 Carleton Street (#55-A-4-5) under the provisions of Section 602.24 D of the Zoning Ordinance of Appeals to permit a Certificate of occupancy for use of the of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a certificate of occupancy for use of the premises at the above named location as an off-street parking lot premises at the above named location as an off-street parking lot for 64 passenger cars. Permission is not allowable under the R-6 Residential Zone in which this property is not allowable in the authorized by the Board of Appeals, Section 602.7A.8.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met.

Thomas J. Murphy Secretary

Tunk OK their Jungs

Dear Sirs:

We have never protested anything before concerning city affairs, but now seems to be the time to speak out. He hope to attend the public hearing on Feb. 12 concerning the use of the property at 13-23 Carleton St., but thought we would send a letter also. In the past six years we have been on the corner of West and Carleton we have seen the neighborhoods appearance greatly damaged by the cutting of trees. He realize the necessity of that and hope that new trees will eventually be planted, but to make a parking lot out of the above mentioned property would add insult to injury. We know beyond a doubt that if such a thing ever took place, that vandalism would be a major problem in this area. A small concrete building was constructed on this lot a few years ago-just a few yeards from our property. We saw the building demolished by vandals. Fires were set, the large concrete bocks were chipped out and the metal door lasted only a matter of days. The building was never even used. A parking lot in this spot would not only effect the value and appearance of the entire neighborhood, but would require the strictest twenty-four hour policing ever required in this area. We can see nothing but hendaches ahead for the people in this neighborhood and for the city of Portland.

Shur Bart McCalman Irv and Barbara McCalmon

# CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

### CONDITIONAL USE APPEAL

### Findings of Pact

The applicant is CDS, Inc. (David Schurman, Pre	sident)and he is interested to
the property located at3-23 Carleton Street	as holder of an opein
The owner of the property to Commercial	and his address is
389 Congress Street, Fortland, ME . The property	de 1
The present use of the property is playground	18 located in a R-6 Zone.
The applicant respectfully petitions the Board of	of Appeals for a conditional
use permit to permit a certificate of occupancy for use o	f the market a conditional
above-named location as an off-street parking lot for 64 pa	the premises at the
parking for for 64 pa	assenger cars.
Pomethan Re to	•
Further Findings of Fact	•
CDS, Inc. is the holder of an option which must	be exercised by
March 31, 1975.	
Appearances / / / / /	the sales of the s
The names and addresses of those appearing in sup	DOIL of the annication
are: David Schurman, President CDS, P.O. Box 7130, Portland	WP Charles a tot
Esquire, 148 Pine Street, Portland, ME.	ti, me, charteton Smith,
, second, im,	
	<del></del>
and the names and addresses of those appearing in opposition	to the application are:
Dorothy LeButt, 144 Pine Street, Portland, ME, Wesley Kinney	, Cumberland Center, ME.
Scott Dexter, (minor address unknown), Philip Jenkins, Tate	Street. Portland MF
David Osborn, (minor address unknown).	
Marine Marine State of	
<u>Exhibits</u>	in the second of
The documentary evidence presented to the Board, i	Including him
ay of limitation, plans, specification share	microstrig, out not by
ay of limitation, plans, specification, photographs, etc. co	maisted of the following:
A report from the Planning Department and several letters both	th in support and in
opposition to the proposed use.	,, ,, ,, ,, ,, ,, ,, ,
. Exp. the contract of the con	

The proposed building or use (will/MILIXEME) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: The conditions placed upon the development of the parking lot by the Planning Board  The proposed building or use (MILI/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: the present use of the property and its suitability as a parking lot in the particular neighborhood and also the conditions imposed upon the use permit by the Board of Appeals  The proposed building or use (will/MILIXEME) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: it will aid in the development of adjacent property because the development of the Butler School will retain the character of the neighborhood.  The proposed building or use (will/MILIXEME) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and severs, and schools, as evidenced by: the applicant will preserve a 24 foot strip for storage of snow during snow removal operations. There are existing severs on the property which adequately serve it.  and the persons or agencies responsible for the establishment of the proposed use (will/MILIXEME) provide adequately for such services as shown by: Approval of the proposed plans by the Building Inspector	
property and its suitability as a parking lot in the particular neighborhood and also conditions imposed upon the use perpit by the Board of Appeals  The proposed building or use (WINTANTEXEE) be constructed, arranged and operated so as to interfere with the development and use of neighborhood.  The proposed building or use (WINTANTEXES) be constructed, arranged and operated so as to interfere with the development and use of neighborhood in the applicable zoning regulations as demonstrated by: it will aid in the devalopment of adjacent property because the development of the Butler School will retain the character of the neighborhood.  The proposed building or use (will/WINTANTE) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and severs, and schools, as evidenced by: the applicant will preserve a 24 foot strip for storage of snow during snow removal operations. There are existing severs on the property which adequately serve it.  and the persons or agencies responsible for the establishment of the proposed use (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provide adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provides adequately for such services as shown by: Approval of the (will/WINTAXXXXX) provides adequately for such services as shown by: Approval of the (will/WINTAXXXX) provides adequately for such services as shown by:	REASONS FOR DECISIONS
the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: the present use of the property and its suitability as a parking lot in the particular neighborhood and also the conditions imposed upon the use permit by the Board of Appeals  The proposed building or use (will/NXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ourpose, goals, objectives and standards of the Land Development Plan, the Zoning
operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: it will aid in the development of adjacent property because the development of the Butler School will retain the character of the neighborhood.  The proposed tuilding or use (will/WXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	effect, including monetary, upon adjacent property, the character of the neighborhood the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: the present use of the property and its suitability as a parking lot in the particular neighborhood and also
essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and severs, and schools, as evidenced by:the applicant will preserve a 24 foot strip for storage of snow during snow removal operations. There are existing sewers on the property which adequately serve it.  and the persons or agencies responsible for the establishment of the proposed use (will/XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: it will aid
	essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by:the applicant will preserve a 24 foot strip for storage of snow during snow removal operations. There are existing sewers on the property which adequately serve it.  and the persons or agencies responsible for the establishment of the proposed use (will/WXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

~\*

. . .

• • • • • • • • • • • • • • • • • • • •	building or use (with/vill not) result in the destruction, tural, scenic or historic feature of major importance, because se of the retention of existing trees.
located and any additional	uilding or use (will/EXMINSEX) comply with all standards lations applicable to the zone in which the use will be l standards relatin, to the specific conditional use as wing: Reports of the Building Inspector and Planning
of the public convenience of	ilding or use at the particular location requested (is/XX e to provide a service or a facility which is in the interest or which (will/XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	described above (can/EXMXEXT) be met by the location of the some site or in some area which may be more appropriate use of the following:Lack of parking in the area.
design, site design, landscap	ings or use on the immediate vicinity through building ing and screening as evidenced by: Report of the the Building Inspection Department
	SPECIFIC RELIEF GRANTED  ing onFebruary 12, 1975, the Board of onditions required by the Ordinance (do/ADXXXXX) exist and that a conditional use should be

• •

ではない

7 7 It is therefore determined that a conditional use \_\_\_\_\_\_ be granted \*

in this case by:

Annex Amalle

Ware Malle

Mushin

Dail D. Sum

\* Subject to the following conditions: (a) Installation of light screening on fence (b) Planning Staff will work with Mr. Kinney and other abutters and the developer to provide fencing as needed as well as additional lighting if such is found necessary.

February 14, 1975

Councilor J. Donald MacWilliams 51 Beacon Street Portland, NE 04103

RE: 13-23 Carleton Street - Moning Board of Appeals

Dear Mr. MacWilliams:

I enclose herewith for reference a copy of the decision of the Zouing Board rendered at its hearing on Pebruary 12, 1975, regarding the Butler School Playgroung.

Very truly yours,

Charles A. Lane Assistant Corporation Counsel

CVT\qTir

Enclosura

February 14, 1975

Mr. David Schurman President CDS, Inc. P.O. Box 7130

RE: 13-23 Carleton Street - Board of Appeals

Dear Hr. Schurman:

Enclosed herewith is a copy of the decision of the Board of Appeals regarding the above-captioned matter.

Please note that the appeal of CDS, Inc. regarding the change of the use of the subject property from a playground to a parking lot was approved by the Board.

Very truly yours,

Charles A. Lane Assistant Corporation Counsel

Enclosure

Pebruary 10, 1975

Community Development Services, Inc. P.O. Box 7130
Portland, ME 04112

RE: Appeal to Zoning Board

Dear Sirt

I enclose herewith for your reference a copy of the report prepared by the Planning staff of the City of Portland regarding your proposed use of the Butler School Play Yard.

Very truly yours,

Charles A. Lame Assistant Corporation Counsel

CAL/dlh

Enclosure

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

13-23 Carlison 34	Portland, Maine January 17, 1975
LocationLot 55-A- 4 & 5, Pine St	ZoneR-6
To the INSPECTOR OF FULLDINGS, Portland,	Maine
The undersigned hereby applies for a	certificate of occupancy to
allow the use of the above named premises	s for parking 4
as set forth on the attached site plan (members is PO Box 7130, Portland, Members 2000 Ordinance according to the intended property is located; and in accordance with information:  - PROPOSED:	to show compliance with the ed use and the zone in which the clth the following pertinent
Owner (name, address and phone number) CD	6, FO BOX (130, FOR CLARID) 146, OH 12
Lessee (name, address and phone number)_	lding or other use on this lot?
Is proposed use to be accessory to a bui	lding or other use on this lot?
yes . If so, what is use of building	ng or other use apartments
If off-street parking is sought, what is vehicles to be parked - passenger cars?	proposed maximum number of 647, commercial vehicles 0.
Have you secured on the site plan the wriproposed entrances to and exits from the public sidewalks by the Traffic Engineer no And, if access to more than one street, have you secured s Board?	premises for vehicles over (Dept. of Public Works? the premises is available from
Have you shown on the site plan the true public street along the frontage of the corner lot)?	location of <u>all</u> trees on the premises (both streets if a
Do you propose to remove or disturb any If so, have you secured on the site plan Director of Parks and Recreation?	tree on a public street? no the written approval of the n/a
Signature of Owner	Part Silver
Ву	y authorized thereto)
(dul	y authorized thereto)
THIS IS NOT A CERTIFI	CATE OF OCCUPANCY
	espection.  s according to the site plan and thout further authorization, but by - notice of readiness for partment when the premises have
1-17-75 Notstarted D	Inspector of Buildings
Anne	al sustained conditionally 2-12-75
	*

# CITY OF PORTLAND, MAINE IN THE BOARD OF APPEALS

All person interested either for or against this Conditional Use appeal will be heard at a public hearing in Room 112, City Hall, Portland, Maine on Wednesday, February 12, 1975 at 4:00 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 Ordinance.

C.D.S., Inc., owner of property at 13-23 Carleton Street (#55-A-4-5) under the provisions of Section 602.24 D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a certificate of occupancy for use of the premises at the above named location as an off-street parking lot for 64 passenger cars. Permission is not allowable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals, Section 602.7A.8.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met.

Thomas J. Murphy Secretary

•

4

9.

### CITY OF PORTLAND, MAINE

Building & Inspection Services

January 20, 1975

C.C. Corporation Counsel

CDS PO box 7130 Portland, Maine 04112

Re: 13-23 Carleton St. (Assessors # Lot 55-A-4-5)

Certificate of Occupancy for use of the precises at the above named location as an off street parking lot for 64 passenger cars is not issuable under the zoning ordinance because the proposed is not issuable under the R-6 Residential Zone in which this use is not allowable in the R-6 Residential Zone in which this property is located unless authorized by the Board of Appeals. (Sec. 602.7A.8.b)

We understand you would like to exercise your appeal rights in this matter. Accordingly, your authorized representative should this matter. Accordingly, your authorized representative should come to this office in Room 113, City Hall to file an appeal on forms which are available here. A fee of \$15 for Conditional forms which are available here. A fee of \$15 for Conditional use Appeal shall be paid at this office at the time the appeal is filed. If the fee has been paid an appeal filed prior to this filed. If the fee has been paid an appeal filed prior to this letter, then consider this letter a matter of forwality. (Sec. 602.24.D) (Sec. 602.24.D)

Very truly yours,

A. Allan Soule Assistant Director

aas ik



### APPLICATION FOR PERMIT

POPURMIT ISSUE

Class of Building or Type of Structure - Third Clean

9097 FEB 10 1936

Portland, Maine, February 10, 1936

To the INSPECTOR OF I					
The undersigned her accordance with the Laws any, submitted herewith an	reby applies for a per of the State of Main nd the following spec	rmit to <del>crec</del> t alter inste e, the Building Code o isficutions:	iH the following build I the City of Portland,	ng <del>structure equipment</del> in plans and specifications, if	
Location 17 Certeton	Street	Ward_7	Within Fire Limits?	yes <sub>Dist. No. 5</sub>	
Owner's or-Lessee's name a					
				Telephone28883	
Architect's name and ad re	.55				
Proposed use of building	<del></del>			_No. families	
Other buildings on same lot					
Plans filed as part of this ap	plication? no		No. of sheets	· · · · · · · · · · · · · · · · · · ·	
Estimated cost \$				Fcc \$ 1.00	
	Description of	of Present Building	g to be Altered		
		Style of	roof	Roofing	
Last use	Carage		<del></del>	No. families	
	General	l Description of No	ew Work		
To demolish building		•			
, •	•••				
It is understood that this permit the heating contractor.	i does not include installa	tion of heating apparatus a	which is to be taken out se	parately by and in the name of	
	I	Details of New Wo	ork	plate	
Size front de	nth No	Height :	average grade to top of	point of roof	
To be erected on solid or fil	led land?	atoriesriegnt:	every on early	point of foot	
Material of foundation		Thickness ton	Justin	om	
				I hickness	
Kind of Roof	Rise per inc	Post sove	elna	ALICS.	
No. of chimneys	Material of chim	news	of i	aina	
Kind of heat		Terro of fuel	OI 1	of lining	
Corner ports	Silla Ci-	-1 yes or ruer		g involved r	
Conner Prata-	31113	or leager poarar		Size Size	
span ever & feet. Sills and	i comer posts all one	piece in cross section.	x8 or larger. Bridging	in every floor and flat roof	
Joists and rafters:	1st floor	, 2nd	, ard	, roof	
Ún centers:	1st floor	, 2nd	, 8rd	roof	
Maximum span:	1st floor		, 3rd	roof	
If one story building with				_height?	
	• • •	If a Garage		·	
No. cars now accommodated	d on same lot	1	to be accommodated		
Total number commercial ex					
		• • • • • • • • • • • • • • • • • • • •			
tent amornoone tebating i	to done order than by		tually stored in the prop	osed building?	
937714		Miscellaneous			
Will above work require re					
	the above work a pers	son competent to see tha	it the State and City req	uirements pertaining thereto	
are observed? 765		Ers. L.	R. Wright		
INSPECTION COPY	Signature of	owner by I Ace /2	wruser		

Ward 7 Permit No. 36 96	
Location 17 Carlety St.	
The wager	
Notif. closing-in	
Inspn. closing-in	
final Notif.	
inal Inspn. 4/14/56, 006	
ert. of Occupancy issued	
NOTES	
3/3/3G Memorlegtaniel	
14/36 Dent Colo, 1	
Cont completo are	
F. (1)	
	3 4 4 2 3
2	