

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



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January 10, 1986

22 Cushman St.

Mr. Christopher Vaniotis, Attorney
Bernstein Shur, Sawyer & Nelson
One Monument Square
Portland, Maine 04101

Dear Mr. Vaniotis:

At the January 9th meeting of the Board of Appeals, the Board voted by a 4 in favor to 3 opposed to grant approval of your client's conditional use appeal to allow professional offices for health care practitioners (clinical psychologists) and a change of use for 22 Cushman Street from six family to five family apartments.

A building permit for the necessary alterations may be obtained as soon as your clients, Ebbets Associates, wish to do so. Once granted, an appeal is effective for six months following its approval.

Sincerely,

Warren J. Turner
Zoning Specialist

WT/el

Enclosure: Copy of Decision

cc: Ebbets Associates, % Dr. Martin Finkelstein
Merrill Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Merlin Leary, Code Enforcement Officer.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

FEB 25 1986

ZONING LOCATION R-6 PORTLAND, MAINE Dec. 12, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications

- 1. Owner's name and address Sarah P Gilbert & Dennis Boudreau
2. Lessee's name and address C/O Alchem Realty - 42 Pleasant St.
3. Contractor's name and address Ebbets Associates - Martin Finkelstein & Frank Luongo - 48 Deering St.

Proposed use of building 5 multi family with psychologist
Last use 6 family

Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$ Appeal Fees \$ 50.00

FIELD INSPECTOR--Mr. @ 775-5451 Base Fee of use 25.00

Late Fee TOTAL \$

Condition use appeal to allow professional office in R-6 Zone

alterations will be applied for on seprage permit Stamp of Special Conditions call 774-1200 on questions on this appeal.

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained...

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

Appeal sustained 1/9/86

DETAILS OF NEW WORK

- Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISC. CELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: G. R. ... 2/25/86
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Christopher L. Vaniotis Phone # 774-1200

Type Name of above Christopher L. Vaniotis 1 2 3 4
for Ebbets Associates and Address

NOTES

7-28-8 Checked with
Sam Hoffman & same will have
to come into office with plan
plan by attorney. For planing
& submit details. need to be
submitted. Cannot visit
City of Detroit then to take
care of.

Permit No. 86/1398
Location 2344
Owner Althea
Date of permit 12-12-85
Approved 2-25-86
Dwelling Change of use
Garage
Alteration