

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



5-19: Demot Court

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

January 20, 1989

Mr. Philip Knowlton, Treasurer
Demot Court Homeowners' Association
114 Brackett Street
Portland, Maine 04102

Dear Mr. Knowlton:

At the January 12th meeting of the Board of Appeals, it was voted by a unanimous vote of seven members present to grant your conditional use appeal for a parking lot for sixty-four car spaces and eight car spaces for the Demot Court four units of housing fronting on the Court. A copy of the Board's decision is enclosed for your records.

Before a permit can be issued for the proposed parking lot, it would be necessary for you to check concerning the following requirements:

- a. Please confer with the City Planning Director, Joseph E. Gray, Jr., concerning the possible need for obtaining a change to the Renewal Plan through the City Planning Board and the Portland Renewal Authority. Mr. Gray's office is in Room 211, City Hall.
- b. Site plan review for the parking lot will also be required. Six copies of the site plan will be required for review by the several City departments prior to the issuance of a certificate of occupancy for this proposed parking lot. Site plans must be prepared by a registered land surveyor, in accordance with the City's Site Plan Ordinance.

Sincerely,

Warren J. Turner

Warren J. Turner
Administrative Assistant

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

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5-19 Dermot Court

December 14, 1988

Mr. Philip Knowlton
Dermot Court Homeowners
114 Brackett Street
Portland, Maine 04102

Dear Mr. Knowlton:

This will acknowledge receipt of your application for a conditional use appeal for offstreet parking on Lot 57-D-27 at 5 to 19 Dermot Court in the R-6 Residence Zone. This conditional use appeal would permit the vacant land there to be used for offstreet parking for more than six vehicles, which is a conditional use in the R-6 Residence Zone. See Section 14-137 (3) (e.) of the City Zoning Ordinance.

This proposed parking lot would have a direct access from Brackett Street and would accommodate sixty-four car spaces, in addition to eight (8) spaces for the four units which front onto Dermot Court. The proposed use would be for a public parking lot and the present use is vacant land.

A conditional use permit shall be granted unless the Board of Appeals determines that: (Sec. 14-474(c)(2) of the Ordinance)

- There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- Such impact differs substantially from the impact which would normally occur from such a use in that zone.

This matter will be considered by the Board of Appeals on Thursday evening, January 12, 1989 in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution. A cover letter will be required.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Alexander Jaegerman, Chief Planner
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

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

877-8300

PERMIT # 001882

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # LOT#

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

Owner: Dermot Court Homeowners Association

Address: 114 Brackett Street, 04102

LOCATION OF CONSTRUCTION 5 Dermot Court

CONTRACTOR: Bluerock SUBCONTRACTORS: 854-2561

ADDRESS: 58 Main St., Westbrook, 04103

Est. Construction Cost: \$12,000 Type of Use: parking lot

Past Use:

Building Dimensions: L W Sq. Ft # Stories Lot Size

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Re-pave parking lot. 2 sets of plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Building Only

Of Dwelling Units # Of New Dwelling Units

Foundation:

- 1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floors:

- 1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
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

For Official Use Only
Date: March 6, 1989
Subdivision: Yes / No
Name
Lot
Block
Estimated Cost: \$12,000
Value/Structure
Fee \$87.00
Permit Expiration:
Ownership: Public Private

Ceiling:

- 1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size
5. Ceiling Height:
APR 5 1989

Roof:

- 1. Truss or Rafter Size
2. Sheathing Type
3. Roof Covering Type
4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

- 1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

- 1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:

District Street Frontage Req. Provided

Required 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

Shore and Floodplain Mgmt. Special Exception

Other (Explain)
Date Approved:

Permit Received By Nancy Grossman

Signature of Applicant [Signature] Date 3/16/89

Signature of CEO [Signature] Date

Inspection Dates

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Dermot Court Homeowners - Phil Knowlton-879-4211

Address: 114 Brackett St., Portland, 04102

LOCATION OF CONSTRUCTION 5-19: Dermot Court

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Co.struction Cost: _____ Type of Use: Conditional Use Appeal

Past Use: _____

Buildi. Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ Or New Dwelling Units _____

Foundation:

- Type of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floor:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

For Official Use Only	
Date <u>December 14, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration _____
Value/Structure _____	Owner/Arch: _____ Public _____
Fee <u>\$50.00</u>	Private _____

Ceiling:

- Ceiling Joists Size: _____
- Ceiling Strapping Size _____ Spacing _____
- Type Ceilings: _____
- Insulation Type _____ Size _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Span _____
- Sheathing Type _____ Size _____
- Roof Covering Type _____
- Other _____

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 _____
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- No. of Flushes _____
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- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size: _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required 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 _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other: (Explain) _____

Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant Phil Knowlton Date 12/14/88

Signature of CEO _____ Date _____

Inspection Dates _____

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 50.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant *Phil K...*

Date 12/14/83

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