



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Karl Norberg
223 Western Prom Ptld, ME 04102

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

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

Address of property (or Assessor's chart, block and lot number):
223 Western Prom

Zone: R-4 Present use: 1-family dwelling

Type of conditional use proposed: change from 1-2 family dwelling

Conditional use authorized by: Section 14- 103(1)b

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: January 17, 1992

Wm Scott
Signature of Applicant

W I N T O N . S C O T T . A R C H I T E C T S

Winton F. Scott, Jr., Principal
Mark M. Wilcox, Principal

Cynthia L. Loebenstein, Associate
Daniel W. Cecil, Associate

January 17, 1992

Mr. Bill Giroux
Code Enforcement
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Norberg Residence
223 Eastern Promenade

Dear Mr. Giroux,

As you know Karl Norberg would like to file for a Conditional Use Permit to be able to add an apartment above his garage at 223 Eastern Promenade.

To describe the proposed work, I am attaching the following:

1. Ground Floor Plan
2. Plan of Apartment
3. Site Plan
4. Elevation from Pine Street
5. 2 Photographs of the Property

In addition, you have asked me to respond to certain standards of the Land Use Ordinance which I submit as follows:

Sec. 14-103 Conditional Uses

- i. Proposed dwelling is approximately 825 SF.
- ii. No outside stairways have been constructed in last 5 years.
- iii. The alteration will not result in a total cubic increase of more than 10%.
- iv. The proposed unit is on the second floor.
- v. No existing dwelling unit is being altered to less than 1000 SF.

5 MILK STREET . PORTLAND, MAINE 04101 . (207)774-4811

- vi. 3000 SF of land per dwelling unit is provided.
- vii. The project shall be subject to article V for review and approval.
- viii. Parking shall be provided as required in division 20 of this article.

Sec. 14-474 Conditional Use Standards

- a. There are no unique-distinctive characteristics associated with the proposed conditional use.
- b. There will be no adverse impact upon the health, safety or welfare of the public or the surrounding area
- c. Such impact will not differ substantially from the impact which would normally occur from such a use in this zone.

As you have instructed, I am enclosing 10 copies of these materials for your review and approval. If you have any questions, please don't hesitate to call.

Sincerely,

Winton F. Scott, Jr.

Winton F. Scott, Jr.

Enc.

cc: Karl Norberg

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



January 23, 1992

Winton Scott Architects
5 Milk Street
Portland, ME 04101

Re: 223 Western Promenade

Dear Mr. Scott,

Receipt of your application, on behalf of Mr. Norberg, for a conditional use appeal regarding a change of use from a 1-family to a 2-family dwelling at the above referred property is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, February 13, 1992, at 7:00 PM 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 this appeal.

We will send you a copy of the February 13th agenda as soon as copies become available.

Sincerely,

William D. Giroux
Zoning Administrator

/mg

cc: Thomas V. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Charles A. Lane, Associate Corporation Counsel
Kathleen A. Lowe, Code Enforcement Officer
Karl Norberg, 223 Western Promenade, Portland, Maine

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



223 Western Promenade

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room #209, City Hall, Portland, Maine on Thursday evening, February 13, 1992 at 7:00 PM. 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.

Karl Norberg, owner of the property at the above referenced address, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petition the Board of Appeals to permit a change of use from a 1-family dwelling to a 2-family dwelling. This use is allowed in the R-3 Residential Zone provided the Board finds that the provisions of Section 14-474 and any other applicable conditions have been met.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

Thomas F. Jewell
Chairman

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS F. JEWELL
RAY M. JOHNSON
JOHN C. KNOX
MATTHEW D. MANAHAN
DEWEY A. MARTIN, JR.
REBECCA SARGENT
MICHAEL E. WESTORT

February 14, 1992

Winton Scott Architects
5 Milk St
Portland, ME 04101

Re: 223 Western Promenade


Dear Mr. Scott,

As you know, at its meeting of February 13, 1992, the Board of Appeals voted to permit a change of use at the above referred property from a 1-family to a 2-family dwelling.

A copy of the Board's decision is enclosed.

You should now come to this office, Room #315 to continue the building permit application process.

Sincerely,


William D. Giroux
Zoning Administrator

cc: Joseph E. Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kathleen Lowe, Code Enforcement Officer
Karl Norberg, 223 Western Promenade

3-9-8

223 Western Park side



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

of the Record

names and addresses of witnesses (proponents, opponents and others):
1411 NW 6th St
Portland, OR

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

Findings of Fact

The proposed conditional use is (circle one) permitted under Section 14-14-01 of the Zoning Ordinance, for the following reason(s):
0

The proposed conditional use does (circle one) meet all applicable standards, conditions or requirements, if any, applicable thereto, for the following reason(s):
0

The proposed conditional use is not (circle one) unique or distinctive characteristics or benefits associated with the proposed additional use, for the following reason(s):
0

The proposed conditional use will not (circle one) have an adverse impact on the safety or welfare of the public or the surrounding area, for the following reason(s):
0

2-13-92

225 Western Promenade



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

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

Karl Norberg
Winton Scott

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

Findings of Fact

1. The proposed conditional use is/is not (circle one) permitted under Section 14- 474 of the Zoning Ordinance, for the following reason(s):
4-0
2. The proposed conditional use does/does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):
4-0
- 3-A. There are are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):
4-0
- 3-B. There will will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):
4-0

3-C. The impact does does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s):

4-0

Conclusion*

After public hearing on Feb 13, 1992, and for the reasons above-stated, the accompanying application is hereby (check one)

 granted.

 4 granted subject to the following condition(s):

meets the vote plan requirements

is denied

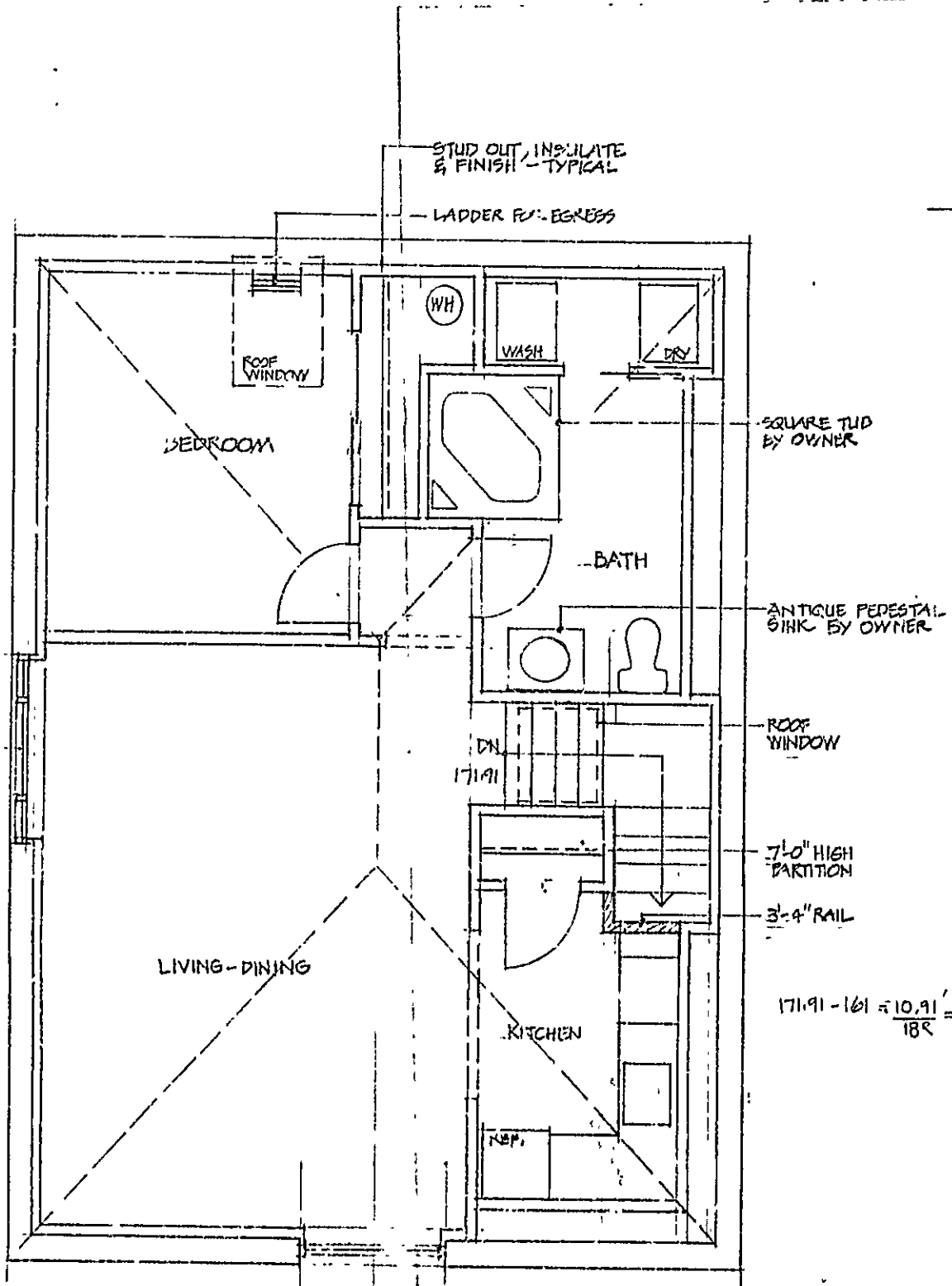
 1 denied.

Dated Feb 15, 1992

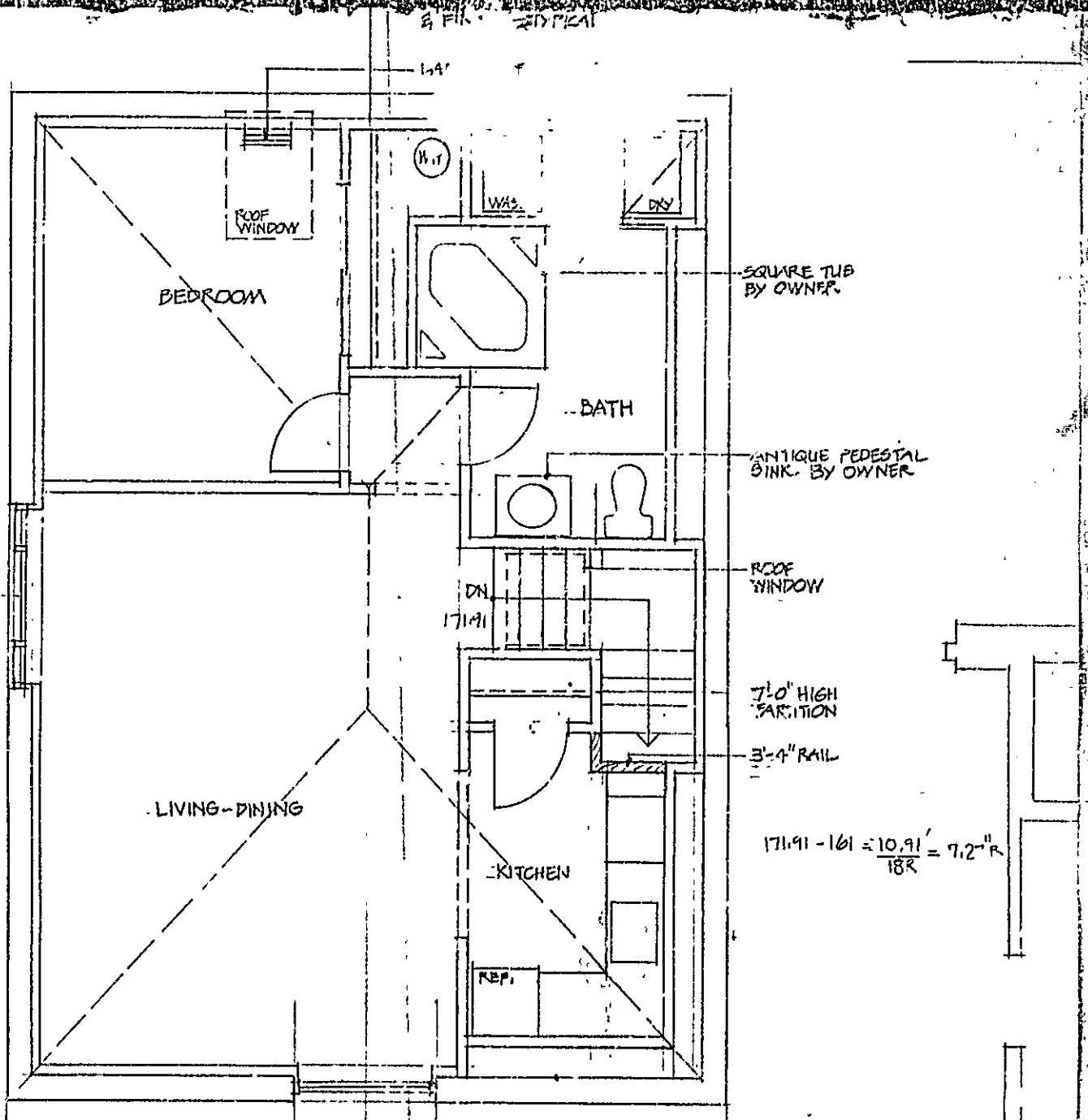
Alan C. Kivner
Secretary of the Board

* 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.

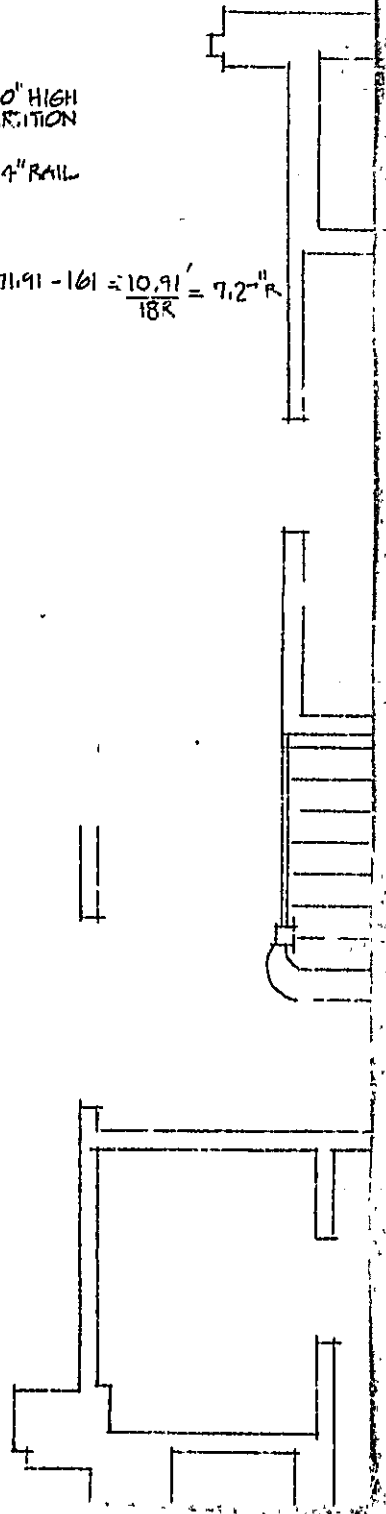
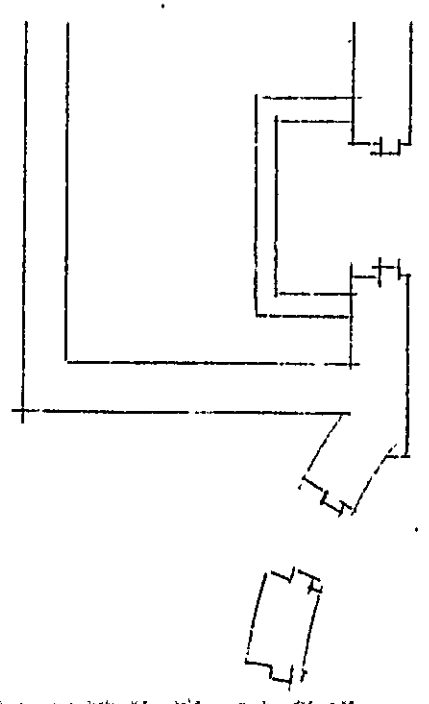
Granted
Alan C. Kivner
Thomas J. Quinn
W. W. [unclear]
Richard [unclear]



SECOND FLOOR PLAN
CARRAGE HOUSE
 1/4" = 1'-0"



SECOND FLOOR PLAN
CARRAGE HOUSE
 14'4" x 15'-0"



63-E-5 Appeal
property

63-E-All

63-A-All

63-B-All

63-F-All

69-B All

69-D All

223

70 Notices

AMORY JOAN L
188 PINE ST
PORTLAND ME
069 - D-013-001

BARTLETT CHARLES D JR
& ANITA T JTS
361 DAN ORTH ST
PORTLAND ME
063 - F-003-C01 04102

BINAFA INC
PO BOX 176 BIDDEFORD
100 MILE STRETCH RD.
POOL ME
063 - F-008-004 04006

BINAFA INC
PO BOX 176 BIDDEFORD
100 MILE STRETCH RD
POOL ME
063 - F-008-009 04006

BINAFA INC
PO BOX 176 BIDDEFORD
100 MILE STRETCH RD
POOL ME
063 - F-008-012 04006

BINAFA INC
PO BOX 176 BIDDEFORD
100 MILE STRETCH RD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 223 Western Promenade

Issued to Karl Norberg/Pamela Gleichman

Date of Issue September 9, 1983

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 92-4104, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

two-family dwelling (one unit in carriage house)

Limiting Conditions.

This certificate supersedes
certificate issued

Approved:

9/9/83 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.