

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Lot #3, Bay Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

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

July 14, 1989

Mr. John P. Sargent
103 Read Street
Portland, Maine 04103

Dear Mr. Sargent:

At the meeting of the Board of Appeals on Thursday evening, July 13, 1989, the Board of Appeals voted by a unanimous vote of six members present to deny your variance for access to Lot #3 on Bay Street via an easement to be established across your residential lot at 103 Read Street in lieu of direct access onto an unimproved street, Bay Street, in the R-3 Residence Zone.

The above variance for access, if granted, would have enabled you to build a single family dwelling on the Bay Street lot with an easement across your residential lot at 103 Read Street to provide access. We are advised by Public Works that Bay Street is an accepted but unimproved street.

A copy of the Board's decision is enclosed for your records.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

Enclosure: Copy of Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Arthur Rowe, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

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

Lot #3, Bay St.

June 28, 1989

Mr. John P. Sargent
103 Read Street
Portland, Maine 04103

Dear Mr. Sargent:

This is in reference to your variance request for access to the lot on Bay Street (Lot #3) located to the rear of your residence at 103 Read Street.

According to a request by the City's Office of the Corporation Counsel, please furnish a copy of the contract to purchase agreement so that it may be sent out to the members of the Board of Appeals. This contract is needed to verify that you are in fact a bona fide purchaser of the vacant lot under consideration for the variance.

Sincerely,

William D. Giroux
Zoning Enforcement Officer

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel
Warren J. Turner, Administrative Assistant

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

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

Lot #3, Bay Street

June 27, 1989

Mr. John P. Sargent
103 Read Street
Portland, Maine 04103

Dear Mr. Sargent:

This is in reference to your application for a variance for access to the Lot #3 on Bay Street by granting an easement across your residential lot on Read Street to provide access to the lot in the rear which fronts on Bay Street. The lot in the rear of your residence is located within the R-3 Residence Zone, which would not allow you to construct a duplex because R-3 is a single family zone.

In view of the above, it would be possible to build only a single family structure in the rear of your existing residence on Read Street. Please therefore review your plan for the use of this property and advise whether you wish to proceed with the variance request for access.

If you decide to proceed with this variance request to provide access to a proposed single family dwelling, please advise this office. If you wish to amend the plans supporting your variance in any way, please contact this office.

This item will be scheduled for consideration by the Board of Appeals on Thursday evening, July 13, 1989, at 7 P.M., 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.

Sincerely,

William D. Giroux
Zoning Enforcement Officer

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel
Warren J. Turner, Administrative Assistant