



Planning and Development Department  
Zoning Board of Appeals  
Conditional Use Appeal Application

Applicant Information:

Name Clyde Blackwell

Business Name home owner

Address 361 Ludlow Street

Portland ME 04102

Telephone (207) 871 9904

Day 842-6260 Fax 842-6271

Applicant's Right, Title or Interest in Subject Property:

OWNER  
(e.g. owner, purchaser, etc.):

Current Zoning Designation: R3

Existing Use of Property:

SINGLE FAMILY DWELLING

Subject Property Information:

Property Address 361 Ludlow St

Assessor's Reference (Chart-Block-Lot) MAP 286 Block D Lot 9

Property Owner (if different):

Name Same

Address

Telephone

Fax

Conditional Use Authorized by Section 14 - 88(a)(2)

Type of Conditional Use Proposed:

SINGLE FAMILY DWELLING  
with Accessory UNIT

JUN 15 2009

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

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

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 certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant

Clyde Blackwell

Date

July 2, 2009

Clyde Blackwell 361 Ludlow Street Portland ME 04102  
Home (207) 871-9904 Day (207) 842-6620

July 15, 2009

Re: Conditional Use Application for an Accessory Unit for:  
361 Ludlow Street Portland ME 04102 Map 286, Block D, Lot 9

To those whom it may concern,

I am proposing to add a 26'-8" x 50'-0" addition to an existing 24'-0" x 32'-0" single family dwelling that will include an accessory unit that is a "Conditional" use.

*I was granted a Conditional Use for this project on September 9th 2008 (see CBL 282 D009, Application #080925). I was told that I was required to reapply for the Conditional Use application; since, more than six months passed before I attempted to pursue the next step.*

- The total heated space will increase from 1,319 s.f to 3,246 s.f. not including cellar space or garage.
- A 575 s.f. garage will replace the 768 s.f. carport.
- The lot building coverage will increase from 1,566 s.f. to 2,095 s.f.
- The accessory unit will be 623 s.f. full height floor area (min. 400 s.f.), not including a shared laundry and entrance hall.
- The accessory unit is less than 30% of the gross floor area of the principal building (3,246 s.f.)  $623 \text{ s.f.} / 2623 \text{ s.f.} = 23\%$
- There are no outside stairs above the ground floor
- The building façade materials, building form and roof pitch is compatible with a single family residence.
- The lot size is 7,500 s.f. exceeding the 6,500 s.f. min.
- A third off-street parking space is possible in the driveway.
- a. *There are no unique or distinctive characteristics or effects associated with the proposed conditional use: There will be no noise, vibrations, fumes, odor, dust, light or glare other than what would be normally be created by a 4 bedroom single family dwelling. The scale, roof form, and character of the building (siding, windows, roofing, and elevation details) are compatible with a single family residence neighborhood. The entrance to the accessory unit is not discernable as a separate apartment. It does not look like a duplex residence. There are no outside stairways.*
- b. *There are no adverse impacts on the health, safety or welfare of the public or surrounding area. The one bedroom accessory unit will not overburden existing public services and utilities (water, sewerage). Traffic will not be more than could be expected for a four bedroom house.*
- c. *The conditional use proposed will have no impact that differs from the R3 Zone. The accessory unit will be used as residence in keeping with the neighborhood.*

It is my hope that this "Conditional Use" application under ordinance provision Sec. 14-88 (a) 2, will be approved. Please, allow (1) year approval

Sincerely,

  
Clyde Blackwell

members present: Jill Hunter (Acting Chair) - Deborah Fitter (Acting Sec.)  
**CITY OF PORTLAND, MAINE** Sana Moppin - William Getz

## **ZONING BOARD OF APPEALS**

members Absent: Phil Sancier, Gordon Smith, Peter Coyne -

### **APPEAL AGENDA**

meeting called to order 6:35 pm

The Board of Appeals will hold a public hearing on Thursday, August 06, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

4-0  
granted  
on condition

#### **1. New Business:**

##### **A. Disability Variance Appeal:**

104 Front Street, Sadri Shir, owner, Tax Map 167, Block B, Lot 006, R-3 Residential

Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of zero feet instead of the ~~maximum~~ twenty-five foot setback as required under section 14-90(d)(1).

Representing the appeal is Stevan Morrow, Sterling Builders, Inc.

4-0  
granted  
A period of  
30 years

##### **B. Conditional Use Appeal:**

361 Ludlow Street, Clyde Blackwell & Jane McCarthy-Blackwell, owners, Tax Map 286,

Block D, Lot 009, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.

4-0  
granted

##### **C. Conditional Use Appeal:**

1757 Forest Avenue, Sean & Patricia A. Finnemore Meehan, owners, Tax Map 309,

Block A, Lot 018, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(d)(3) to have a family daycare at her home for 12 children. Representing the appeal is the owner, Patricia Meehan.

#### **2. Other Business:**

3. Adjournment: 7:15 pm

deborahfitter@yahoo.com

Schuyler VA 22969

Secretways Sand Rd

~~Secret~~

7714



*Portland, Maine*  
*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Director of Planning and Urban Development  
Penny St. Louis Littell*

*Inspection Services, Director  
Tammy M. Munson*

August 12, 2009

Clyde Blackwell  
361 Ludlow Street  
Portland, Maine 04102

RE: 361 Ludlow Street  
CBL: 286 D 009  
ZONE: R3

Dear Mr. Blackwell:

On August 6, 2009 the Portland Zoning Board of Appeals voted 4-0 to grant your Conditional Use Appeal.

Enclosed please find a copy of the Board's decision.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Guertin".

Gayle Guertin  
Office Assistant

CC: Estate of Richard J. Goduti  
file

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

R-3 Residential Zone Accessory Unit:

**Conditional Use Appeal**

**DECISION**

Date of public hearing: August 6, 2009

Name and address of applicant: Clyde Blackwell  
361 Ludlow Street  
Portland, ME

Location of property under appeal: 361 Ludlow St.

For the Record:

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

Clyde Blackwell  
361 Ludlow St  
Portland ME 04102

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

As provided in board member packets.

Findings of Fact and Conclusions of Law:

Applicant is proposing to build an addition to the single family home located on the subject property that will include an accessory unit. The gross floor area of the principal building is 3,246 sq. feet. The accessory unit will be 623 sq. ft. There will be no open outside stairways or fire escapes above the ground floor. The lot size is 7,500 sq. ft.

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied 4-0 Not Satisfied \_\_\_\_\_

Reason and supporting facts:

Submitted drawings  
" testimony  
July 15th cover letter (2009)

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied ✓ 4-0 Not Satisfied \_\_\_\_\_

Reason and supporting facts:

Submitted drawings  
" testimony  
July 15, 2009 cover letter

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied ✓ 4-0 Not Satisfied     

Reason and supporting facts:

Submitted drawings  
" testimony  
July 15, 2009 cover letter

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied ✓ 4-0 Not Satisfied     

Reason and supporting facts:

Submitted drawings  
" testimony  
July 15, 2009 cover letter

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied ✓ 4-0 Not Satisfied     

Reason and supporting facts:

Submitted drawings  
" testimony  
July 15, 2009 cover letter

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied ✓ 4-0 Not Satisfied     

Reason and supporting facts:

Submitted drawings  
" testimony  
July 15, 2009 cover letter

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied ✓ 4-0 Not Satisfied     

Reason and supporting facts:

Applicant testimony



B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes     

No ✓ 1-0

Reason and supporting facts:

Previously granted

Testimony provided

Drawings/plans submitted

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes     

No 4-0 ✓

Reason and supporting facts:

Previously granted

Testimony provided

Drawings/plans submitted

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes     

No ✓ 4-0

Reason and supporting facts:

Previously granted

Testimony provided

Drawings/plans submitted

**Conclusion:** (check one)

\_\_\_\_ Option 1: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

40 ✓ Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Application for a period of two (2) years.

\_\_\_\_ Option 3: The Board finds that not all of the standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Please note that, pursuant to Portland City Code 14-88(a)(2)(i), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and

2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated:

  
Board Chair

O:\OFFICE\FORMS\R-3 conditional use accessory unit blackwell.doc

**Gayle Guertin - Re: ZBA legal ad for Friday ,07/30/09**

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**From:** Joan Jensen <jjensen@pressherald.com>  
**To:** Gayle Guertin <GG@portlandmaine.gov>  
**Date:** 7/28/2009 11:31 AM  
**Subject:** Re: ZBA legal ad for Friday ,07/30/09

Hi Gayle,

All set to run your ad on Thursday, July 30.  
The cost is \$179.41.

*divided 3 ways*

If you have any questions, please call or email me.

Thank you,  
Joan

Joan Jensen  
Legal Advertising  
Portland Press Herald/Maine Sunday Telegram  
P.O. Box 1460  
Portland, ME 04104  
Tel. (207) 791-6157  
Fax (207) 791-6910  
Email jjensen@pressherald.com

On 7/28/09 9:41 AM, "Gayle Guertin" <GG@portlandmaine.gov> wrote:

Good Morning Joan,  
Attached is the Zoning Board of Appeals agenda for the legal ad on Friday, July 30, 2009.

Thank You  
Gayle Guertin @ 874-8701

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

INVOICE FOR FEES

Application No:	0000-1536	Applicant:	Blackwell Clyde S &
Project Name:	361 Ludlow St	Location:	361 LUDLOW ST
CBL:	286 D009001	Application Type:	Conditional Use Appeal
Invoice Date:	07/15/2009		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	59.81	\$59.80
Notices	54	\$40.50
Legal Ad Processing Fee	1	\$50.00
Appeal Fee	1	\$100.00
		\$250.30
Total Current Fees:		+ \$250.30
Total Current Payments:		- \$100.00
Amount Due Now:		\$150.30

Bill to:

Blackwell Clyde S &  
361 Ludlow St  
Portland , ME 04102

CBL 286 D009001

Application No: 0000-1536

Invoice Date: 07/15/2009

Invoice No: 35017

Total Amt Due: \$0.00

Payment Amount: \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, August 06, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

#### 1. New Business:

##### A. Disability Variance Appeal:

104 Front Street, Sadri Shir, owner, Tax Map 167, Block B, Lot 006, R-3 Residential

Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of zero feet instead of the maximum twenty-five foot setback as required under section 14-90(d)(1).

Representing the appeal is Stevan Morrow, Sterling Builders, Inc.

##### B. ~~Conditional Use Appeal:~~

361 Ludlow Street, Clyde Blackwell & Jane McCarthy-Blackwell, owners, Tax Map 286,

Block D, Lot 009, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.

##### C. Conditional Use Appeal:

1757 Forest Avenue, Sean & Patricia A. Finnemore Meehan, owners, Tax Map 309,

Block A, Lot 018, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(d)(3) to have a family daycare at her home for 12 children.

Representing the appeal is the owner, Patricia Meehan.

#### 2. Other Business:

#### 3. Adjournment:



## City of Portland Zoning Board of Appeals

July 29, 2009

Clyde Blackwell  
361 Ludlow Street  
Portland, ME 04102

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before the Zoning Board of Appeals on **Thursday, August 06, 2009 at 6:30 p.m.** located on the second floor room 209 of City Hall.

Please remember to bring a copy of the packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as the procedures of the meeting for you to familiarize yourself.

I have also included the bill for the legal ad and notices. The check should be written as follows:

MAKE CHECK OUT TO:	City of Portland
MAILING ADDRESS:	Room 315
	389 Congress Street
	Portland, ME 04101

Please feel free to contact me at 207-874-8701 if you have any questions.

Sincerely,

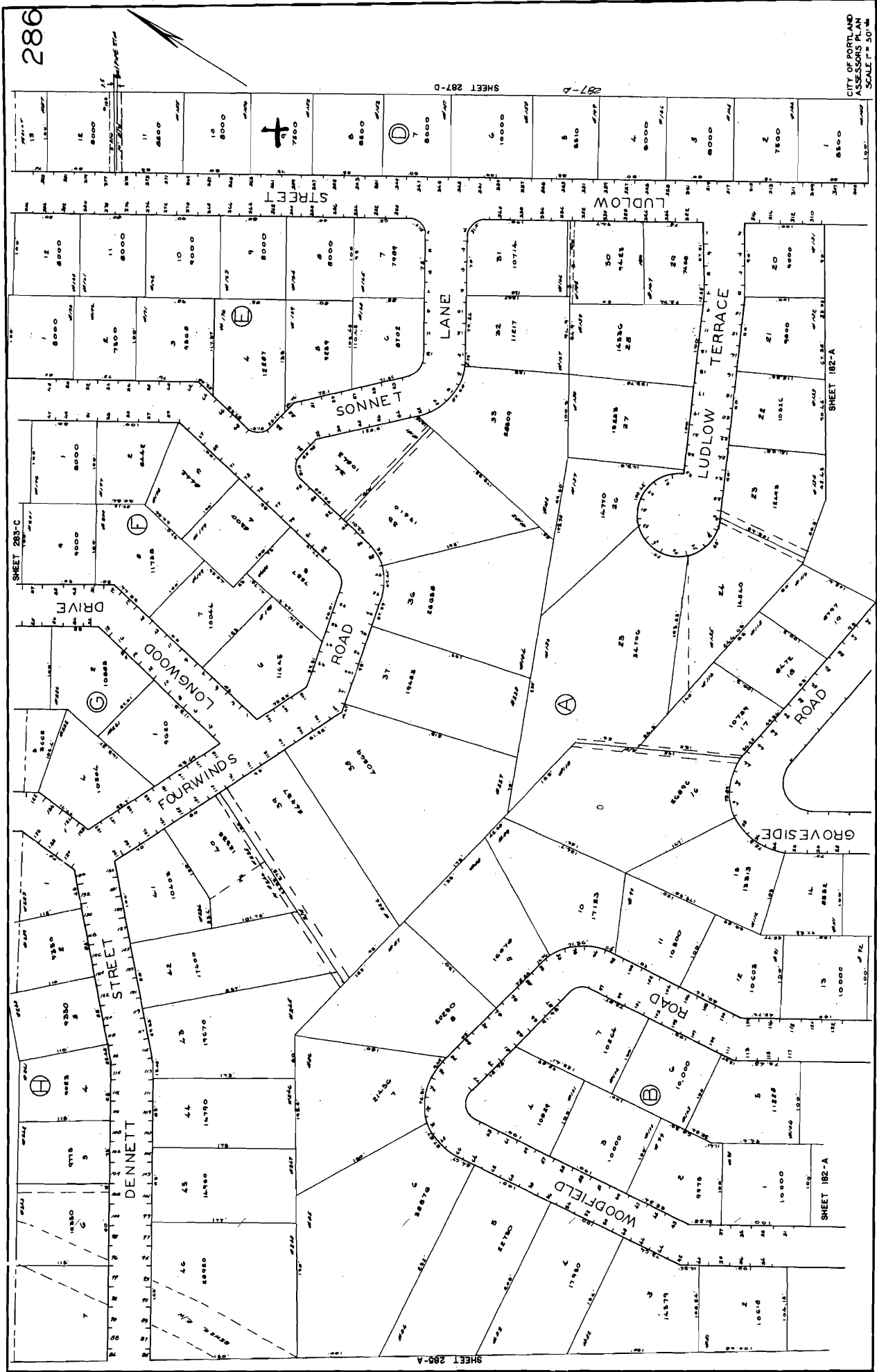
A handwritten signature in cursive script, appearing to read "Gayle Guertin".

Gayle Guertin  
Office Assistant

Cc: File

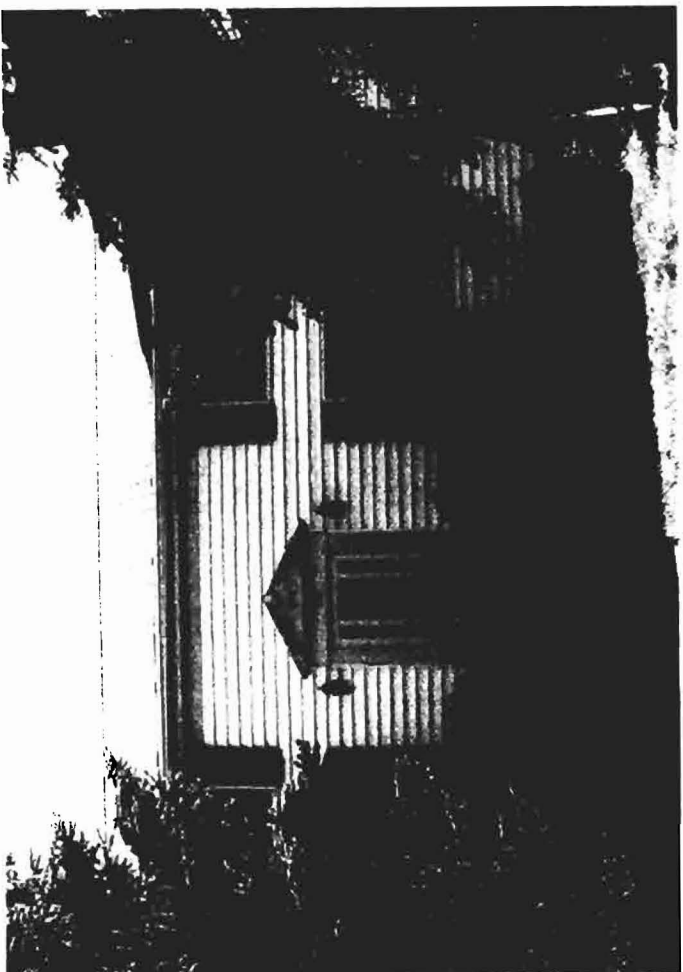
**Conditional Use Appeal:**

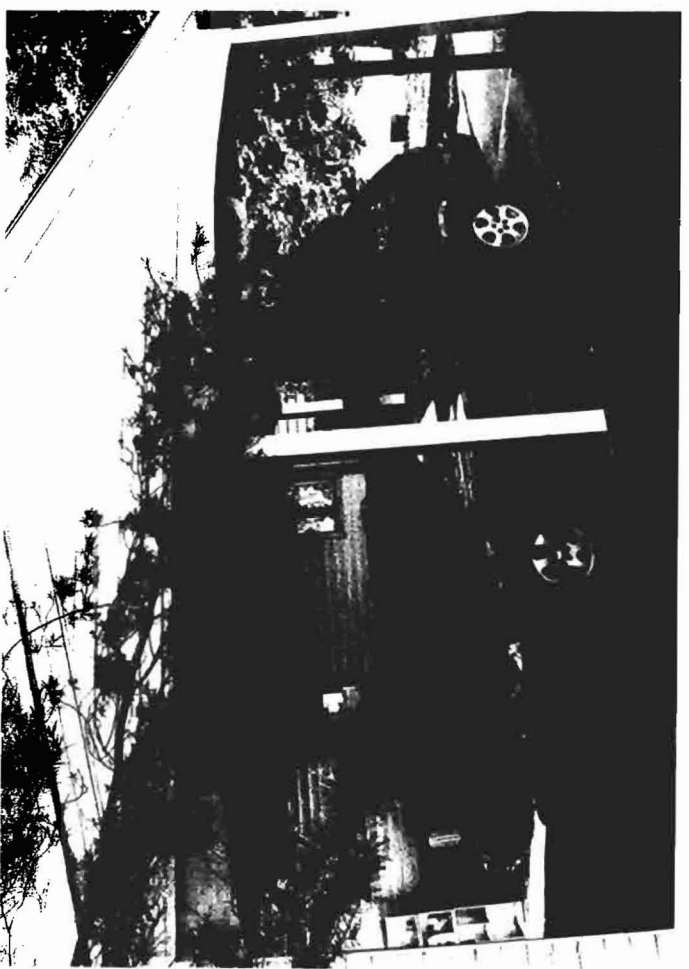
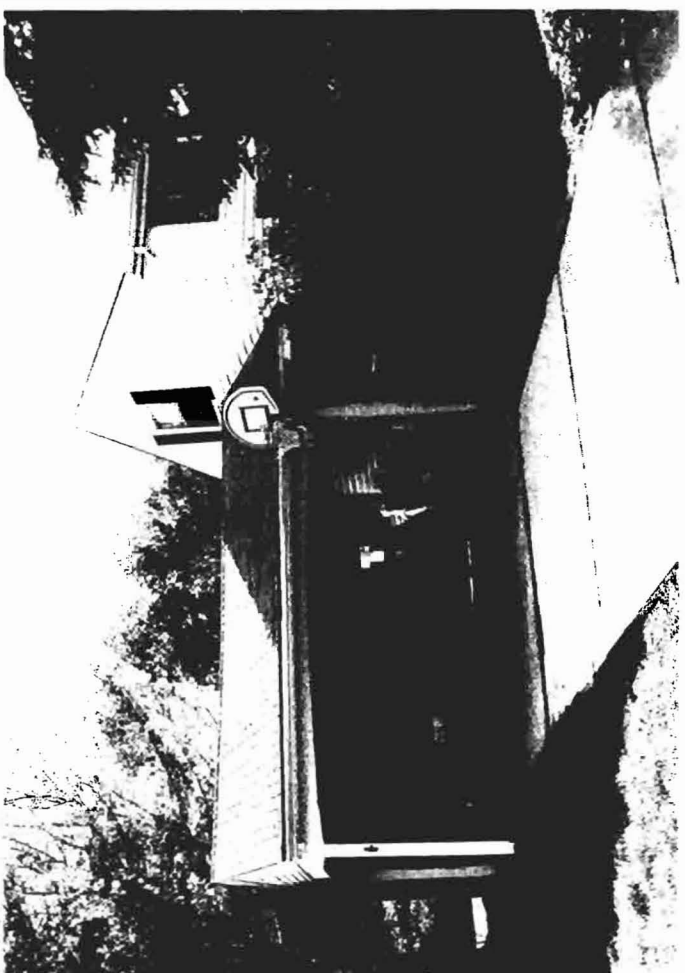
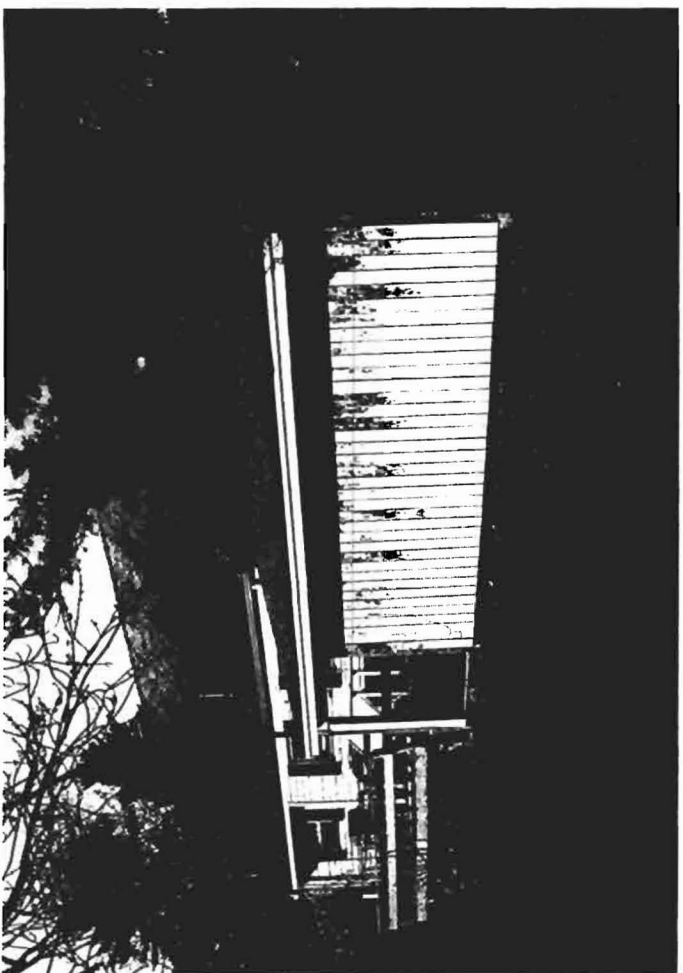
361 Ludlow Street, Clyde Blackwell & Jane McCarthy-Blackwell, owners, Tax Map 286, Block D, Lot 009, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.











TRUSTEE'S DEED  
~~WARRANTY DEED~~  
~~Joint Tenancy~~  
Maine Statutory Short Form

035308

Know all Men by these Presents,

2556356298

That Harriett A. Blackwell Trust

of Falmouth, County of Cumberland, State of ME,

being ~~un~~married, for consideration paid, grant to Clyde S. Blackwell and Jane E. McCarty  
Blackwell

of Portland, County of Cumberland, State of ME,

whose mailing address is 361 Ludlow Street Portland, ME 04102

with warranty covenants as joint tenants the land in Portland, County of Cumberland

State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 153 as shown on the Plan of Longfellow Woods, Section P, recorded in the Cumberland County Registry of Deeds in Plan Book 65, Page 72. Subject to all restrictions and easements of record, if any.

Meaning and intending to describe and convey the same premises conveyed to Harriett A. Blackwell Trust, Harriett A. Blackwell Trustee, by Warranty Deed of Theresa Solak-Eldert, dated March 7, 1997 and recorded at Book 12982, Page 077 in the Cumberland County Registry of Deeds.

MAINE REAL ESTATE TAX PAID  
Granite Title Services

And

husband/wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness

her

hand

and seal

this

26th

day of the month of

May , 19 98

Signed, Sealed and Delivered  
in presence of

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1998 JUN 10 PM 1:08  
CUMBERLAND COUNTY  
John B O'Brien

Harriett A. Blackwell  
Harriett A. Blackwell Trust  
Harriett A. Blackwell Trust  
Harriett A. Blackwell Trustee

State of Maine, County of

ss

, 19

Then personally appeared the above named

Cumberland

May 26 98

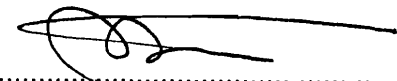
Harriett A. Blackwell Trust

and acknowledged the foregoing instrument to be

free act and deed.

her

Before me,



My Commission Expires:

P.J. STILES ~~Notary Public~~  
Attorney at Law, State of Maine  
(authorized to take acknowledgments pursuant to 4 M.R.S.A. § 1056) Attorney at Law  
Printed Name .....

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Peter Coyne  
Philip Saucier-sec  
Deborah Rutter  
Jill E. Hunter  
Gordan Smith  
William Getz

September 9, 2008

Clyde Blackwell  
361 Ludlow Street  
Portland, ME 04102

RE: 361 Ludlow Street  
CBL: 286 D009  
ZONE: R3

Dear Mr. Blackwell:

As you know, at the September 4, 2008 meeting, the Zoning Board voted 4-0 and granted your Conditional Use Appeal.

You will now need to call the Planning Department @ 874-8719 to apply for a site plan review / or exemption from a site plan review, then the inspections office can move forward on your change of use permit application (#080925).

Enclosed please find the billing for the Zoning Board Appeals legal ad and abutter's notification; also a copy of the board's decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin  
Office Assistant

CC: file

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA DECISION

The Board of Appeals will hold a public hearing on Thursday, September 4, 2008 at 6:30 p.m. at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk  
From: Marge Schmuckal, Zoning Administrator  
Date: September 8, 2008  
RE: Action taken by the Zoning Board of Appeals on September 4, 2008.

The meeting was called to order at 6:35pm.

Roll call as follows: **Members Present:** Gordon Smith, William Getz, Deborah Rutter (acting secretary) and Philip Saucier (acting chair).  
**Members Absent:** Peter Coyne and Jill Hunter

#### 1. Old Business:

##### A. Interpretation Appeal:

101 Craigie Street, Rabbi Moshe Wilansky, owner – Tax Map #120, Block B, Lot 001 in the R-3 Residential Zone. The appellant is seeking an Interpretation Appeal to reverse the written decision of the Zoning Administrator issued on May 22, 2008 regarding 101 Craigie Street being used as a place of worship. A place of worship is a conditional use appeal under the Portland Land Use Code Section 14-88 (c) (3). However, Section 14- 90 (a) (5) indicates a minimum lot size of two (2) acres that is required for a place of worship. Tax records indicate 101 Craigie Street has 0.187 acres. The Board voted 5-0 on August 21, 2008 meeting determining that the activities occurring at 101 Craigie Street is not a place of worship, thereby reversing the written decision, of the Zoning Administrator. On September 4, 2008 the Board will only review and vote on the Finding of Facts, Conclusions and Decision as prepared by Mary Kahl, Esq. **Because of a lack of quorum to review and vote on the Finding of Facts, Conclusions and Decision, the appeal will be continued to the next meeting held on Thursday, September 18, 2008.**

##### B. Conditional Use Appeal:

361 Ludlow Street, Clyde Blackwell, owner, Tax Map # 286, Block D, Lot #009, in the R-3 Residential Zone. The appellant is seeking a Conditional Use Appeal under Section 14-88 (a) (2) of the City of Portland Zoning Ordinance. The appellant is requesting a change the use from a single family dwelling unit to a single family dwelling unit with an accessory unit. Representing the appeal is the owner. **The Board voted 4-0 to grant the Conditional Use Appeal.**

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**C. Practical Difficulty Variance Appeal:**

1375 Congress Street, Michael J. Bedecs, D.O. / Down East Holding, LLC owner, Tax Map #188, Block A, Lot #002, in the R P Residential Professional Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under Section 14-149 (c) 2 (a) of the City of Portland Zoning Ordinance. The Appellant is requesting a rear yard setback of nineteen feet six inches (19'6") in order to continue the proposed addition, instead of the required rear yard setback of twenty (20) feet. Representing the appeal is the applicant / William C. Colby. **The Board voted 4-0 to grant the Practical Difficulty Variance.**

**2. New Business:**

**A. Practical Difficulty Variance Appeal:**

55 St. James Street, Myles J. Goodman Trust, owner, Tax Map #066, Block D, Lots #004 and 005, also Tax Map # 079, Block C, Lot 011, in the IM Industrial Moderate Impact Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under Section 14-250 (h) of the City of Portland Zoning Ordinance. The Appellant is requesting a variance for two properties from the required pavement setback of ten (10) feet from lot boundaries resulting from the proposed division of land. Representing the appeal for the owner is Michael Vaillancourt, Esq. **The Board voted 3-1 and denied the Practical Difficulty Variance Appeal.**

**3. Other Business:** The annual voting of a new Chair and Secretary. **Elections are postponed for the next meeting held on Thursday, September 18, 2008.**

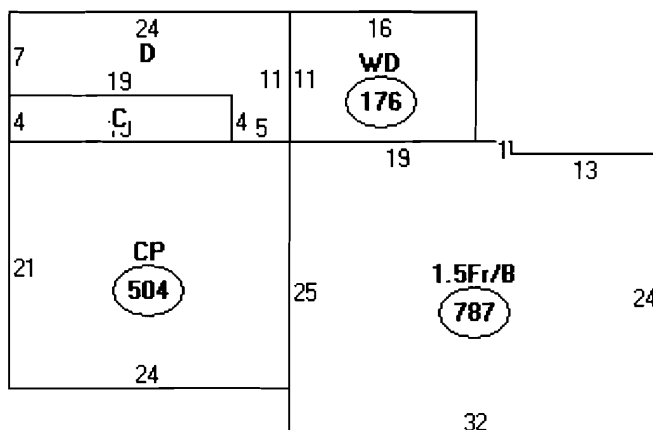
**4. Adjournment: 8:15pm**

**Enclosure:**

Agenda of September 4, 2008  
Original Zoning Board Decision  
1 tape of meeting

CC: Joseph Gray, City Manager  
Alex Jaegerman, Planning Department  
Penny St. Louis Littell, Director, Planning & Urban Development  
T.J. Martzial, Housing & Neighborhood Services





Descriptor/Area

A: 1.5Fr/B  
787 sqft

B: CP  
504 sqft

C: FUB = carpet  
76 sqft

D: DFP  
188 sqft

E: WD  
176 sqft

$$50 \times 24 = 1200$$

$$12 \times 3 = 36$$

$$2.67 \times 21 = 56.07$$

$$16 \times 10 = 160$$

$$= 2239.07$$

$$\text{Less} = 787$$

$$\begin{array}{r} 26.5 \\ \times 24 \\ \hline 636 \end{array}$$

10'11" on right

8' on left

Carpet added in 75

Jane E. McCarthy - Blackman

Clyde Blackwell 361 Ludlow Street Portland ME 04102  
Home (207) 871-9904 Day (207) 842-6620

July 15, 2009

Re: Conditional Use Application for an Accessory Unit for:  
361 Ludlow Street Portland ME 04102 Map 286, Block D, Lot 9

To those whom it may concern,

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*I was granted a Conditional Use for this project on September 9th 2008 (see CBL 282 D009, Application #080925). I was told that I was required to reapply for the Conditional Use application; since, more than six months passed before I attempted to pursue the next step.*

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- A 575 s.f. garage will replace the 768 s.f. carport.
- The lot building coverage will increase from 1,566 s.f. to 2,095 s.f.
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- The accessory unit is less than 30% of the gross floor area of the principal building (3,246 s.f.)  $623 \text{ s.f.} / 2623 \text{ s.f.} = 23\%$   $623 / 3246 = 19\%$
- There are no outside stairs above the ground floor
- The building façade materials, building form and roof pitch is compatible with a single family residence.
- The lot size is 7,500 s.f. exceeding the 6,500 s.f. min.
- A third off-street parking space is possible in the driveway.
- a. *There are no unique or distinctive characteristics or effects associated with the proposed conditional use: There will be no noise, vibrations, fumes, odor, dust, light or glare other than what would be normally be created by a 4 bedroom single family dwelling. The scale, roof form, and character of the building (siding, windows, roofing, and elevation details) are compatible with a single family residence neighborhood. The entrance to the accessory unit is not discernable as a separate apartment. It does not look like a duplex residence. There are no outside stairways.*
- b. *There are no adverse impacts on the health, safety or welfare of the public or surrounding area. The one bedroom accessory unit will not overburden existing public services and utilities (water, sewerage). Traffic will not be more than could be expected for a four bedroom house.*
- c. *The conditional use proposed will have no impact that differs from the R3 Zone. The accessory unit will be used as residence in keeping with the neighborhood.*

It is my hope that this "Conditional Use" application under ordinance provision Sec. 14-88 (a) 2, will be approved. Please, allow (1) year approval

Sincerely,

  
Clyde Blackwell

Owner in the?

$7500 \times .35 = 2625$

2623 sq ft