

South Portland City Council
Position Paper of the Interim City Manager

Subject:

ORDINANCE #10-16/17. Amending Chapter 27, "Zoning," regarding 14 E Street – Specialized Housing, Inc. (SHI) SP 2016 House Associates, LLC. Passed first reading on January 4, 2017. ROLL CALL VOTE. Passage requires five (5) affirmative votes.

Position:

This item is brought forward by Specialized Housing, Inc. (SHI) SP 2016 House Associates, LLC to consider an amendment to Chapter 27, to permit congregate housing individual unit ownership facilities for special needs adults. The request is brought forward specifically for property at 14 E Street. The parcel is shown as Map 15, Lot 126 on the Assessor's Tax Map.

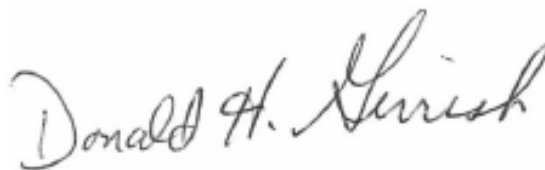
SHI would like to renovate the building to create 10 owner/occupied units with a shared kitchen, bathroom and other common areas (i.e. laundry or entertainment rooms). SHI will manage the facility and also provide two (2) staff apartments for staff members. The property is located on the City's bus line, thereby providing easy commuting for the residents.

The Planning Board held a public hearing on December 13, 2016. By a vote of 4-0 (Phillips, Carr, Misiuk absent) recommended approval for a zoning text amendment to Article IV, Section 27-579. This amendment is consistent with the South Portland Comprehensive Plan. Included is a copy of the Planning Board report.

Tex Haeuser and, a representative from SHI will be at Wednesday's meeting to answer any questions.

Requested Action:

This item is in order for City Council action.



Interim City Manager



CITY OF SOUTH PORTLAND

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Mayor

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Interim City Manager

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Jensen Baird Gardner & Henry

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At Large
MAXINE R. BEECHER

At Large
SUSAN J. HENDERSON

IN CITY COUNCIL

ORDINANCE #10-16/17

THE COUNCIL of the City of South Portland hereby ordains that Chapter 27, "Zoning," of the "Code of Ordinances of the City of South Portland, Maine" be and hereby is amended by the enactment of a new Article XVI as follows (deletions are ~~struck through~~; additions are underlined).

CHAPTER 27

ZONING

ARTICLE V. RESIDENTIAL DISTRICTS

...

Village Residential District VR

...

Sec. 27-579. Conversion of existing structures.

In addition to the other provisions of this chapter, no single family residential structure may be altered to accommodate additional dwelling units either by changing its footprint by adding more than three hundred twenty (320) square feet of ground floor area or increasing the number of stories; provided, in the event of the voluntary demolition of an existing single-family house, construction of a new multifamily building or structure may not commence for a period of one year thereafter. However, this section shall not apply to the creation of accessory dwelling units or to congregate housing individual unit ownership facilities.

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Fiscal Note: Less than \$1,000

Dated: January 4, 2017