

# City of Augusta, Maine

## DEPARTMENT OF CITY SERVICES

BUREAUS:

Code Enforcement (207) 626-2368  
Facilities & Buildings (207) 626-2365

(207) 626-2365

BUREAUS:

Engineering (207) 626-2367  
Planning (207) 626-2366



### MEMORANDUM

TO: City Council  
Bill Bridgeo, City Manager  
Mike Duguay, Director of Development Services

FROM: Matthew Nazar, Deputy Director of Development Services

DATE: November 14, 2011

RE: **110 Sewall St., LLC; Map 26, Lot 117**

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The staff review that was presented to the Planning Board is pasted below providing details of the proposal and the surrounding area. The Planning Board held a public hearing on the issue on Tuesday, November 8, and voted unanimously to recommend approval of the rezoning request.

The details of the proposal are that the prospective owner proposes to use the house as a office for two lawyers, support staff, and an occasional visitor during the legislative sessions each year. The lawyers spend time working on behalf of clients at the legislature. The additional proposed use for a professional association was stated as necessary to ensure future value of the property for other uses that may want to be close to the State House, should the law practice decide to sell the property at some point in the future.

### SUMMARY OF REQUEST

**Request: This is a Contract Rezoning request for Map 26 Lot 117 for business and professional offices and uses.**

**Owner:** Lawrence Vinal, Diane Vinal

**Applicant:** 110 Sewall St., LLC

**Location:** 110 Sewall St.

**Zoning:** Low Density Residential (RA) District

**Tax Map Number:** Map 26, Lot 117

**Existing Land Use:** Residential

**Proposed Rezoning:** Institutional/Business/Professional (BP) District

**SUMMARY OF SUBMITTAL PACKAGE**

1. Application for Parcel Reclassification/Rezoning
  2. Narrative
  3. Purchase and Sale Agreement
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**Staff Review**

**The Bureau of Engineering** does not have any concerns.

**The Bureau of Code Enforcement** does not have any concerns.

**The Bureau of Planning** does not have any concerns.

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**1. Consistency with the 2007 Comprehensive Plan**

The property is located in Augusta’s Growth Area (2007 Comprehensive Plan, Volume 1, p. 32). The Future Land Use map indicates that it is located in the River/State Government Complexes District (Volume 1, p. 33). There is a mix of residential and commercial uses in this district (Volume 1, p. 47). The Future Land Use Detail map, which refines the Future Land Use map, indicates that the property is located in an area that is primarily residential (Volume 1, Page 34).

[there doesn’t appear to be strong guidance in the plan as to whether the rezoning is appropriate]

**2. Consistency with Established Land Use Patterns**

There are several offices in the immediate vicinity of the property. They include the following:

<u>Office</u>	<u>Location</u>
Maine Pulp and Paper Association	104 Sewall St.
Mitchell & Tardy	106 Sewall St.
Maine Public Employees Retirement System	108 Sewall St.
Burton Cross State Office Building	111 Sewall St.
Maine Women’s Lobby	124 Sewall St.
Maine Equal Justice Partners	126 Sewall St.

The proposed use is consistent with established land use patterns.

### **3. Creation of an Isolated District Unrelated to Adjacent Districts**

The parcel is located immediately adjacent to the Institutional/Business/Professional (BP) District. The proposed rezoning will not create an isolated district.

### **4. Potential Impact on Utilities, Roads, and Services**

The property has most recently been used as a two-family residence. It is on public water, sewer and a public road. The proposed business and professional office and use is not expected to have a greater impact on utilities, roads, and services than the current use.

### **5. Changed or Changing Neighborhood Conditions**

The applicant has worked in and around the State House for twelve years. He has noticed that there is limited office space within walking distance of the State House. For this reason, he believes that properties that were once residences are being used as offices.