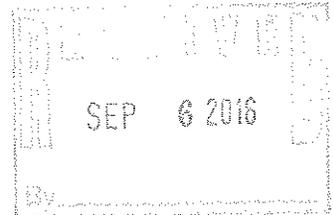


**City of Augusta**  
**Parcel Reclassification/Rezoning Application**  
Bureau of Planning, Department of Development Services



Applicant Name: Evelyn Levitt  
Mailing Address: 21 Wildflower Ln Hallowell ME  
Phone Number: 207 313 6874 Email Address: evelyn627@yahoo.com  
Agent Name: \_\_\_\_\_  
Mailing Address: N/A  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Owner Name: S.A  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Project Location (Street Address): 133 Northern Ave, Augusta, ME  
Tax Map and Lot Number: \_\_\_\_\_  
Existing zoning district of parcel: \_\_\_\_\_  
Proposed zoning district for parcel: \_\_\_\_\_

Type of zoning being applied for (check one):

- General Rezoning:** Requests to reclassify a parcel from one zoning district classification to another; no specific use is proposed. All uses listed in the requested zoning district would be allowed upon Planning Board recommendation and City Council Approval.
- Contract Rezoning:** Requests to reclassify a parcel from one zoning district classification to another; the requested zone would be modified, upon Board recommendation and approval by the Council, to limit the use of the property for a selected few of the listed uses.
- Conditional Rezoning:** Requests to reclassify a parcel from one zoning district classification to another; specific land use is proposed. The requested zone would be modified, upon Board recommendation and Council approval, to limit the use of the property to the use requested.

Any parcel reclassification shall meet the following criteria, please attach a narrative that addresses each of the following questions:  
(Land Use Ordinance, Amendments to chapter and Official Zoning Map §300-106.B(f))

- [1] How the rezoning is consistent with the 2007 Comprehensive Plan.
- [2] How the rezoning is consistent with established land use patterns.
- [3] How the rezoning will not create an isolated district unrelated to adjacent districts.
- [4] How adequate public utilities, roads and services exist or will be provided.
- [5] How the rezoning is justified by a changed or changing conditions.

If you are submitting a "Contract" or "Conditional" Rezoning Application, please address the following:

[1] What land use(s) do you propose? Business & Professional offices, Medical office

[2] Provide a detailed conceptual plan/ drawing showing your proposed development of the site. Note: Approval of conditional or contract rezoning may include conditions and restrictions. The conditions and restrictions will only be associated with the physical development or operation of the property. The conditions and restrictions may include deed restrictions. *included*

**Checklist of required submissions:**

Paper Copy	Included	Waiver Requested
10 copies of the Application Packet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Application Form(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Project narratives	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Purchase & sale agreement, or other document showing good standing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 reduced-sized complete plan sets on 11" x 17" paper <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>
4 full-sized complete plan sets ARCH D or E size paper <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Payment</b>		
Payment in full of \$150 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format	<i>NA</i> <input checked="" type="checkbox"/>	<input type="checkbox"/>

**Applicant Acknowledgement**

Complete Application Required. This application is being submitted under the requirements of the Augusta Land Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application filing deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the filing deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the scheduled filing deadline so that staff can determine completeness of the application.

Applicant's Signature: [Signature] Date: 9.6.16

**For Staff Use:**

\$150 Application Fee Paid. Received By (Initials): BP Date: 9/6/16  
 \$ 44.80 Abutter Notification Fee Paid. Received By (Initials): BP Date: 9/6/16

1. *How is the rezoning consistent with the 2007 Comprehensive plan?*

As per the Comprehensive Plan 2007, page 39, "Offices" are included in a list under "The following uses are expected in the district...."

2. *How is the rezoning consistent with established land use pattern?*

It fits into the pre-existing mix of land use in the district. There is a near-by Veterinarian office as well as other professional offices.

3. *How the rezoning will not create an isolated district unrelated to adjacent districts?*

The Medical Office is consistent with mix-use criteria.

4. *How adequate public utilities, roads and services exist or will be provided?*

The existing public utilities, roads and services are adequate for use. There is no intense use of electricity or other utilities, no intense pedestrian nor vehicular traffic.

5. *How the rezoning is justified by a changed or changing conditions?*

The structure has been used for commercial purposes for its entire life. It has been uninhabited for several years and is a blight on the neighborhood. A new Medical Office would improve the looks of the street and may add to the vitality of the district.

## **Medical Office.**

133 Northern Avenue in Augusta, Me will be a medical office for one (rotating) medical practitioner to evaluate 2 patients per hour for approximately 6 hours per day, 3 -6 days per week.

- No procedures will be done on premises,
- No medications be dispensed
- No medications will be stocked.

The Clinic will be staffed by 1 Nurse Practitioner or physician licensed in Maine and 1 CNA or similar to obtain vital signs, help complete paperwork, and assist in billing and assorted administrative duties. (2 staff member per hour total).

No major renovations will be needed to the exterior of the existing building but needed small repairs will be completed to the existing structure. (Such as repairing ramp, roof, new sign in the same size)

The interior of the building will also require small repairs as well. The interior will also need new walls constructed to allow for a waiting room, front office space and an exam room.



OPR BK 12363 PGS 166 - 167 07/27/2016 02:25:16 PM  
INSTR # 2016017057 # OF PAGES 2  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
Maine Statutory Short Form**

KNOW ALL BY THESE PRESENTS, That We, **David L. Coulombe and  
Raymond A. Rodrigue**, of Augusta, Maine, for consideration paid, grant to:

**Evelyne Levitt**

whose mailing address is: 21 Wildflower Lane, Hallowell, Maine 04347, with **warranty  
covenants**, the real estate situated in Augusta, County of Kennebec, and State of Maine,  
described as follows:

A certain lot or parcel of land, together with any buildings and improvements  
thereon, situated in the City Augusta, County of Kennebec, and State of  
Maine being more particularly described in Exhibit A attached hereto and  
made a part hereof.

Witness our hands and seals this 26th day of July, 2016.

Signed, Sealed and Delivered  
in the presence of

Mary J. Fortwood

David L. Coulombe  
Raymond A. Rodrigue

State of Maine  
County of Kennebec

July 26, 2016

Then personally appeared before me the above named David L. Coulombe and  
Raymond A. Rodrigue and acknowledged the foregoing instrument to be their free act and  
deed.

Before me,

Sandra J. Wood  
Attorney at Law/Notary Public  
Printed Name:

Sandra J. Wood  
Notary Public

My Comm. Expires Jan 9, 2020

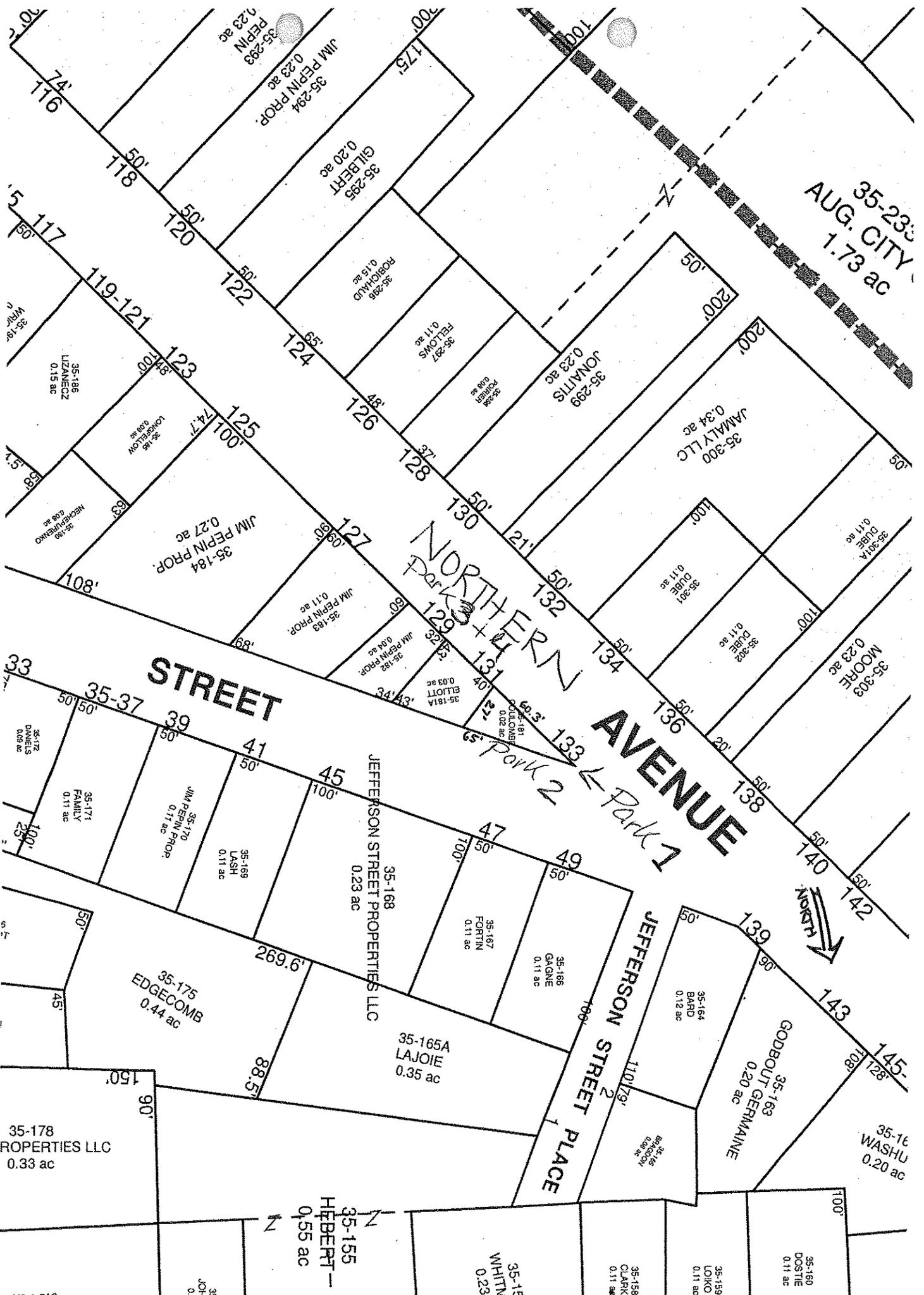
②  
M/Douglas

**EXHIBIT A**  
**133 Northern Avenue, Augusta, Maine**

A certain lot or parcel of land, with the buildings thereon, situated in the City of Augusta, County of Kennebec, and State of Maine, beginning in the easterly line of Northern Avenue sixty and three-tenths (60.3) feet southerly from its junction with Jefferson Street according to the plan of Kennebec Locks and Canal Company filed in the Kennebec County Registry of Deeds, said point being the northwesterly corner of land of Norman Fecteau from said point at right angles with said Northern Avenue twenty-seven (27) feet, more or less, along the northerly boundary of land of said Norman Fecteau to said Jefferson Street; thence at an interior angle and running along the northwesterly line of said Jefferson Street a distance of sixty-five (65) feet, more or less, to the junction of said Northern Avenue and said Jefferson Street; thence southerly by said Northern Avenue a distance of sixty and three-tenths (60.3) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantors herein by virtue of a release deed from The Bank of Maine dated July 1, 2013 and recorded in the Kennebec County Registry of Deeds in Book 11491, Page 251.

35-233  
AUG. CITY  
1.73 ac



STREET

NORTHERN  
Park 1  
Park 2

AVENUE

JEFFERSON STREET PROPERTIES LLC  
0.23 ac

JEFFERSON STREET PLACE

35-175  
EDGEComb  
0.44 ac

35-165A  
LAJOIE  
0.35 ac

35-163  
GODBOUT GERMAINE  
0.20 ac

35-178  
ROPERTIES LLC  
0.33 ac

35-155  
HERBERT  
0.55 ac

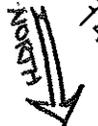
35-15  
WHITM  
0.23 ac

35-158  
CLARK  
0.11 ac

35-159  
LOIKO  
0.11 ac

35-160  
DOSTIE  
0.11 ac

35-16  
WASHU  
0.20 ac



35-293  
PEPIN  
0.23 ac

35-294  
JIM PEPIN PROP  
0.23 ac

35-295  
GILBERT  
0.20 ac

35-296  
ROBCHALUD  
0.15 ac

35-297  
FELLOWS  
0.11 ac

35-299  
JONATIS  
0.23 ac

35-300  
JAMALY LLC  
0.34 ac

35-301A  
DUBE  
0.11 ac

35-301  
DUBE  
0.11 ac

35-303  
MOORE  
0.23 ac

35-181A  
ELLIOTT  
0.03 ac

35-182  
JIM PEPIN PROP  
0.04 ac

35-183  
JIM PEPIN PROP  
0.11 ac

35-184  
JIM PEPIN PROP  
0.27 ac

35-185  
JIM PEPIN PROP  
0.11 ac

35-186  
JIM PEPIN PROP  
0.04 ac

35-187  
FORTIN  
0.11 ac

35-188  
GAGNE  
0.11 ac

35-164  
BARD  
0.12 ac

35-165  
BRACKOW  
0.09 ac

35-171  
FAMILY  
0.11 ac

35-169  
LASH  
0.11 ac

35-168  
JEFFERSON STREET PROPERTIES LLC  
0.23 ac

35-167  
FORTIN  
0.11 ac

35-166  
GAGNE  
0.11 ac

35-163  
GODBOUT GERMAINE  
0.20 ac

35-163  
GODBOUT GERMAINE  
0.20 ac

35-163  
GODBOUT GERMAINE  
0.20 ac

35-172  
DANIELS  
0.08 ac

35-171  
FAMILY  
0.11 ac

35-170  
JIM PEPIN PROP  
0.11 ac

35-169  
LASH  
0.11 ac

35-168  
JEFFERSON STREET PROPERTIES LLC  
0.23 ac

35-167  
FORTIN  
0.11 ac

35-166  
GAGNE  
0.11 ac

35-164  
BARD  
0.12 ac

35-165  
BRACKOW  
0.09 ac

35-163  
GODBOUT GERMAINE  
0.20 ac



↑ NORTH

