

Findings of Fact and Conclusions of Law:

The applicant requests approval of the use of the second floor of the State Street Congregational Church/United Church of Christ building at 159 State Street as a nursery school. The program is run Mondays through Thursdays from 9 a.m. to 12:30 p.m., throughout the school year. Maximum enrollment is 18 children.

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

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone.

Yes No

Reason and supporting facts:

low volume, similar to other church uses in area, hours of operation are limited.

2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.

Yes No

Reason and supporting facts:

*Buffered play area.
minor litter removed + brought home for disposal.*