

September 26,2015

Department of Planning & Urban Development
Zoning Board of Appeals
389 Congress Street, Room 315
Portland, Me 04101

Re Conditional Use Appeal for property located at 159 State St

Dear Members of the Zoning Board of Appeals,

Please find enclosed an application and supporting documentation for Professional office change of use within the state street church, basement level, located at 159 State Street. The allowed professional office use will be Health Care practitioner. The structure was not designed or constructed for residential use. City records show the only use for the structure being Church. Ample on street parking is available on state street. No interior or exterior modifications will be made.

This request satisfies the city requirements as follows:

Section 14-137(c)2 Conditional Use

2. Professional offices of a member of a recognized profession maintained for the conduct of that profession. Professional office uses exclude personal services, retail services, and veterinarians. The illustrative examples that follow indicate the type of professional offices permitted: health care practitioner, attorney, social worker, engineer, architect, accountant, real estate agent, insurance agent. Professional office uses shall meet the following standards in addition to provisions of section 14-474, except that subsections a., b., c. and d. of this section 14-137(c)2 shall not apply to the use of any building not designed or constructed for residential use, which was not in actual use as a residence on April 18, 1984, or thereafter. a. A professional office shall not be located within five hundred (500) feet of another as measured along the street line to the respective property lines. b. A building with one (1) or more professional offices shall have at least fifty (50) percent of the total floor area of the building devoted to residential uses. c. The total number of individuals working in a building of professional offices shall not exceed the equivalent of four (4) full-time City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-137 Rev. 1-18-2012 14-152 employees. d. Any additions or exterior alterations shall be compatible with the architecture of the building and maintain the residential appearance of the building. Construction of a new building shall be compatible with the architectural character of the surrounding area. e. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets. f. Off-street parking is required as provided in division 20 (off-street parking) of this article.

Your time reviewing and considering this application appreciated. Please feel free to contact me directly should you have any questions

Kind Regards,


Nate Underwood