

*"To plant a garden is to believe in tomorrow."*



**KIDDIE GARDEN, L.L.C.**

**Lorna M. Leo**

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Department of Planning and Urban Development  
Planning Division  
Portland City Hall  
389 Congress St  
Portland ME 04101

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To Whom It May Concern:

I am submitting a Conditional Use Application. The property for which I am submitting the application is 237 Spring Street. The actual space is a vacant store front located in a residential building that is zoned for mixed use. The store front has been vacant for some time. It has been used historically as a small variety store and has not been used as residential space for more than the last 5 years. The building is a corner property located at the intersection of Spring and Clark Streets, across from the Reiche Elementary School playground.

I am proposing use of the store front space for a small child day care facility to serve no more than 12 children. The building is located in an R6 zone, which does allow small child day care for up to 12 children as a conditional use.

Attached are the written submittals addressing the conditional use standards, a statement from the property owner, Caesar Papi, as to the intent to lease, a sketch of the floor plan for the space, a city map showing the location of the property, and photographs of the property's exterior and parking.

Every effort will be made to ensure the safety and comfort of the children in care, the other tenants in the building and the surrounding neighbors.

Our proposed hours of operation are 7:00 am – 5:30 pm., Monday – Friday. There should be very little impact on the neighborhood.

There is a very real need for quality, licensed child care in the West End. I thank you for your time and consideration of my application.

Sincerely,

A handwritten signature in cursive script that reads "Lorna M. Leo".

Lorna M. Leo