



Michael A. Russell, MS, Director  
Permitting and Inspections Department

Ann Machado  
Zoning Administrator

**CITY OF PORTLAND ZONING BOARD OF APPEALS**

**Conditional Use Appeal Application**

**Applicant Information:**

Scott D. Flanders  
NAME

Scott D. Flanders  
BUSINESS NAME

37 Grandview Ave. So. Pkld.  
BUSINESS ADDRESS

207-776-2172 scdfndrs370@gmail.com  
BUSINESS TELEPHONE & E-MAIL

Owner  
APPLICANT'S RIGHT/TITLE/INTEREST

R-5  
CURRENT ZONING DESIGNATION

**Subject Property Information:**

70 Lawn Avenue  
PROPERTY ADDRESS

132 6021 001  
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (If Different)

ADDRESS (If Different)

PHONE # AND E-MAIL

CONDITIONAL USE AUTHORIZED BY  
SECTION 14- 118(a)(3) Dept. of Building Inspections  
City of Portland Maine

RECEIVED

APR 28 2017

**EXISTING USE OF THE PROPERTY:**

70 (and 72) Lawn Avenue has been a rental property for decades. Currently it is unoccupied pending this appeal.

**TYPE OF CONDITIONAL USE PROPOSED:**

I wish to make the 3rd floor an independent apartment in addition to the units of the 1st and 2nd floors

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

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; and
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; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

**NOTE:** If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

Scott D. Flanders  
SIGNATURE OF APPLICANT

4/27/17  
DATE