



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. Pld.
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- _____

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

PM 17-017