



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:

NAME Mackenzie Simpson

BUSINESS NAME Simpson Real Estate Services, LLC

BUSINESS ADDRESS PO Box 11583  
Portland, Maine 04104

BUSINESS TELEPHONE & E-MAIL 207-310-0221  
macpsimpson@gmail.com

APPLICANT'S RIGHT/TITLE/INTEREST  
Owner's Agent/Representative

CURRENT ZONING DESIGNATION  
Residential 3 (R3)

EXISTING USE OF THE PROPERTY: 2 - Family

TYPE OF CONDITIONAL USE PROPOSED: 3 - Family

#### Subject Property Information:

PROPERTY ADDRESS 183-185 Whitney Avenue,  
Portland, Maine 04102

CHART/BLOCK/LOT (CBL) 186A/D007/001

PROPERTY OWNER (If Different) Dana French

ADDRESS (If Different) 63 Mortimer St. SE,  
Atlanta, Georgia 30317

PHONE # AND E-MAIL 207-838-3428  
danajfrench@yahoo.com

CONDITIONAL USE AUTHORIZED BY  
SECTION 14- 391(f)

**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.**

  
SIGNATURE OF APPLICANT

March 19, 2018  
DATE