

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Jeff Levine
Director Planning & Urban Development

RECEIVED



APR 12 2013

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Applicant Information:

Abigail Johnston
NAME

Made by Hand Bakery LLC
BUSINESS NAME

23 Caleb Street
ADDRESS

Portland, ME 04102

207-318-7156
TELEPHONE #

Owner
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

R3
CURRENT ZONING DESIGNATION

EXISTING USE OF PROPERTY:

Residence

2 dwelling units in building

Subject Property Information

23 Caleb Street
PROPERTY ADDRESS

187-A-6
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (if different)
NAME

ADDRESS

CONDITIONAL USE AUTHORIZED BY
SECTION 14 - 410

TYPE OF CONDITIONAL USE
PROPOSED:

Licensed Home Food Processing
For producing baked goods

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. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
3. Such impact differs substantially from the impact which would normally occur from such a use in that 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]
SIGNATURE OF APPLICANT

3 April 2013
DATE

Ms. Ann Machado | Zoning Specialist
Planning & Urban Development | Portland City Hall
Portland, ME 04101
April 3, 2013

Dear Ms. Machado and the Zoning Board,

I am requesting a permit to allow me the use of my residence at 23 Caleb Street for Home Occupation. My intention is to operate as a Licensed Home Food Processor that has a focus on producing gluten-free baked goods for resale to other businesses. While Licensed Home Food Processing is not yet recognized under the acceptable "Home Occupations" listed by the City of Portland, Licensed Home Kitchens are a valid and vital part of Maine's growing economy. The following is an explanation of how my home occupation meets the criteria listed for a "Home Occupation."

- My home occupation will occupy approximately 145 square feet of the residence.
- No goods will be stored or displayed, or be visible from outside the residence.
- Storage of the material necessary to perform my occupation are minimal and are contained within the 145 square feet of floor space mentioned above.
- There will be no external signage related to my home occupation.
- No exterior alterations to the residence are necessary.
- Since I will not be receiving customers at my residence, no additional parking is necessary, and will not effect the neighbors.
- No additional traffic will be generated by my occupation since I will not be receiving customers.
- I will not require the service of employees.
- No vehicles approaching a gross vehicle weight of 6,000 are necessary for my Home Occupation.
- No objectionable effects will result from my Home Occupation.

My Home Occupation is a secondary and incidental use of my residence. The external activity level and impact are negligible and will be in keeping with the residential character of the neighborhood.

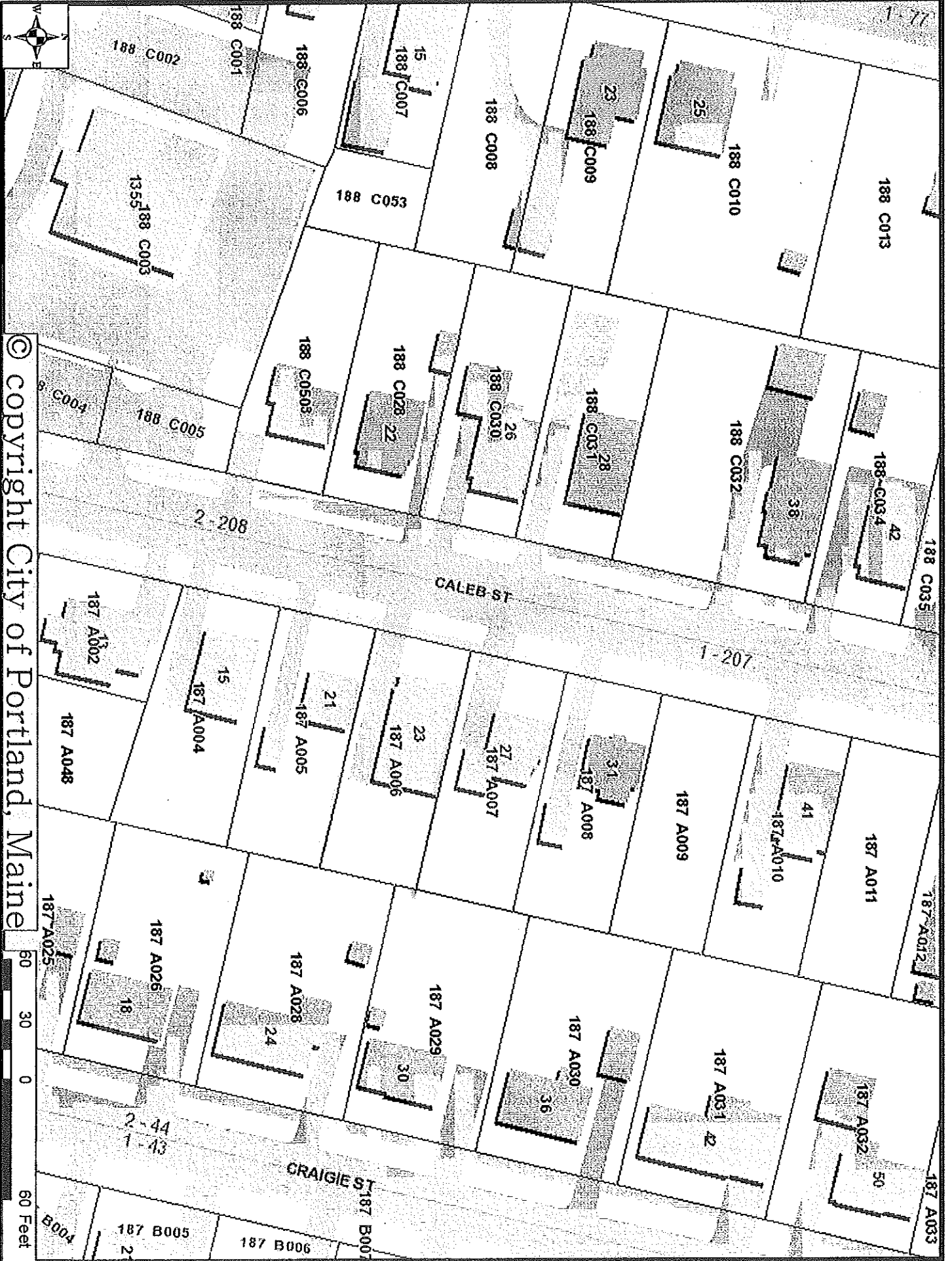
Attached are support materials to help you better understand the nature and scope of my Home Occupation. You will find a copy of the lot under consideration and a floor plan of the space intended for use for my Home Occupation.

Thank you very much for your thoughtful consideration, and I very much look forward to offering the community wholesome and delicious baked goods.

All the best,



Abby Johnston | Made by Hand Bakery LLC
23 Caleb Street | Portland, ME 04102



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60 30 0 60 Feet



188 C002

188 C001

188 C006

15
188 C007

188 C008

23
188 C009

25
188 C010

188 C013

1355
188 C003

188 C053

188 C0503

188 C028
22

26
188 C030

28
188 C031

188 C032

39
188 C034
A2

188 C035

2-208

CALEB ST

1-207

187 A002

187 A048

15
187 A004

21
187 A005

23
187 A006

27
187 A007

31
187 A008

187 A009

41
187 A010

187 A011

187 A012

187 A025

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24

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187 A030
36

187 A031
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187 A032
50

187 A033

2-44
1-43

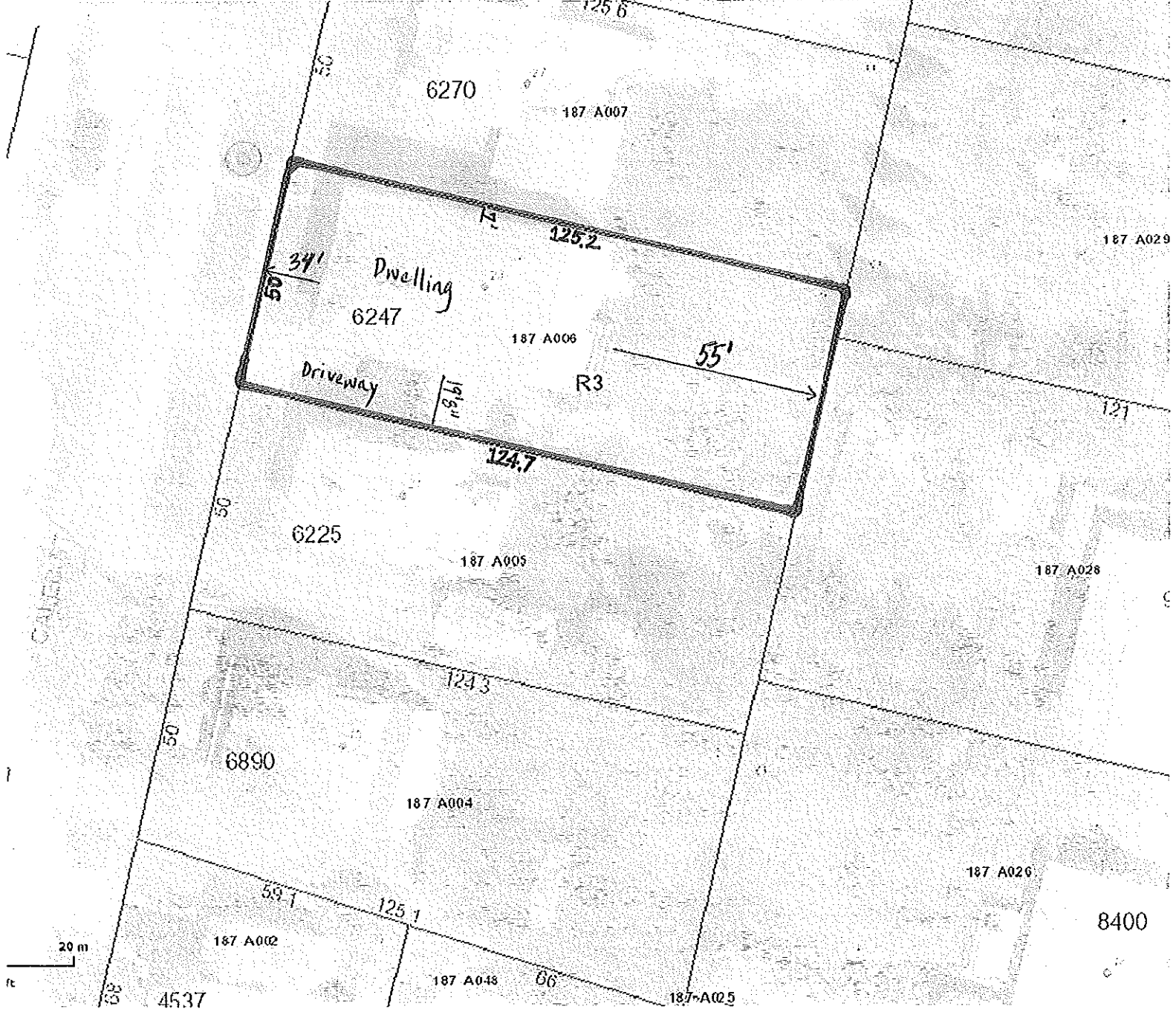
CRAIGIE ST

187 B007

B004

187 B005

187 B006



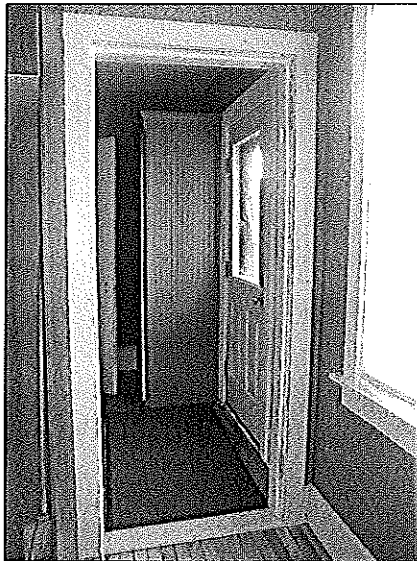
reserved. Wed Apr 3 2013 04:32:39 PM.

**MADE BY HAND
BAKERY**

23 CALEB STREET · PORTLAND, ME · 04102

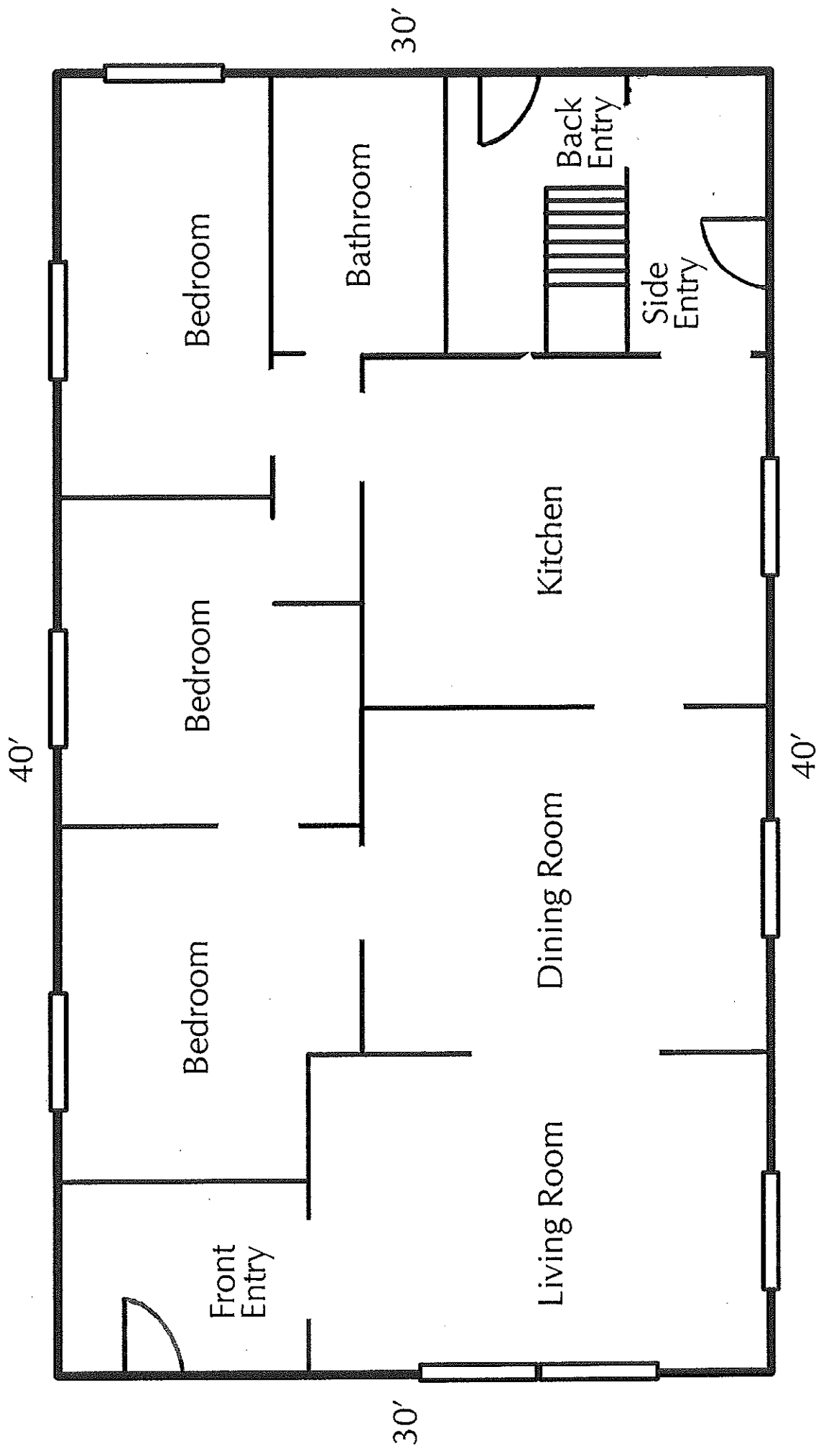
**MADE BY HAND
BAKERY**

23 CALEB STREET · PORTLAND, ME · 04102



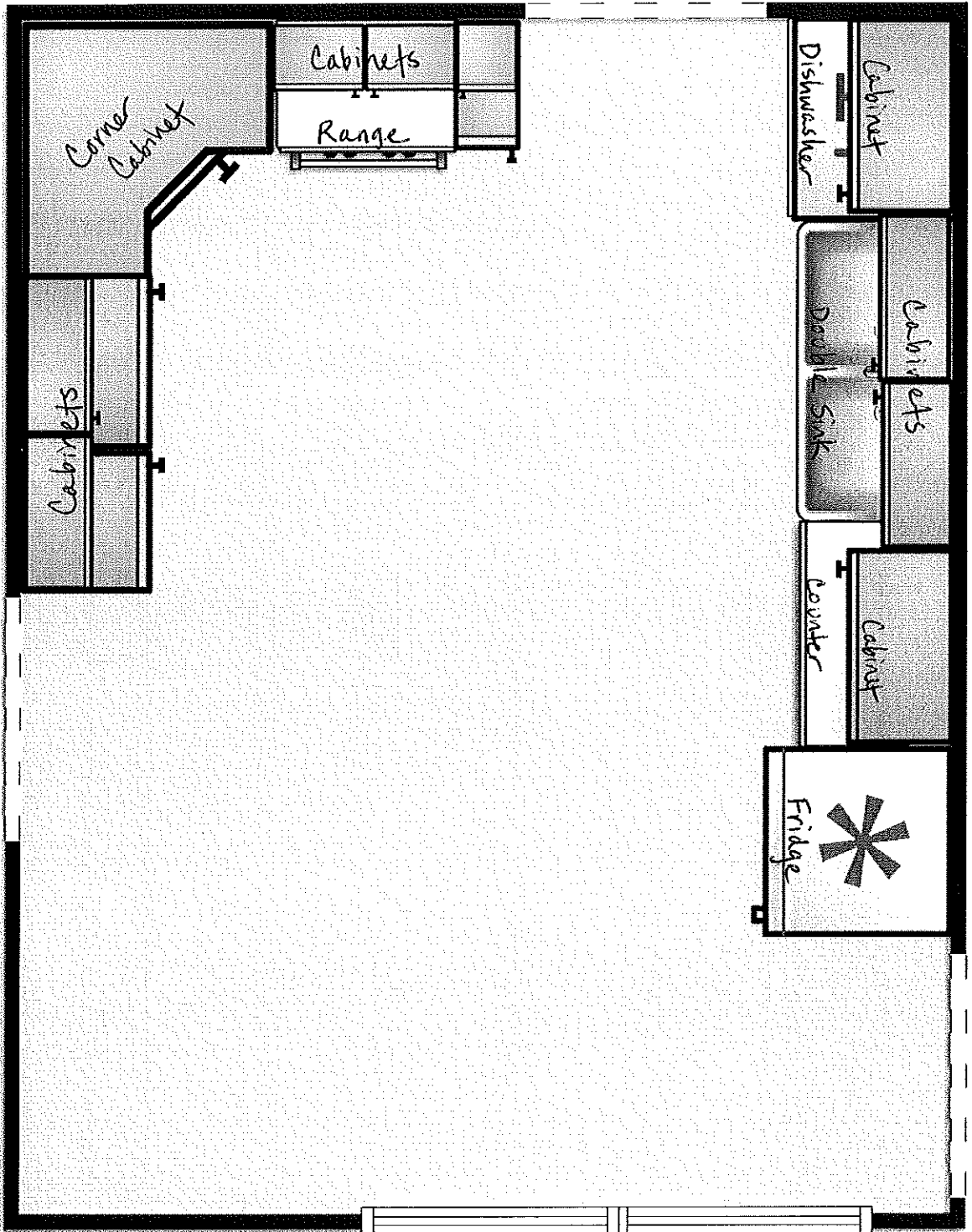
MADE BY HAND
BAKERY

23 CALEB STREET · PORTLAND, ME · 04102



Existing Kitchen Floorplan

11'



13'

feet

6ft

23 CALEB STREET · PORTLAND, ME · 04102

MADE BY HAND
BAKERY

Ms. Ann Machado | Zoning Specialist
Planning & Urban Development | Portland City Hall
Portland, ME 04101
April 3, 2013

Dear Ms. Machado and the Zoning Board,

With regards to the Appeal Application for the issuance of a Home Occupation designation for the property located at 23 Caleb Street, I claim that I am the owner of said property, and therefore grant permission to appeal the zoning at this location. You will find a copy of the deed as issued by the City of Portland.

Many thanks for your consideration.

A handwritten signature in cursive script, appearing to read "A. Johnston".

Abby Johnston | Made by Hand Bakery LLC
23 Caleb Street | Portland, ME 04102
Cell Number: 207-318-7156

WARRANTY DEED
(Maine Statutory Short Form)

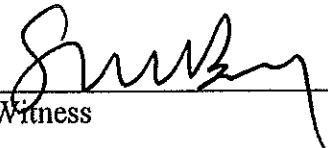
KNOW ALL PERSONS BY THESE PRESENTS, that I James J. Costello of Portland, County of Cumberland, State of Maine, for consideration paid, GRANT to Abigail L. Johnston of Portland, County of Cumberland and State of Maine, whose mailing address is 265 Stevens Ave. #1, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland, and the State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in said Portland as shown on plan made by A.E. Skillin, C.E. 1919, recorded in Cumberland County Registry of Deeds, Plan Book 14, Page 50, entitled Bradley Field and being more particularly described as Lot Nine (9), fronting on Caleb Street, so-called, together with the right of way through the aforesaid Bradley Field and through the land next adjoining on the north to Brighton Avenue.

Said premises are conveyed with the sewer rights and privileges, and subject to the restrictions set forth in that certain deed from James E. Baker to Maxine Sneider, et al dated June 22, 1988, recorded in said Registry of Deeds in Book 8379, Page 328, to which deed reference is hereby made.

Meaning and intending to convey the same premises described in deed of Frances S. Jacobson and Cynthia B. Baker, dated September 24, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16770, Page 229.

Witness my hand and seal this 13th day of July, 2006.



Witness

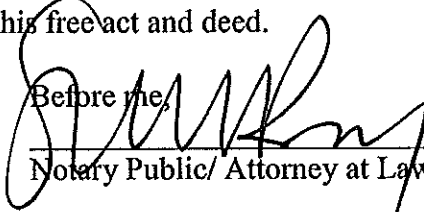


James J. Costello

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

JULY 13, 2006

Then personally appeared before me the above-named James J. Costello and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/ Attorney at Law

Received
Recorded Register of Deeds
Jul 14, 2006 11:19:25A
Cumberland County
John B O'Brien

MADE BY HAND
BAKERY

23 CALEB STREET · PORTLAND, ME · 04102

MAINE REAL ESTATE TAX PAID

406-444