

August 14, 2018

Barbara Barhydt
City of Portland
Planning and Transportation Division
389 Congress Street, 4th Floor
Portland, Maine 04101

Subject: Chabad Lubavitch of Maine, Inc.
Place of Religious Assembly
11 Pomeroy Street, Portland, Maine
Level I Site Plan and Conditional Use Application

Dear Ms. Barhydt:

On behalf of Chabad of Maine (Chabad of Maine), Sevee & Maher Engineers, Inc. (SME) has prepared a Level I Site Plan and Conditional Use Application for the Chabad of Maine Place of Religious Assembly at 11 Pomeroy Street in Portland, Maine. The Chabad of Maine has been operating as a place of religious assembly with less than 15 worshippers and was classified as a single-family home under the most recent City approvals. This application serves to revise the land use to a Place of Religious Assembly to address a minor increase of worshippers to just over 15. The current building is adequate to accommodate this minor increase and does not result in an expansion to the use of the building. No increase in worshippers at the site is anticipated.

As part of the change in land use, a Conditional Use permit is required for a place of religious assembly in the R3 Residential Zone. The Conditional Use application is included in this package.

Site improvements will be limited to conform to the City Land Use Ordinance requirements. In total there will be an increase in impervious area for parking of approximately 975 square feet. This requires a Level I Site Alteration Development Review permit from the City.

The applications and supporting information are included in this application page. If you have any further questions or concerns feel free to contact me.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.


Daniel P. Diffin, P.E., LEED AP BD+C
Principal/Project Manager

Attachments