



CITY OF PORTLAND

March 29, 2001

TO: Portland Planning Board

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Clarification of Review Updated Memo

RE: First Lutheran Church 132 Auburn Street 374-A-013 - R-3 zone-
Site Plan review #2001-0012

It has been brought to my attention that some clarification is considered necessary concerning the review of this proposal at the First Lutheran Church. The principal use of this land is a church use. In the R-3 zone, church uses are allowed under the conditional use provisions, as an institutional use. Our microfiche show copies of those original permits and approvals. As you know, currently the proposal before you is a new addition to the church and an expansion of the parking area to accommodate the required off-street parking. The uses shown within this expansion are church related and no different than typical functions associated with church activities. Any time there is a proposal for an expansion of an institutional use, the Planning Board has had review authority over it as a conditional use appeal. Because there is an addition of 13,000 square feet and additional parking, there is also a major site plan review performed by the Planning Board.

There is also a daycare as an accessory use that is located within the Church. Daycares are also considered an allowable principal use under the conditional use provisions. Daycares are not listed as an institutional use. They are listed under other . The daycare is not expanding at this time. They may relocate into the new addition. The daycare use does not need any specific review approval at this time. It may continue.

CC: Sarah Hopkins, Planning
Jonathan Spence, Planning
Penny Littell, Corporation Counsel