



Michael A. Russell, MS, Director
Permitting and Inspections Department

Ann Machad
Zoning Administrator

CITY OF PORTLAND ZONING BOARD OF APPEALS Conditional Use Appeal Application

Applicant Information:

Subject Property Information:

NAME

Enn Campbell

BUSINESS NAME

Fawn Artistry

BUSINESS ADDRESS

BUSINESS TELEPHONE & E-MAIL

207 318-6374 greengal78@gmail.com

APPLICANT'S RIGHT/TITLE/INTEREST

CURRENT ZONING DESIGNATION

R-S

EXISTING USE OF THE PROPERTY:

I live in one half of the duplex and my mother (owner) lives next door. No lease

TYPE OF CONDITIONAL USE PROPOSED:

I am a permanent makeup artist and would like to do microblading from home.

PROPERTY ADDRESS

7 Kensington St Portland 04103

CHART/BLOCK/LOT (CBL)

431-H-001-001

PROPERTY OWNER (If Different)

Susan Campbell

ADDRESS (If Different)

9 Kensington St

PHONE # AND E-MAIL

(207) 313-9468 Campbell@erloch@hotmail.com
Susan J. Campbell

CONDITIONAL USE AUTHORIZED BY

SECTION 14- _____

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:

- 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
- 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
- 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

1.31.18

DATE

Erin Campbell

7 Kensington St.
Portland, ME. 04103
(207) 318-6374
greengal78@gmail.com

29th January 2018

Zoning Board of Appeals

389 Congress St.
Portland, ME., 04101

Dear Zoning administrator,

I am a licensed permanent makeup artist and Esthetician, and am interested in doing microblading (semi permanent eyebrow makeup) out of my spare bedroom at home.

My home occupation would occupy approximately 115 square feet (9 %) of floor area of residence.

I would be taking one to two clients per day at most, four days per week.

There is off street parking available for the apartment, with approximately four spaces.

My mother lives next door and is the owner of the property..

All Storage will be contained to that room only, in the closet area.

If I am allowed a home occupancy permit, I will be registering with the Maine Department of Environmental Protection. Appropriate waste will be disposed of in provided containers by a medical waste disposal company, then mailed back to the company when full. Therefore, minimal additional trash would be added to curbside pickup.

I believe my business would be similar to and no more objectionable than a hairdresser (item 14 of section 2 of the Portland Zoning Ordinance), as it is a beauty and personal care business.

Sincerely,

Erin Campbell

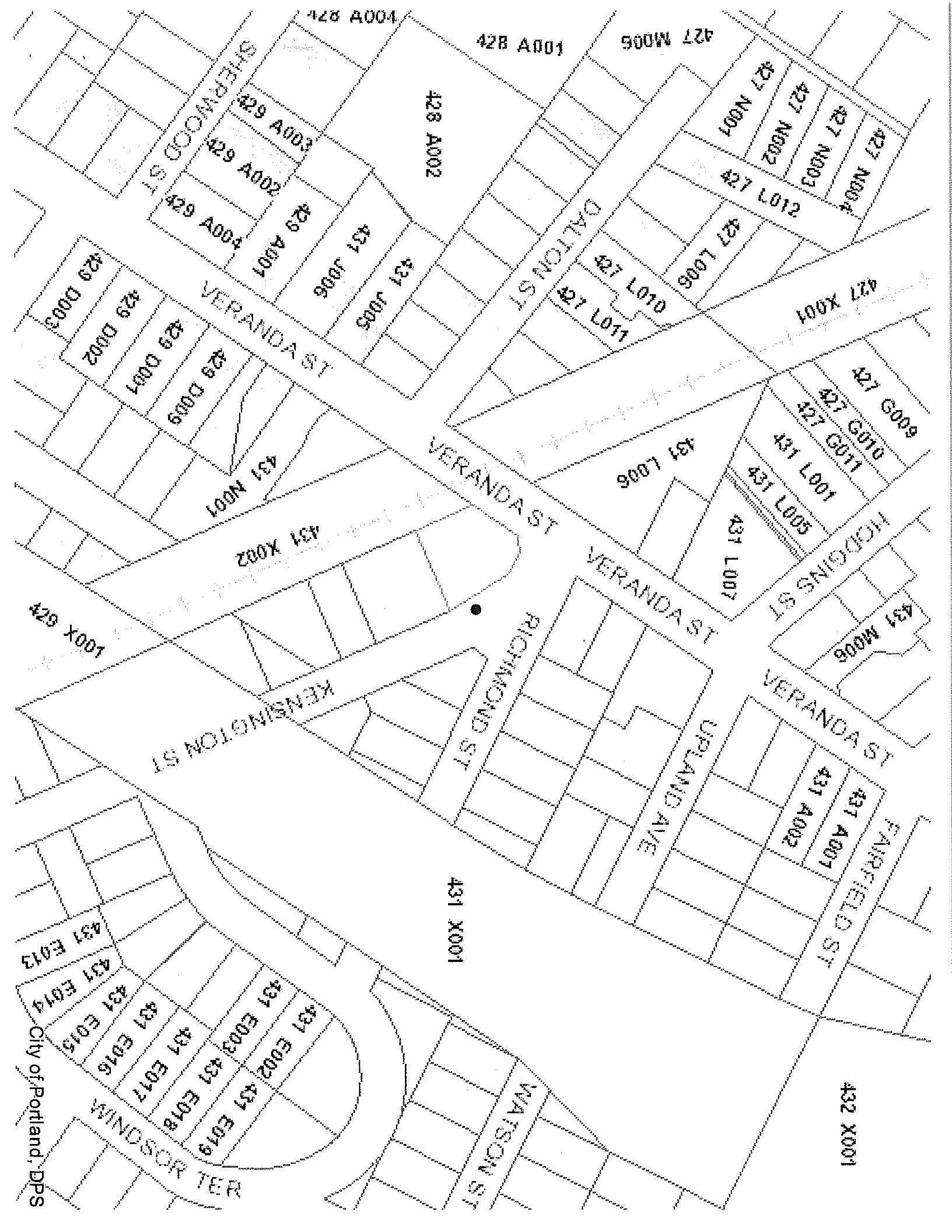
Dear Zoning Administrator,

The following is an explanation of how my home occupation as a Microblading artist (permanent brow makeup) meets the standards required :

1. I will be open for business, four days per week, and taking 1 - 2 clients per day. There are four off street parking spaces available for them, with no need to park on the street.
2. Noise will be minimal as I only see one client at a time. I also do not use any odorous chemicals, or strong lighting, and will only see clients during the day.
3. The waste generated will be minimal, and mainly consist of paper products. I do use disposable tools for each client, and any soiled waste will be kept in an appropriate biohazard container, then mailed to a waste disposal company. (No curbside pickup)
4. All storage will be contained to the treatment room, with no need to add or alter any existing storage.
5. There will be no change to landscaping or outside areas of home, except perhaps a small sign on front door.
6. Deliveries will be minimal. Once I have the supplies I need, there is no need to place frequent orders.

Thank you for reviewing my application.

Sincerely,
Erin Campbell



428 A001

427 M005

428 A002

427 N001
427 N002
427 N003
427 N004

429 A003
429 A002
429 A004
429 A001

431 J006
431 J005

427 L012
427 L006
427 L010
427 L011

427 X001

427 G009
427 G010
427 G011

429 D003
429 D002
429 D001
429 D009

431 N001
431 N002

431 L006
431 L005
431 L007

431 M008
431 M009
431 M010

429 X001

431 X002

VERANDA ST

VERANDA ST

VERANDA ST

RICHMOND ST

UPLAND AVE

FAIRFIELD ST

431 X001

432 X001

WATSON ST

431 E013
431 E014
431 E015
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WINDSOR TER

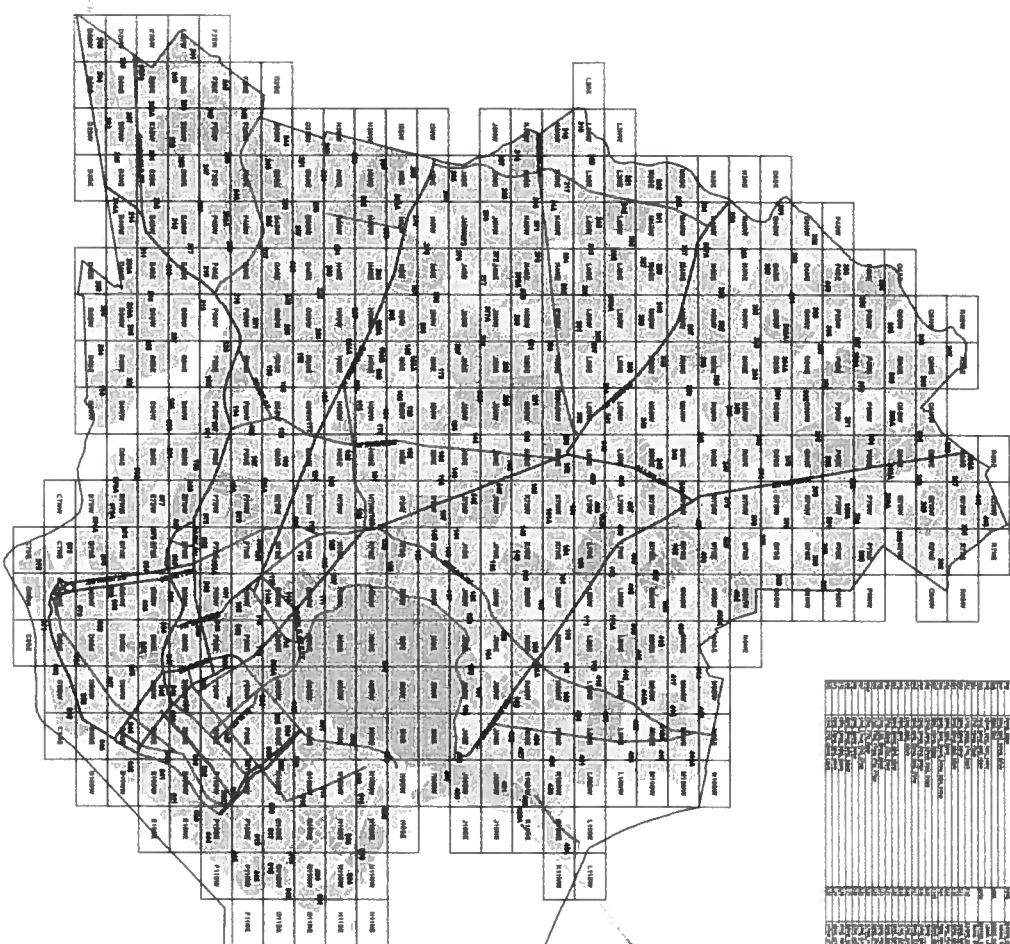
City of Portland, DPS

City of Portland Parcel Map Index



444 Parcel Map Number
Parcel Index Number
City Boundary
Index Map Grid

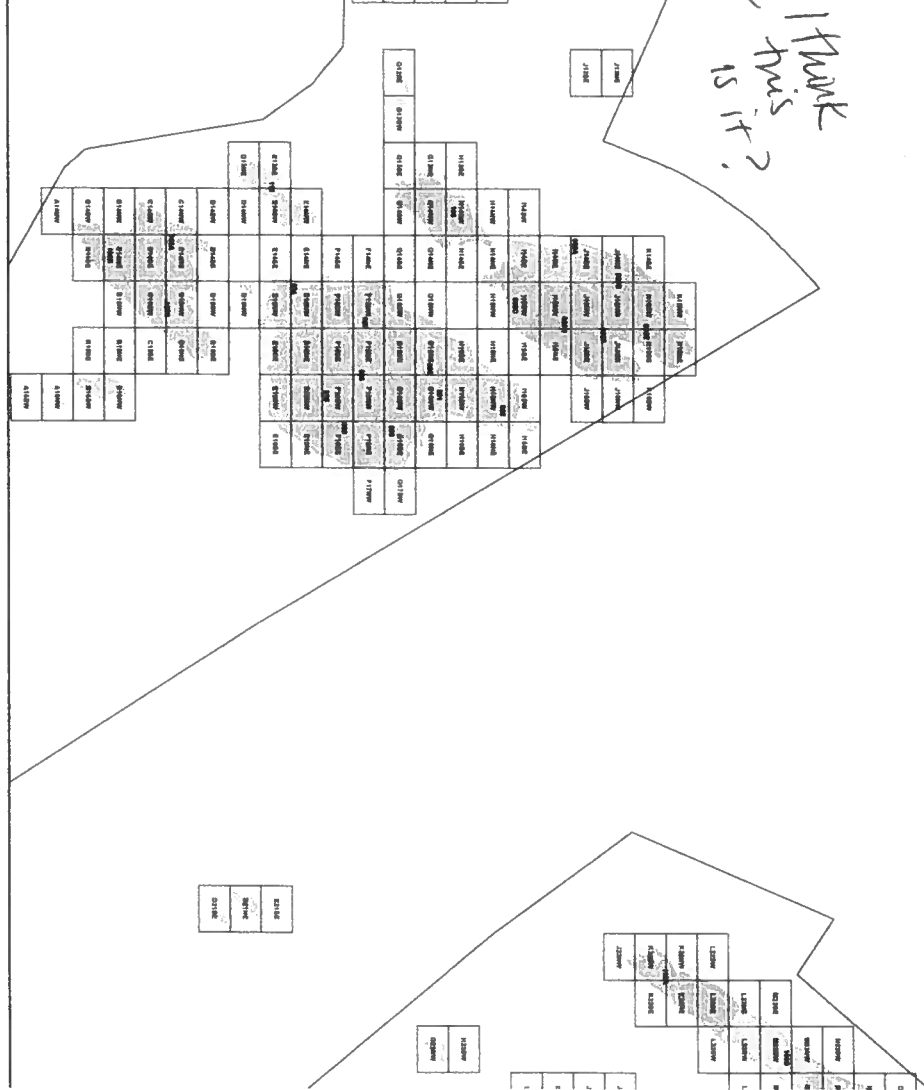
1 inch = 2,000 feet
0 1,250 2,500 5,000 7,500 10,000 Feet
Revised in October 2, 2009



I think this is it?

Parcel Index Number	Parcel Map Number	Parcel Description
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The City of Portland's GIS data was developed from public sources. The data is provided as a reference only and is not intended to be used for legal purposes. The City of Portland assumes no responsibility for the accuracy of the information contained in this map. The City of Portland assumes no responsibility for the accuracy of the information contained in this map. The City of Portland assumes no responsibility for the accuracy of the information contained in this map.



12/17/08 ~~AK~~

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 03-15-09. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 20108 PAGE 204 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT p/o 1

ADDRESS: 7-9 Kensington Street, Portland, Maine

Job Number: 309-25-R

Inspection Date: 12-15-08

Buyers: Gerald K. & Susan J. Campbell

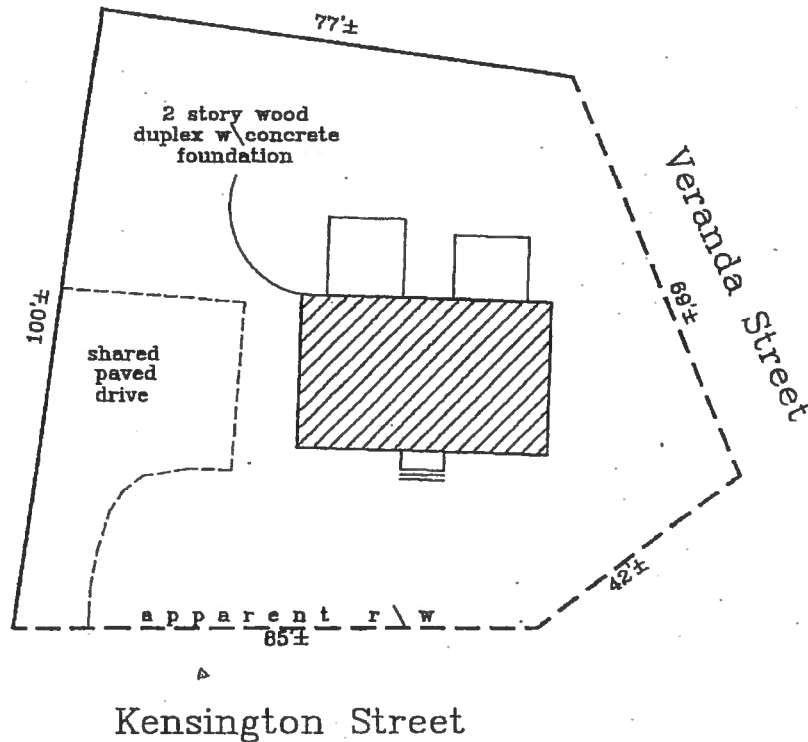
Scale: 1" = 30'

Client File #: 80550

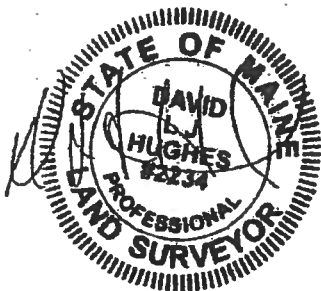
Seller: New Stream R E Funding 20, LLC



LC
pu



LC



I HEREBY CERTIFY TO: Bay Area Title Services; Gerald K. & Susan J. Campbell, and its title insurer.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0007B:

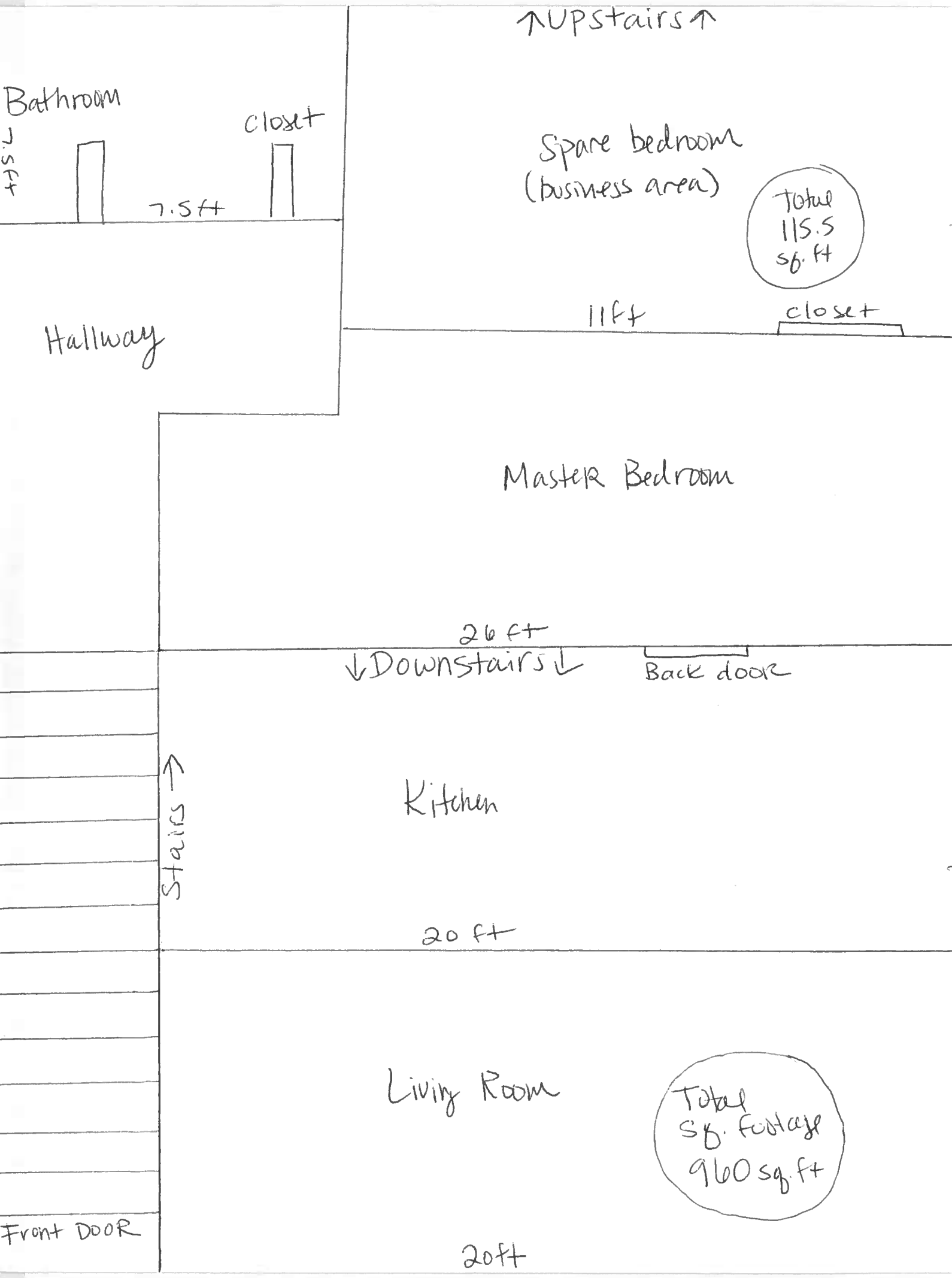
The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



↑UPstairs↑

Bathroom

7.5ft

closet

7.5ft

Spare bedroom
(business area)

Total
115.5
sq. ft

11ft

closet

Hallway

Master Bedroom

26ft

↓DOWNstairs↓

Back door

Kitchen

Stairs →

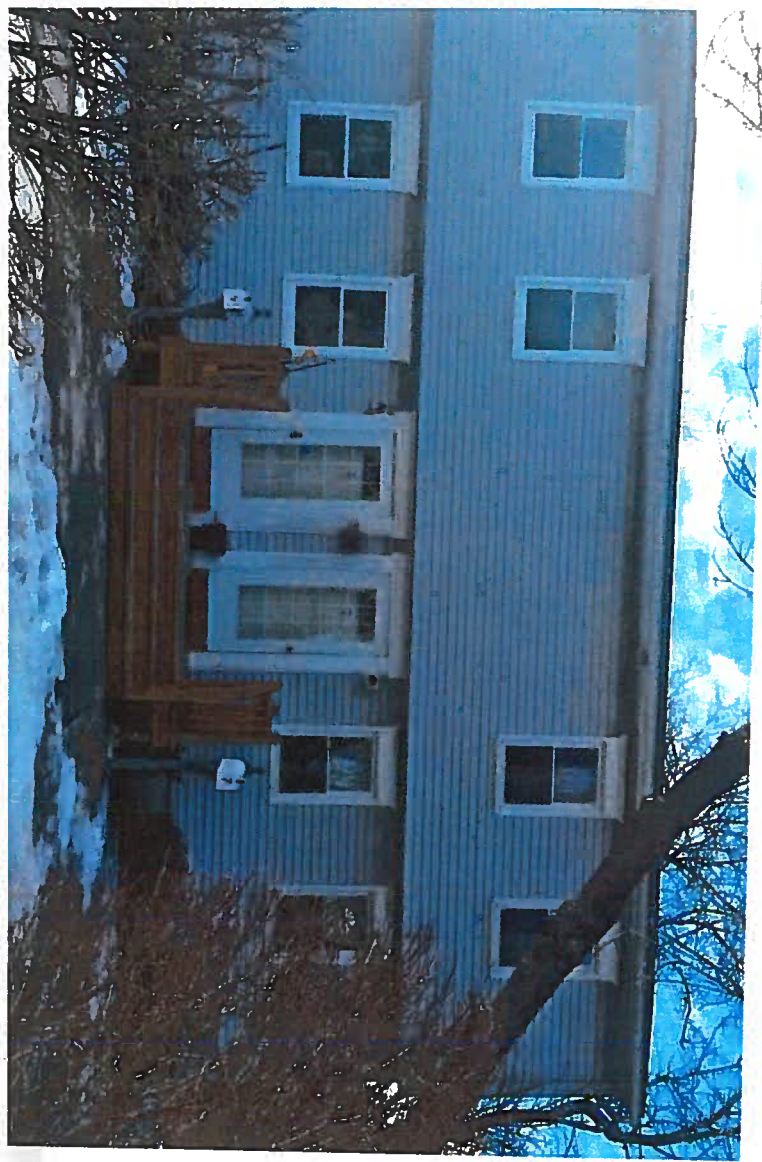
20ft

Living Room

Total
sq. footage
960 sq. ft

Front Door

20ft



February 3, 2018

Dear Zoning Administrator,

I, Susan Campbell, the owner of the property at 7-9 Kensington Street, Portland 04103 give permission for Erin Campbell to operate a business at 7 Kensington Street.

Sincerely,

Susan J. Campbell

A handwritten signature in cursive script that reads "Susan J. Campbell". The signature is written in black ink and is positioned below the typed name.

Fwd:

1 message

Erin Campbell <greengal78@gmail.com>
To: cstacey <cstacey@portlandmaine.gov>

Thu, Feb 22, 2018 at 10:57 AM

----- Forwarded message -----

From: susan Campbell <campbenderloch@hotmail.com>
Date: Thu, Feb 22, 2018 at 10:50 AM
Subject:
To: Erin Campbell <greengal78@gmail.com>

I, Susan Campbell , owner of [7 Kensington Street](#), give Erin Campbell permission to apply for a conditional use appeal and represent the property before the Zoning Board.

Sincerely,

Susan J. Campbell

QUITCLAIM DEED WITH COVENANT

New Stream RE Funding 14, LLC, a limited liability company organized under the laws of Delaware, for consideration paid, grants to Gerald K. Campbell and Susan J. Campbell, whose mailing address is 10 Sterling Street, Waterville, Maine 04910, with Quitclaim Covenant, as joint tenants, the following land:

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being further described as follows:

Beginning at a 5/8" steel rebar at the southeasterly corner of the below described property, said point being two feet, more or less from a 6" square granite monument marking the westerly right of way of Kensington Street, thence S 82° 12' W along land now or formerly of Wolf a distance of 100.00 feet, more or less, to a 5/8" steel rebar; thence N 7° 48" W along land now or formerly of Canadian National Railroad a distance of 76.58 feet, more or less to a 5/8" steel rebar on the Veranda Street right-of-way; thence N 50° 58' 30" E along the Veranda Street right-of-way a distance of 69.3 feet to a 6" square granite monument to be set; thence along a compound curve at the corner of Kensington and Veranda Streets a distance of 42.2 feet, more or less, to a 6" square granite monument to be set; thence S 15° 59' 30" E along the Kensington Street right-of-way a distance of 84.7 feet, more or less, to the point of beginning.

The above premises being Lot #1 as depicted on the Plan entitled "Site Plan at 1-17 Kensington Street, in Portland, Maine" by Daniel LaPointe, RLS, dated January 28, 1988 and as amended by the Plan entitled "Construction on Veranda/Kensington and Richmond Streets" by DeLuca Hoffman Associates, Inc., dated January 16, 1990.

Excepting and reserving all that certain property conveyed from John J. Dorazio and Laurie L. Nappi to the City of Portland on January 23, 1995 and recorded February 14, 1995, as more fully described in Book 11818, Page 225, Cumberland County Registry.

The above premises are currently known as 7-9 Kensington Street, Portland, Maine.

Being the same premises conveyed to New Stream RE Funding 14, LLC by deed of New Stream Real Estate, LLC dated October 2, 2008, recorded in the Cumberland County Registry of Deeds in Book 26390, Page 179.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, New Stream RE Funding 14, LLC has caused this instrument to be executed by Dennis Diczok, its Vice President, of thereunto duly authorized, this 15th day of December, 2008.

WITNESS:

[Signature]

New Stream RE Funding 14, LLC

By: *[Signature]*
Dennis Diczok
Its Vice President

State of Connecticut
County of Fairfield, ss. Ridgefield

December 15, 2008

Personally appeared the above-named Dennis Diczok, Vice President of New Stream RE Funding 14, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

[Signature]

Notary Public

Printed Name: Kim A. Morabito
My Commission Expires: 11-30-2013

SEAL

Received
Recorded Register of Deeds
Dec 22, 2008 12:40:33P
Cumberland County
Pamela E. Lovley