

CITY OF PORTLAND, MAINE
MEMORANDUM

1st and Ave.
87-y-10

TO: Data Processing

Warren J. Turner

FROM: Warren Turner, Zoning Enforcement Inspector

March 11, 1988

SUBJECT: Labels for Johnston/Island Ave., Peaks Island Appeal

May we please have the following labels:

87-E

87-NN

87-00

87-V

87-W

87-Y

87-Z

*Type Envelope for
Robert F. & Madeline C. Siggins
9 Wilson Ave.
Somerville, Mass 02145*

Island Ave.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Data Processing

Warren Turner

DATE: 2/26/88

FROM: Warren Turner, Zoning Enforcement Inspector - Room 315

Doyce

SUBJECT: Labels needed for Appeal Hearing.

311

Chart - Block - Lot Numbers: Island Avenue, Peaks Island (87-Y-20)

84-P

87-C

87-E

87-K

87-L

87-M

87-N

87-O

87-P

87-S

87-T

87-U

87-V

87-W

87-Y

87-Z

87-AA

87-BB

87-EE

87-FF

87-GG

87-NN

87-OO

Send to DP

87-K 14

15

City of
Peaks Island

Robert C
Siggins

William A
Somerville Mass
02145

87-E
87-V
87-W
87-Z
87-NN
87-OO

Applicant: *Loren F and Janice M Johnston* Date: *March 10, 1988*
Address: *Island ave*
Assessors No.: *87-4-20*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *IF Zone*
Interior or corner lot - *Interior*
Use -
Sewage Disposal - *1987-88 Assessed Val.*
Rear Yards -
Side Yards - *L. \$ 24,240*
Front Yards -
Projections - *B 22,580*
Height - *T 52,820*
Lot Area - *39,600 sq ft*
Building Area -
Area per Family -
Width of Lot - *1987-1988 Taxes \$ 1,641.65*
Lot Frontage -
Off-street Parking -
Loading Bays -

Site Plan -
Shoreland Zoning -
Flood Plains -

Applicant: Loren R. & Janice M. Johnston

DATE:

Feb. 26, 1986

Address: Island Ave.

Assessors No.: 8-7-4-20 Island Ave Peaks Island

CHECK-LIST AGAINST ZONING ORDINANCE

Date --

Zone Location - *IFB Zone (76' in depth) Rear is R-2*

Interior or corner lot - *Interior*

Use - *Proposed Change from 1 to 2 Family.*

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - *37,600 sq ft.*

Building Area -

Area per Family -

Width of Lot - *132'*

Lot Frontage - *132'*

Off-street Parking - *Ampli*

Loading Bays --

Site Plan --

Shoreland Zoning -

Flood Plains -

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Billing for Legal
Ads for Agenda's

Project Name: Island Avenue (87-Y-20), Peaks Island

Owner's Name: Loren F. & ^{Janice} Janet M. Johnston

Address of Project: Island Avenue, Peaks Island, ME

Division/Board: Planning

Number of Residential Notices Mailed Out: 261

Amount of Legal Ad: 34.50

\$.30 X number of notices: 78.30

Total Amount Due: 112.80

Make checks payable to the City of Portland, Attn. D. Marquis, Rm 315, 389
Congress Street, Portland, ME 04101.

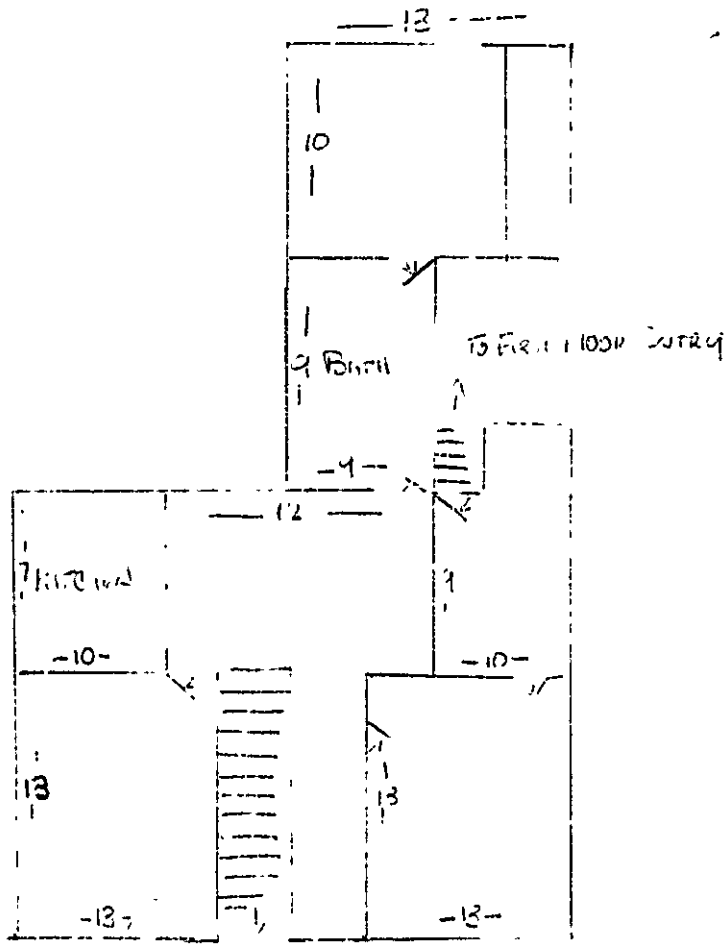
Bill To: Loren F. & Janet M. Johnston

Island Avenue

Peaks Island, ME 04108

mailed 3/2/89

772-0606 - Mr. Seltzer



10' x 13' - 13' x 13'
 Living Room / Living Room

NOT DRAWN TO SCALE

RECEIVED

DEC 7 1987

DEPT. OF CONSTRUCTION
 CITY OF PORTLAND

Shand Ave.

Kland Ave



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Jamieson Smith, (P)

Miriam Wilson

William Grant

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The proposed conditional use is (is not (circle one) permitted under Section 14-4740 of the Zoning Ordinance, for the following reason(s):

2. The proposed conditional use does (does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

3-A. There are (are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):

3-B. There will not (will (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):

154-0-00

3-C. The impact does/~~does not~~ (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s):

5-0

Conclusion*

After public hearing on 2/27, 1986, and for the reasons above-stated, the accompanying application is hereby (check one)

granted. 5-0

granted subject to the following condition(s):

denied.

Dated: 2/27, 1986

David J. [Signature]
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

Granted

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

Island Ave.
87-4-30



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Loren F + Janice M. Johnston
Island Ave, Peaks Island, Me 04108

Applicant's interest in property (e.g., owner, purchaser, etc.):

Owner's name and address (if different):

Address of property (or Assessor's chart, block and lot number):

Zone: IB 1 Present use:

Type of conditional use proposed:

Conditional use authorized by: Section 14-

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 1/2, 1986

Loren Johnston
Signature of Applicant

87-7-50
15th and Ave.



87-7-20 Island Ave

1/2/75

To whom it may concern;

I would like to convert the second floor of our home into an apartment. There are several reasons for this desire.

1)- After buying this home, our tenants in our home in Delaware moved out. We have not been able to rent or sell this property. Therefore, we have been paying two mortgages since July of 85. This is a hardship.

2)- Both of us would like to further our education & with our expenses as such, we can not do so at this time.

3)- Should one of us lose our job, we would not be able to meet our expenses without the extra income that an apartment would bring.

4)- My parents ages are 70 + 85, my husband's parents ages are 76 + 71 - should any of them need a place to live, we would like to be able to take them in without too much change in our private lives. An apartment would offer an environment of independence yet closeness for all parties involved.

In reference to the 3rd requirement, there will not be any change in the character of our home to ~~provide~~ ^{provide} two family dwellings. No structural changes need ~~be~~ ^{be} made - place for an apartment + to occur in our home.

Should you have any quest., feel free to contact it. Feb-22-75

Sincerely, Jennie M. Johnson + Ben J. Johnson

6

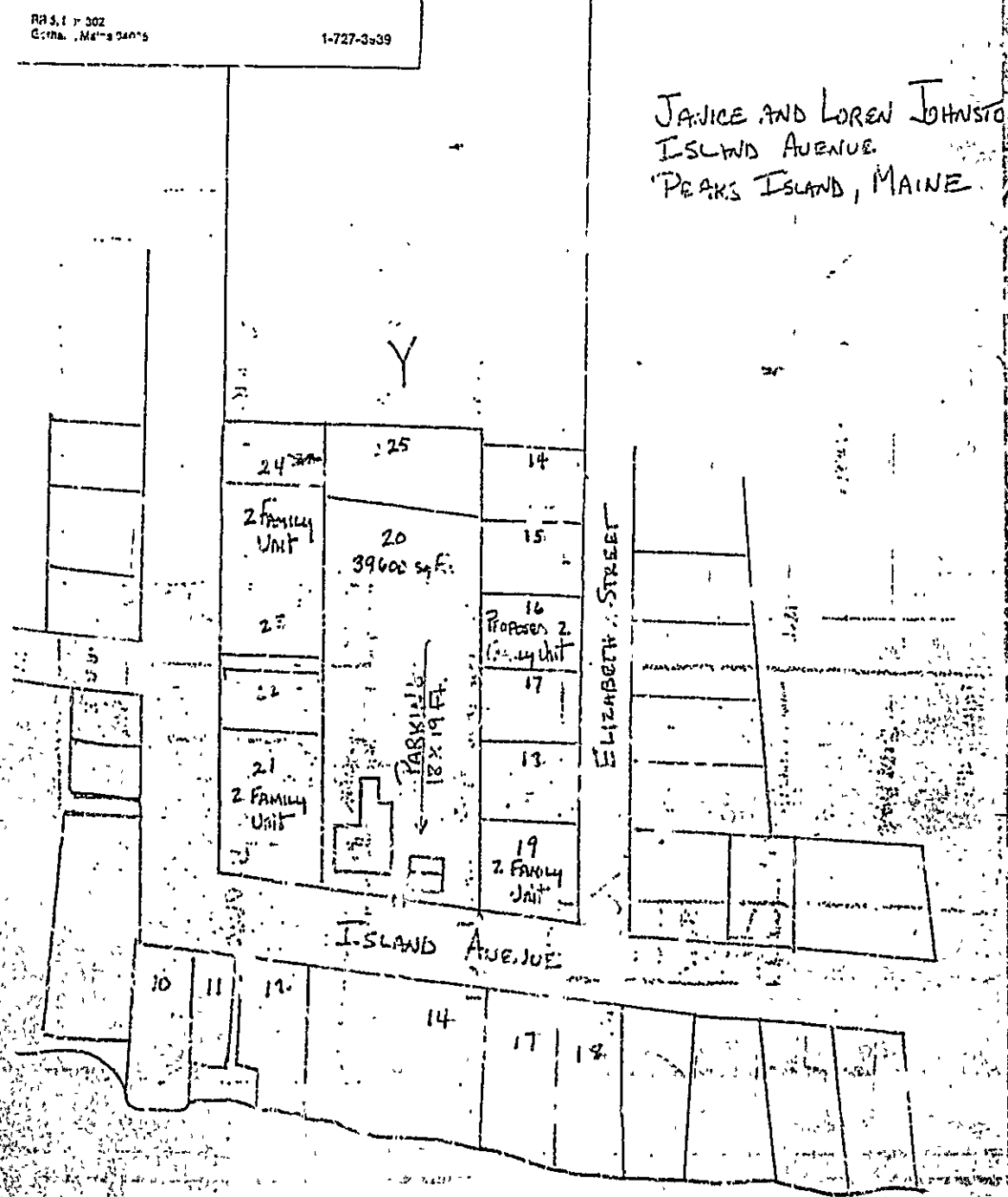
87-y-38
Island Ave TAX MAP NO 87
PEAKS ISLAND

Joe Hayes
Licensed Electrician

RR 5, Box 302
C. Co. Me. 04065

1-727-3039

JANICE AND LOREN JOHNSTON
ISLAND AVENUE
PEAKS ISLAND, MAINE



Loren F. Johnston, M.Ed.
Approved Rehabilitation Provider

87-7-20
Island Ave.

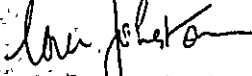
December 4, 1987

City of Portland
Department of Building Inspection
City Hall
Portland, ME 04101

To Whom it May Concern:

Enclosed you will find a diagram of our proposed 2nd floor apartment. It is my understanding that the only requirement left is to have an on-site inspection. Please advise.

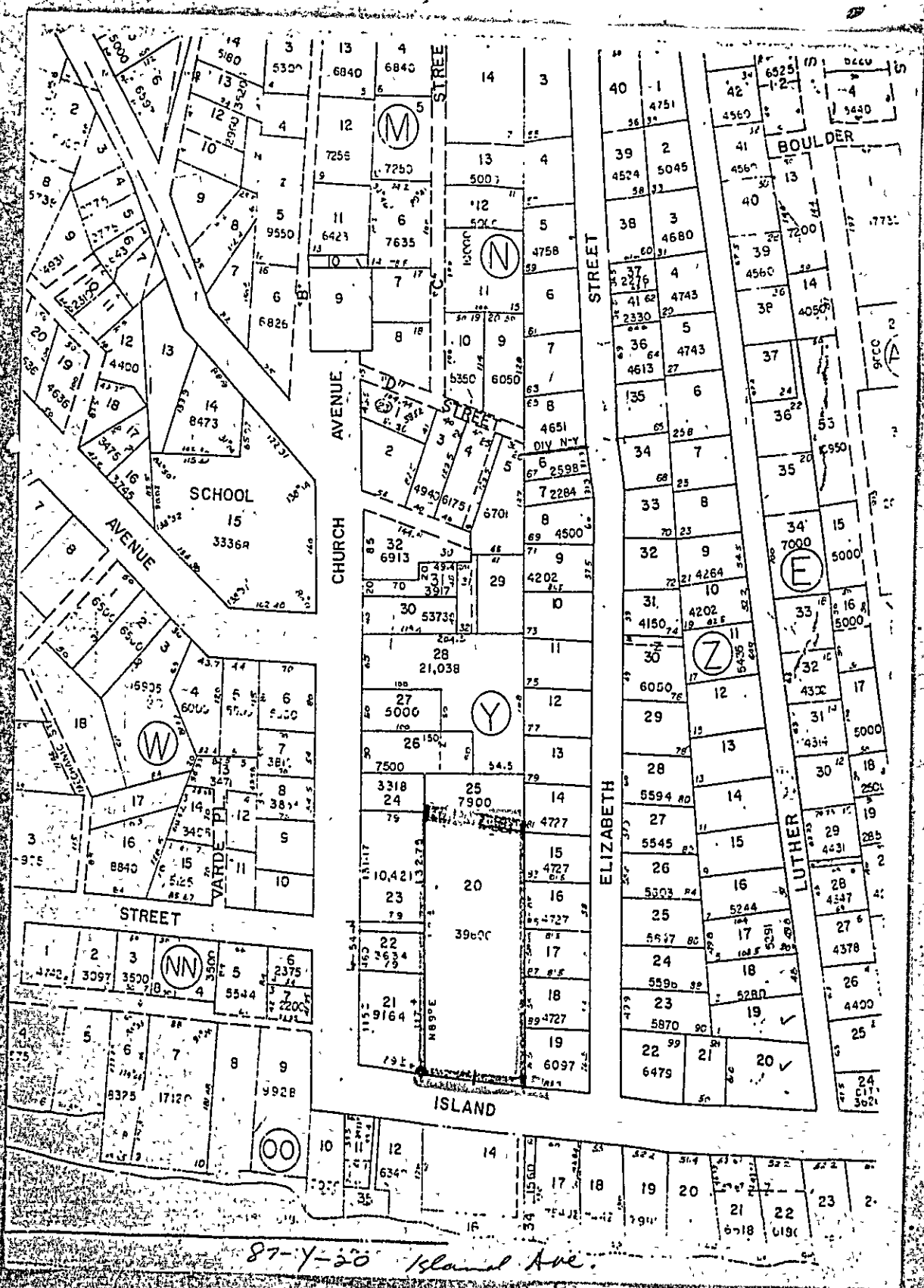
Sincerely,


Loren F. Johnston

Enc: diagram
copy of receipt

RECEIVED
DEC 7 1987
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

Island Avenue
Peaks Island, Maine 04108
307-765-2228



87-1-20 Island Ave.

87-7-20

Island Ave.



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Loren F. Johnston & Janice M. Johnston Island Avenue Peaker Island
Applicant's interest in property (e.g., owner, purchaser, etc.):

Owner's name and address (if different): _____

Address of property (or Assessor's chart, block and lot number):

87-7-20 (39,600 sq. ft. SW area)

Zone: LB

Present use: Single Family

Type of conditional use proposed: Two Family

Conditional use authorized by: Section 14- 224

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 2/15/1988

Janice M. Johnston

Signature of Applicant

Janice M. Johnston

PHILIP L. HUNN
127 MOSELEY TER
GLASTONBURY, CT 06033

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



F.Y.I.

MERRILL S. SELTZER
Chairman
JOHN C. KNOX
Secretary
PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

Island Avenue
Peaks Island
87-Y-20

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, March 10, 1988 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Loren F. and Janice M. Johnston, owners of the property on Island Avenue, Peaks Island (87-Y-20), under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petition the Board of Appeals to permit change of use of the single family dwelling at the above-named location to a two family dwelling, not allowed in the I-2 Island Business Zone unless authorized by Section 14-224 of the City Zoning Ordinance as a conditional use. A conditional use appeal was granted by the Board of Appeals on February 27, 1986 for this conversion but since no action was taken within six months following approval, it is now necessary for the applicant to apply again for such conditional use approval before they can proceed with this conversion.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

TO:
John C. Knox
Secretary

3/3/88

DEAR SIR

AS I BELIEVE I RESPONDED, PRIOR TO THE
FEB. '86 HEARING, I HAVE NO OBJECTION
TO AGAIN GRANT THE CONDITIONAL USE
APPEAL.

lel
2/17/88

IT WAS A 2-FAMILY HOME WHEN
IT WAS MY CHILDHOOD HOME IN 1931-32
AND I REMEMBER IT FONDLY.

Sincerely,
R.L. Quinn

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER J. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAH

Island Avenue
Peaks Island
87-Y-20

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday afternoon, March 24, 1988 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Loren F. and Janice M. Johnston, owners of the property on Island Avenue, Peaks Island (87-Y-20), under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petition the Board of Appeals to permit change of use of the single family dwelling at the above-named location to a two family dwelling, not allowed in the I-B Island Business Zone unless authorized by Section 14-224 of the City Zoning Ordinance as a conditional use. A conditional use appeal was granted by the Board of Appeals on February 27, 1986 for this conversion but since no action was taken within six months following approval, it is now necessary for the applicant to apply again for such conditional use approval before they can proceed with this conversion.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

John C. Knox
Secretary

/el
3/11/88

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chairman and Members of the Board of Appeals

FROM: Warren J. Turner, Zoning Enforcement Inspector

DATE: February 17, 1988

SUBJECT: Chart 87, Block Y, Lot 20 Island Avenue, Peaks Island - Loren & Janice Johnston

A conditional use appeal was granted by the Board of Appeals on February 27, 1986 for the above parcel of land on Peaks Island. It was a change of use from single family to two family on a lot in the I-B Island Business Zone containing 39,600 square feet of land area, as authorized by Section 14-224 of the City Zoning Ordinance as a conditional use.

Since no action was taken within six months following approval of the conditional use appeal by the Board of Appeals, it is now necessary for the applicant to apply again for such conditional use approval before they can proceed with this conversion of the building to a two family dwelling.

For this reason, this item will appear on the agenda of the Board of Appeals for the meeting of March 10, 1988.

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffnes, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

ROBERT J. GAUDREAU
THOMAS F. JEWELL
EUGENE S. MARTIN
DAVID L. SILVERNAIL
MICHAEL E. WESTORT

March 4, 1986

87-4-20
Island Ave,

Loren and Janice M. Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

At the February 27th meeting of the Board of Appeals, the Board voted by a unanimous vote of 5 to 0 to grant your conditional use appeal to allow the conversion of your residence from a single family to a two family in the I-B Island Business Zone.

You may now proceed with an application for a change of use permit at a cost of \$25.00 plus any alterations which may be required to accomplish the change of use.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Specialist

Wt/el

Enclosure: Decision

cc: Merrill Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services



CITY OF PORTLAND, MAINE

38th CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 87-Y-20
Island Avenue, Peaks Island

December 10, 1987

Mr. and Mrs. Lauren Johnston
Island Avenue
Peaks Island, Maine 04109

Dear Mr. and Mrs. Johnston:

This is in reference to your application for a change of use from single to two family in the I-B Island Business Zone on Island Avenue, Peaks Island. Such a change of use requires approval of a conditional use appeal by the Board of Appeals before such a conversion may be accomplished.

Records in this office do not show that you have ever applied for such a conditional use appeal before the Board of Appeals. In the event that you may wish to apply for approval of such a conversion, in accordance with Section 14-224 of the City Zoning Ordinance, and Section 14-474 thereof, entitled "Conditional Uses."

If, for some reason, there has been an oversight, please advise this office as to when such a conditional use appeal was granted by the City.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Conditional Use Appeal Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 87-Y-20
Island Avenue
Peaks Island

December 17, 1987

Mr. and Mrs. Lauren Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

This is in reference to your application for a change of zone from single to two family in the I-B Island Business Zone on Island Avenue, Peaks Island. Such a change of use requires approval of a conditional use appeal by the Board of Appeals before such a conversion may be accomplished.

Mr. Joseph E. Gray, Jr., Director of Planning and Urban Development, has informed me that if you wish to go back to the Board of Appeals with a request for conditional use appeal, the fee for such review can be waived. However, in view of the fact that your conditional use approval has expired, it will be necessary for you to apply again. Six months after such approval, unless a building permit is obtained, then the appeal approved by the Board of Appeal lapses. This is a provision of the City Zoning Ordinance.

Section 14-474 (2) f. of the Ordinance reads as follows:

"Limitations on conditional use permits. No conditional use permit shall be valid for a period longer than six (6) months from the date of issue, or such other time granted not to exceed two (2) years, unless the conditional use has been commenced or is issued and construction is actually begun within that period and is thereafter diligently pursued to completion, provided, however, that one or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two year period is not exceeded thereby. A conditional use permit shall be deemed to authorize only the particular use for which it was issued and such permit shall automatically expire and cease to be of any force or effect if such use shall for any reason be discontinued for a period of twelve (12) consecutive months or more."

87-y-20

Island Ave.

Letter to Mr. and Mrs. Owen Johnston
December 17, 1987

Page 2

If you will prepare your application for a conditional use appeal, this office will take your application for a conditional use appeal to the Board of Appeals again, and the fee will be waived in accordance with Mr. Gray's request.

We shall need nine copies of your application and they must be in this office by Noon on December 23rd, if you wish to be included on the agenda for January 14, 1988, for consideration by the Board of Appeals at their next meeting.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Island Avenue
Peaks Island
87-Y-20

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

February 12, 1988

Mr. Loren F. and Mrs. Janice M. Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

This will acknowledge receipt of your application for a conditional use appeal to permit the change of your single family dwelling in the I-B Island Business Zone to a two family dwelling on a lot containing 39,600 square feet of land area. This conditional use appeal was granted by the Board of Appeals on February 27, 1986 for this conversion, but since no action was taken within six months following its approval, you must then apply again for this appeal, before you can obtain a building permit to proceed with this conversion.

This item will be placed on the agenda for the meeting of the Board of Appeals for Thursday evening, March 10, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for this meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addaro, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Island Avenue
87-Y-20 Peaks Island

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

March 15, 1988

Loren and Janice Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

At the March 10th meeting of the Board of Appeals, the Board voted by a unanimous vote to postpone your conditional use appeal in which you have petitioned the Board of Appeals to grant a change of use for your residence from a single family to a two family dwelling in the I-B Island Business Zone. This appeal was approved previously on February 27, 1986 by the Board of Appeals.

The reason for postponing this matter until the next meeting of Thursday afternoon, March 24, 1988, at 3:30 P.M. in Room 209, City Hall, Portland, was because there were two people from the Island who appeared in opposition. The postponement action was considered necessary by the Board so that you could appear in person to support your request.

This conditional use appeal will therefore be scheduled for hearing at the March 24th meeting of the Board of Appeals, as stated above. As soon as copies of the agenda become ready for distribution, a copy of the agenda will be mailed to you for your information.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jsegerman, Chief Planner
P. Samuel Hoffsen, Chief, Inspection Services
Arnold Addato, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVEHAIL
MICHAEL E. YESTORT
CHRISTOPHER DINAN

Island Avenue
Peaks Island
87-Y-20

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, March 10, 1988 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Loren F. and Janice M. Johnston, owners of the property on Island Avenue, Peaks Island (87-Y-20), under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petition the Board of Appeals to permit change of use of the single family dwelling at the above named location to a two family dwelling, not allowed in the I-B Island Business Zone unless authorized by Section 14-224 of the City Zoning Ordinance as a conditional use. A conditional use appeal was granted by the Board of Appeals on February 27, 1986 for this conversion but since no action was taken within six months following approval, it is now necessary for the applicant to apply again for such conditional use approval before they can proceed with this conversion.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

John C. Knox
Secretary

/el
2/17/88

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

87-Y-20
Island Avenue
Peaks Island

March 28, 1988

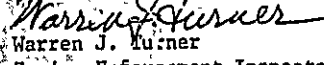
Loren F. and Janice M. Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

At the March 24th meeting of the Board of Appeals, the Board voted by a vote of six to 0 to approved your conditional use appeal for conversion of your single family dwelling to a two family dwelling in the I-B Island Business Zone in accordance with the provisions of Section 14-224 of the City Zoning Ordinance.

A copy of the decision in this matter is enclosed for your records. Please apply for a change of use permit to make the necessary alterations to effect this change in your residence. You will have six months following approval of this conditional use appeal in which to apply for the change of use permit with any alterations which may be necessary.

Sincerely,


Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

<u>Loren Johnston</u>	<u>Vincent Haug (opp) neighbor</u>
<u>Paul Arico</u>	_____
_____	_____

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The proposed conditional use is/is not (circle one) permitted under Section 14- 474 of the Zoning Ordinance, for the following reason(s): _____
6-0
2. The proposed conditional use does/does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): _____
6-0
- 3-A. There are are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): _____
6-0
- 3-B. There will will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): _____
6-0