

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



THOMAS F. JEWELL

RAY M. JOHNSON
JOHN C. KNOX
MATTHEW D. MANAHAN
DEWEY A. MARTIN, JR.
REBECCA SARGENT
MICHAEL E. WESTORT

September 28, 1992

RE: 19 Capisic Street

Ms. Charlotte Winslow
19 Capisic Street
Portland, ME 04102

Dear Ms. Winslow:

As you know, at its meeting of September 24, 1992, the Board of Appeals voted to permit a change of use of the above named property from a single family dwelling with day care for six children to a single family dwelling with a day care for twelve children.

A copy of the Board's decision is enclosed.

Sincerely,


William D. Giroux
Zoning Administrator

/el
Enclosure

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

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

Charlotte Winslow

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

City photo, return form

Findings of Fact

1. The proposed conditional use is (circle one) permitted under Section 14-~~14~~ 89 of the Zoning Ordinance, for the following reason(s):

4

2. The proposed conditional use does (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

4

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):

4

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):

4

3-C. The impact 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):

H

Conclusion*

After public hearing on Sept 24, 1992, and for the reasons above-stated, the accompanying application is hereby (check one)

granted. 4-0

granted subject to the following condition(s):

denied.

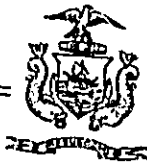
Dated: 9/24, 1992

Michele E. White
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.

Approve
Michele E. White
Ray M. [unclear]
Wally [unclear]
John C. Knox

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19 Capisic Street

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, September 24, 1992 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.

Ms. Charlotte Winslow, owner of the property located at 19 Capisic Street, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a change of use of the single family dwelling with day care accommodating six(6) children at the above-named location to a single family dwelling with day care for twelve(12) children. This use is allowed in the Zone provided the Board finds that the provisions of Section 14-474 and any other applicable conditions have been met.

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.

Thomas F. Jewell
Chairman

/e1

8/31/92

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



THOMAS F. JEWELL

RAY M. JOHNSON ✓
JOHN C. KNOX ✓
MATTHEW S. MANAHAN ✓
DEWEY A. MARTIN, JR. ✓
REBECCA SARGENT ✓
MICHAEL E. WESTORT ✓

August 28, 1992

RE: 19 Capisic Street

Charlotte Winslow
19 Capisic Street
Portland, Maine 04102


Dear Ms. Winslow:

Receipt of your application for a conditional use appeal regarding a change of use from single family with day care for (6) children to single family with day care for twelve (12) children, is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, September 24, 1992 at 7:00 P.M. in Room 209, City Hall, Portland, Maine. We hope that you will plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the September 24th agenda as soon as copies become available for distribution.

Sincerely,


William D. Giroux
Zoning Administrator

/s/

cc: Thomas F. Jewell, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Charles A. Lane, Associate Corporation Counsel
Kevin Carroll, Code Enforcement Officer

APPLICATION FOR A CONDITIONAL USE APPEAL
UNDER SECTION 14-90 (4) c
FOR 19 CAPISIC STREET PORTLAND, MAINE.
OWNER: CHARLOTTE WINSLOW
D/B/A LIL' FIREHOUSE CHILD CARE

DATE 8/28/92

ENCLOSED YOU WILL FIND MY APPLICATION AND RELATED PAPERWORK FOR A CONDITIONAL USE APPEAL. I AM OPENING A CHILD CARE CENTER IN MY HOME FOR 6 CHILDREN, WHICH IS ALLOWED UNDER THE EXSISTING ZONING AND I AM RESPECTFULLY REQUESTING THAT YOU GRANT ME A CONDITIONAL USE PERMIT TO TAKE THE NUMBER OF CHILDREN TO 12. YOU WILL SEE FROM MY PAPERWORK, THAT MY HOME IS VERY LARGE AND SITS ON AN EVEN LARGER LOT, IN A VERY BUSY AREA OF PORTLAND. MY HOME IS MINUTES FROM THE AIRPORT; MY HOME IS ON ONE OF THE MAIN ARTERIES TO WESTBROOK; AND MY HOME IS NEXT DOOR TO A BUSY RETIREMENT HOME. I DO NOT FEEL THAT WE WILL HAVE ANY NEGITIVE AFFECT ON THE NEIGHBORHOOD AND WE MIGHT JUST MAKE IT BETTER. WE HAVE PLANS TO SING CAROLS AT THE EUNICE FRYE HOME, DO BOTTLE AND PAPER DRIVES FOR CHARITIES AND SPREAD SUNSHINE WHEREEVER WE CAN.

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PAGE 7 1ST FLOOR REAR FLOOR PLAN (AREA USED BY THE CENTER)
PAGE 8 PHOTOS OF PROPERTY
PAGE 9 COPY OF LETTER I MAILED TO MY NEIGHBORS
PAGE 10 NOTICE OF THE OPEN HOUSE WE ARE HAVING 8/31/92
PAGE 11 COPY OF LIL' FIREHOUSE'S POLICIES AND AGREEMENTS

I WANT TO THANK YOU FOR YOUR TIME AND CONSIDERATION IN THIS MATTER
SINCERELY,
CHARLOTTE WINSLOW

CHARLOTTE WINSLOW
LIL' FIREHOUSE CHILD CARE
19 CAPISIC STREET
PORTLAND, ME. 04102
772-1736

CITY OF PORTLAND, BOARD OF APPEALS
389 CONGRESS STREET-ZONING OFFICE-RM#315
PORTLAND, ME. 04101

DEAR BOARD;

ENCLOSED, PLEASE FIND A PACKET WITH THE INFORMATION FOR MY REQUEST TO CHANGE THE USE OF MY HOME, IN A R-3 ZONE, FROM AN ALLOWED USE OF A SINGLE AND/OR TWO FAMILY RESIDENCE WITH A SIX CHILD IN-HOME DAY CARE TO A ONE/TWO FAMILY RESIDENCE WITH A 12 CHILD IN-HOME DAY CARE. THIS IS ALLOWED WITH A CHANGE OF USE AS PER SECTION 14-90 (4) c.

MY HOME IS A 13 ROOM/ 3 BATH 3000+ SQUARE FOOT HOME ON A 17,805 SQUARE FOOT LOT NEAR THE INTERSECTION ON STEVENS AVENUE AND CAPISIC STREET. WE WILL HAVE NO NEED TO MAKE ANY CHANGES TO THE EXISTING STRUCTURE OR PROPERTY.

MY IMMEDIATE NEIGHBOR TO THE WEST IS THE EUNICE FRYE HOME, A RETIREMENT HOME, WITH AT LEAST 17 RESIDENTS AT THIS TIME. I BELIEVE THEY CAN ACCOMMODATE 25 OR MORE. MANY OF THE RESIDENTS HAVE FULL NURSING CARE WITH ALL THREE SHIFTS COMING AND GOING AND THE HOME ITSELF HAS KITCHEN HELP WITH DELIVERIES EVERY DAY. THEY ARE, IN MANY CASES, A NURSING HOME AND NOT A RETIREMENT HOME.

MY OTHER IMMEDIATE NEIGHBORS ARE RESIDENCES, BUT MY PROPERTY IS WELL LANDSCAPED WITH PRIVACY AND NOISE CONTROL BUSHES AND TREES AND WITH THE EXCEPTION OF AN OCCASIONAL SQUEAL OF EXCITEMENT, THEY SHOULD NOT SEE OR HEAR ANY OF THE CHILDREN.

SEVERAL OF THE CHILDREN WILL BE COMING FROM THE SAME FAMILIES SO THE NET INCREASE IN TRAFFIC COULD BE AS FEW AS 2 OR 3 CARS. WE HAVE AMPLE PARKING, PLAY AREA (INDOOR & OUTDOORS), AND EDUCATIONAL OPPORTUNITIES FOR ALL 12 CHILDREN.

I HAVE GONE INTO BUSINESS WITH AN EXPERIENCED TEACHER WITH SEVERAL YEARS EXPERIENCE IN RUNNING A DAY CARE CENTER. I AM A MOTHER OF TWO AND I HAVE ALSO SERVED ON THE BOARD OF DIRECTORS OF A LICENSED DAY CARE. WE HAVE A THIRD TEACHER, WITH 4+ YEARS EXPERIENCE, WAITING FOR THIS CHANGE OF USE TO JOIN OUR TEAM.

to Frost St

area map

Subject property

lots 1 1/2

30-58

23-29

16-22

4-15

to Stevens
ave.

Capistic St

to Capistic St.

7-13 Capistic

90.54

9235

(3)

A. Shapazian

15-17

50'

(2)

(B)

99.97

19-27

105'

(1)

125'

28 -

47

(5)

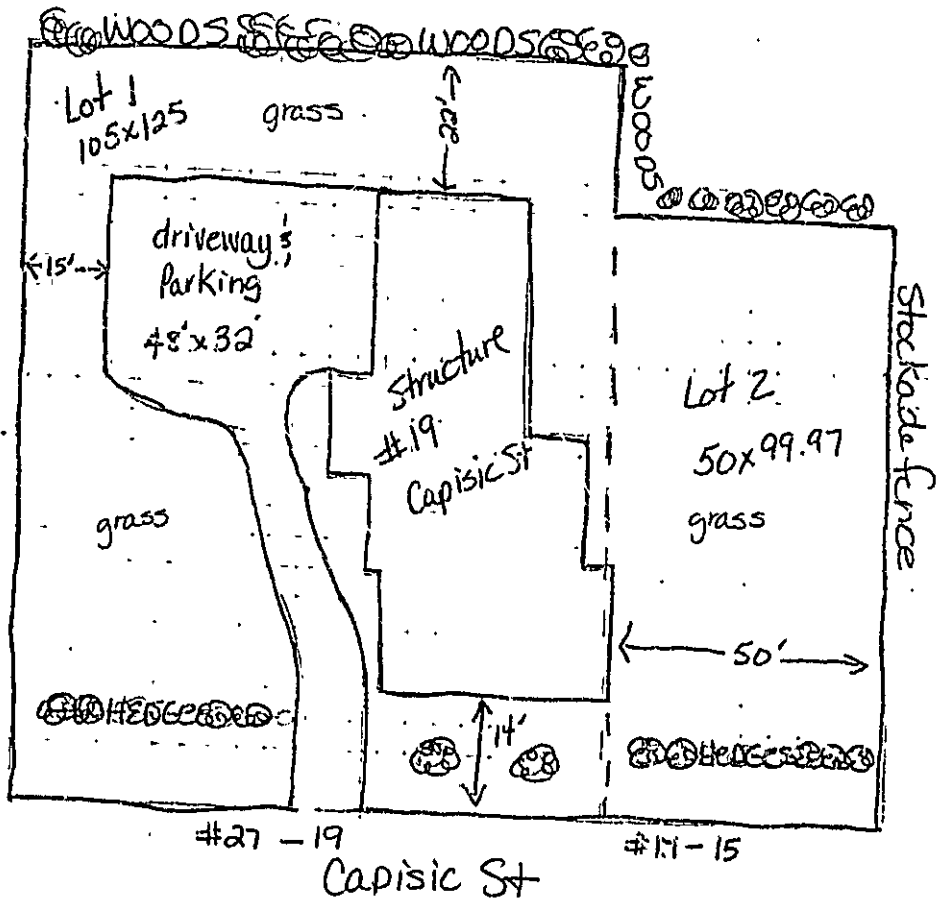
31825

Eunice Frye Home

C. Winslow

Plot plan w/ lot size, boundries

Parking area 48 x 32 + 2 car garage



1 square = 2'

Capisco Street

34'

Building footprint

Side yard A

drive way

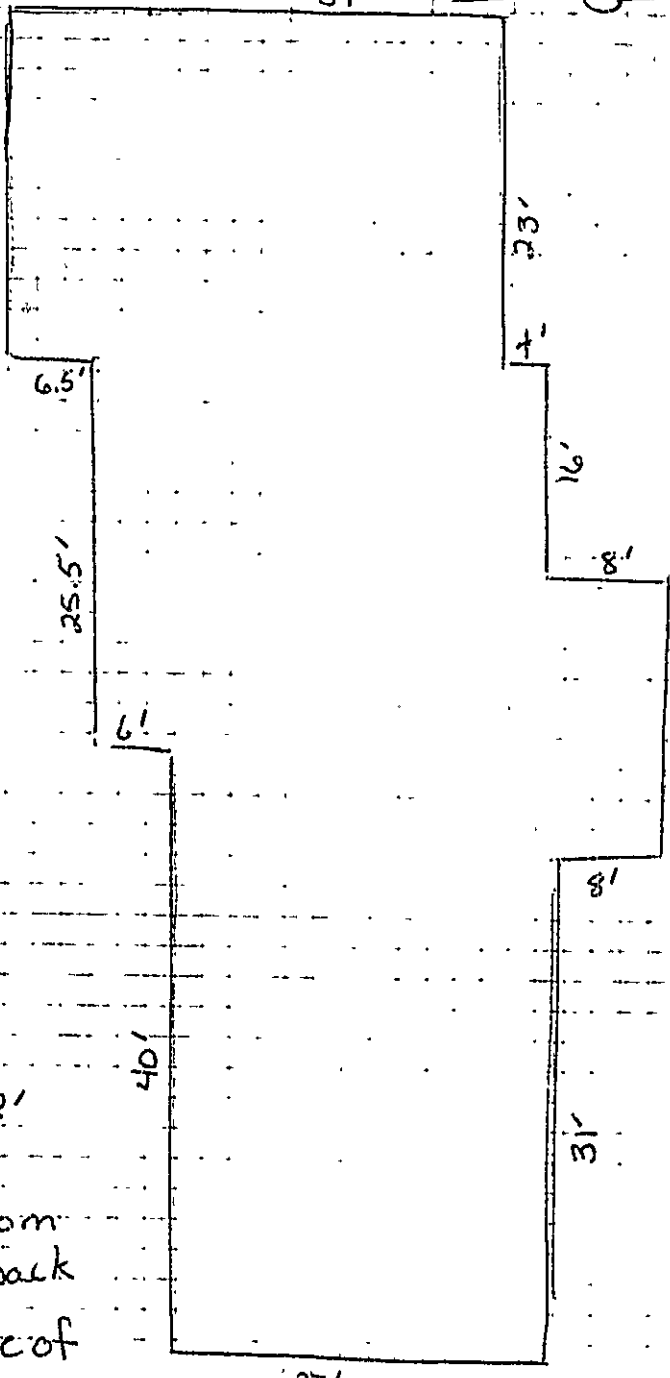
Side yard B

drive way

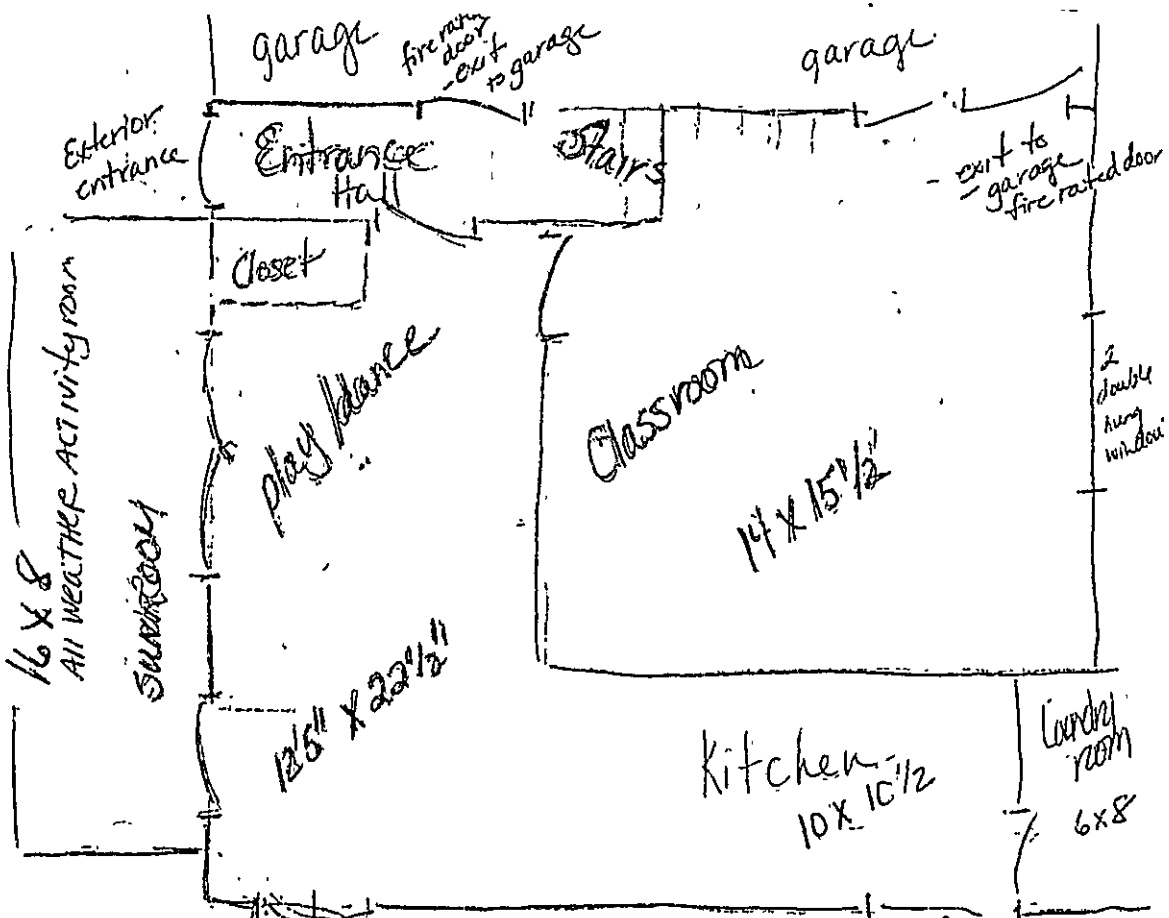
Scale

1 square = 2'

88 1/2 feet from front to back
an average of 30 feet from side to side



27' rear property



NO Changes in floor plan

to other rooms on 1st floor
 Lil's firehouse Babysitting & Child Care Center
 1st floor plan (back section of house built in 1984)
 Charlotte Winslow
 19 Capisic St.
 Portland, Me. 04102
 (207) 773-8281

- * we have 4 doors from the 1st floor exiting out of the building plus windows
- * we have hotwired & battery operated smoke detectors

hall to other rooms on 1st floor and front exit

A



A - Photo of Subject property

B - Shows growth of trees $\frac{1}{3}$,
Privacy of neighbors



B

DEAR NEIGHBORS;

I WOULD LIKE TO INTRODUCE MYSELF, YOU KNOW ME AS THE "ONE WITH THE DOOR", MY NAME IS CHARLOTTE WINSLOW AND I HAVE BEEN THE OWNER WITH MY HUSBAND, CARLETON, OF 19 CAPISIC STREET SINCE 1986. WE LIVE THERE WITH OUR DOG AND TWO CHILDREN, WILLIAM (AGE 4) AND ASHLEY-ANNE (AGE 1).

AS SOME OF YOU MAY KNOW, THE PREVIOUS OWNERS, THE LEVESQUES, OPERATED A FINANCIAL CONSULTING SERVICE OUT OF THE HOUSE AS WELL AS RENTING OUT THE RENTAL UNIT IN THE REAR OF THE HOUSE.

MY HUSBAND AND I HAVE HAD SEVERAL RENTERS OVER THE YEARS, BUT WE ENJOY OUR PRIVACY (AT LEAST IN THE EVENINGS). HOWEVER, BECAUSE OF THE COLLAPSE OF THE REAL ESTATE MARKET (WE EARN OUR LIVING FROM REAL ESTATE), THE HUGE INCREASE IN PROPERTY TAXES, AND THE FACT THAT 2 OF OUR BUSINESS PARTNERS FILED BANKRUPTCY LEAVING US SOLELY RESPONSIBLE FOR A HUGE DEBT - WE ARE HAVING A TOUGH TIME MAKING ENDS MEET WITH OUT THE RENTAL. WE ARE DOING EVERYTHING HUMANLY POSSIBLE TO "HANG IN THERE", INSURING THAT ALL CREDITORS, BANKS, ETC. ARE PAID IN FULL - WHILE PROVIDING A NICE NEIGHBORHOOD FOR OUR CHILDREN TO GROW UP IN. WE LOVE IT HERE!

ANYWAY, I DON'T MEAN TO BORE YOU WITH OUR FINANCIAL PROBLEMS, BUT HERE IT IS IN A NUTSHELL: I NEED YOUR HELP. IN ORDER FOR ME TO CONTINUE TO WORK TO HELP PAY THE BILLS, I NEED CHILD CARE FOR MY TWO CHILDREN. I AM PAYING \$227.00 PER WEEK FOR CHILD CARE NOW AND WE JUST CAN NOT KEEP UP THAT RATE. I DECIDED TO LOOK INTO FINDING A WAY TO PROVIDE MY CHILDREN WITH QUALITY CARE AT LITTLE OR NO COST AND I CAME UP WITH THIS:

I WISH TO OPEN A DAY CARE IN MY HOME. I CAN HAVE 6 CHILDREN UNDER THE EXISTING ZONING AND I AM APPLYING FOR A VARIANCE TO GO TO 12 INCLUDING MY 2 CHILDREN. I AM OPENING ON 8/31/92 WITH THE 6 CHILDREN AND I HAVE HIRED A VERY QUALIFIED TEACHER TO WORK WITH THE KIDS SO YOU WILL HAVE A CHANCE TO SEE HOW THIS AFFECTS YOU. HOWEVER, I WILL NEED THE VARIANCE TO MAKE IT WORK FINANCIALLY.

👁️ 👁️ LOOK WHAT'S UP 👁️ 👁️

CHARLOTTE WINSLOW & JENNIFER WHITTEN
ARE PROUD TO ANNOUNCE THEY ARE OPENING...

THE LIL' FIREHOUSE HOME CHILD CARE CENTER

19 CAPISIC STREET
PORTLAND, MAINE 04102
772-1736 OR 773-8281

WE WILL BE HOLDING AN OPEN HOUSE AND ORIENTATION
FROM 2:00 TO 4:00 ON SUNDAY 8/30/92
AT THE CAPISIC STREET CENTER

WE HOPE ALL FALL ENROLLEES, THEIR FAMILIES, AND
ANYONE INTERESTED IN LEARNING MORE ABOUT OUR
REGISTERED BABYSITTING SERVICE AND
IN HOME CHILD CARE CENTER CAN COME.

THIS WILL BE A GREAT OPPORTUNITY TO FAMILIARIZE
YOURSELF AND YOUR CHILD (S) WITH THE LAYOUT OF THE
FACILITY AND TO SEE THEIR FAVORITE TEACHER AND
THEIR FRIENDS IN A NEW LOCATION.

TRANSITION IS NEVER AN EASY TIME, BUT WE WILL BE
DOING ALL WE CAN TO ASSURE THE ENTIRE FAMILY IS
HAPPY WITH THEIR DECISION.

IF YOU HAVE ANY FURTHER QUESTIONS,
PLEASE CALL CHARLOTTE AT 772-1736 OR 773-8281

DIRECTIONS: CAPISIC STREET RUNS FROM STEVENS AVE. (BETWEEN BRIGHTON
AVE. AND CONGRESS ST.) TOWARDS OUTER BRIGHTON AVE. .
#19 CAPISIC STREET, IS THE 2ND HOUSE ON THE RIGHT OFF STEVENS AVE.,
A LARGE WHITE COLONIAL WITH GREEN SHUTTERS
WATCH FOR THE FRONT DOOR, IT IS ALWAYS DECORATED.

HOPE TO SEE YOU THERE!!

LIL' FIREHOUSE
IN HOME CHILD CARE &
BABYSITTING SERVICE



LOVING CARE GIVEN BY
JENNIFER WHITTEN &
CHARLOTTE WINSLOW

19 CAPISIC ST.
PORTLAND, ME. 04102
772-1736 OR 773-8281

THE LIL' FIREHOUSE CHILD CARE CENTER

A LOVING HOME CHILD CARE/BABYSITTING CENTER

CONVENIENTLY LOCATED AT THE INTERSECTION OF CAPSIC STREET AND STEVENS AVENUE
(207) 772-1736 (207) 773-8281

PHILOSOPHY:

LIL' FIREHOUSE'S PHILOSOPHY IS ONE OF LEARNING THROUGH PLAY. WE UNDERSTAND AND CELEBRATE THE INDIVIDUALISM OF EACH CHILD. LIL' FIREHOUSE WILL ENCOURAGE EVERY CHILD TO DEVELOP AT HIS/HER OWN PACE WHILE GOING THAT EXTRA STEP TO CONNECT WITH THAT CHILD THROUGH ALL AVENUES OPEN TO US. OUR GOAL AT LIL' FIREHOUSE IS TO PROVIDE THE FINEST CHILD CARE/BABYSITTING SERVICES IN THE AREA. WE EMPHASIZE AGE APPROPRIATE DEVELOPMENT GEARED AROUND CREATIVE LEARNING, GROSS AND FINE MOTORING SKILLS, COMMUNICATION, MUSIC, BOOKS, AND HANDS ON EXPERIENCE. WE UNDERSTAND THAT FINDING CARE FOR THE YOUNGEST MEMBERS OF YOUR FAMILY IS THE HARDEST DECISION YOU WILL MAKE AT THIS CRITICAL AGE AND WE WILL DO OUR VERY BEST TO ASSURE YOU THAT CHOOSING LIL' FIREHOUSE WAS THE BEST CHOICE YOU COULD HAVE MADE.

LIL' FIREHOUSE WANTS TO WORK CLOSELY WITH THE ENTIRE FAMILY. WE WELCOME PARENTS AND SIBLINGS TO VISIT THE CENTER AND WE ENCOURAGE THEIR PARTICIPATION IN PROJECTS, SHARETIME, AND FIELDTRIPS. WE BELIEVE THAT COMMUNICATION BETWEEN PARENT AND TEACHER IS ESSENTIAL AND WE WILL PROVIDE WRITTEN AND ORAL COMMUNICATION ON A REGULAR BASIS.

LIL' FIREHOUSE WILL PROVIDE A CLEAN AND SAFE FACILITY. THE STATE FIRE MARSHALL WILL DO AN ANNUAL INSPECTION OF THE FACILITY. THERE ARE BATTERY AND HOT WIRED SMOKE DETECTORS THROUGH OUT THE FACILITY AND WE WILL HAVE FIRE DRILLS ONCE A MONTH. ANY NEW STAFF MEMBERS WILL BE BRIEFED ON ALL SAFETY PROCEDURES. THERE WILL BE AT LEAST ONE RED CROSS CERTIFIED STAFF MEMBER WITH THE CHILDREN AT ALL TIMES.

LIL' FIREHOUSE BELIEVES THAT ALL CHILDREN ARE "PERFECT", BUT AS ALL PARENTS KNOW INAPPROPRIATE BEHAVIOR IS SOMETIMES EXPRESSED, IT IS LIL' FIREHOUSE'S POLICY TO ADDRESS THESE TIMES IN A LOVING, BUT FIRM, MANNER. WE ENCOURAGE CHILDREN TO "USE THEIR WORDS" WHEN ATTEMPTING TO RESOLVE PROBLEMS BETWEEN THEMSELVES. A "CALMING DOWN TIME" WILL ONLY BE USED AS A LAST RESORT. THIS ACTION WILL RESULT IN THE CHILD HAVING A SHORT TIME TO THINK ABOUT AND PROBLEM SOLVE WITH THE AID OF A STAFF MEMBER. IT IS LIL' FIREHOUSE'S POLICY NOT TO SCREAM AT, SHAME, OR ISOLATE ANY CHILD IN OUR CARE.

SCHEDULED CLOSINGS

LIL' FIREHOUSE CHILD CARE CENTER WILL BE CLOSED:

- **NEW YEAR'S EVE
- **NEW YEAR'S DAY
- **WASHINGTON'S BIRTHDAY
- **MEMORIAL DAY
- **INDEPENDENCE DAY
- **LABOR DAY
- **VETERAN'S DAY
- **THANKSGIVING AND THE DAY AFTER THANKSGIVING
- **CHRISTMAS EVE
- **CHRISTMAS DAY

LIL' FIREHOUSE WILL ALSO BE CLOSED 2 DAYS PER YEAR FOR STAFF DEVELOPMENT. WE WILL NOTIFY PARENT'S AS SOON AS POSSIBLE OF THE DATES OF THOSE DAYS.

SNOW DAYS

LIL' FIREHOUSE MAY CLOSE OR DELAY OPENINGS DUE TO SEVERE WEATHER AND/OR HEAVY SNOW STORMS. YOU MAY CALL THE CENTER IF YOU HAVE ANY QUESTIONS.

MEALS

FOR LUNCH, WE WILL PROVIDE YOUR CHILD WITH MILK, A VEGETABLE AND FRUIT OF THE DAY AND WE ASK THAT YOU PROVIDE A SANDWICH OR MICROWAVABLE MAIN DISH. WE WILL ALSO PROVIDE NUTRITIOUS SNACKS & JUICE MID MORNING AND AGAIN IN THE AFTERNOON.

SICK POLICY AND MEDICATIONS

YOUR CHILD MUST BE WELL ENOUGH TO PARTICIPATE IN DAILY ACTIVITIES. YOUR CHILD MUST BE KEPT AT HOME OR WILL BE SENT HOME IF HE/SHE HAS: AN ELEVATED TEMPERATURE OF 101.6 OR MORE, DIARRHEA OR VOMITTING, A CONTAGIOUS OR SUSPICIOUS RASH, DISCHARGE FROM EARS OR EYES. OF COURSE THESE ARE ONLY GUIDELINES AND IF THE STAFF DEEMS A CHILD ILL, THAT CHILD MAY BE SENT HOME.

STATE LAW REQUIRES ANY PRESCRIPTION MEDICINE MUST BE IN IT'S ORIGINAL CONTAINER WITH THE PRESCRIPTION LABEL ON IT & A PERMISSION SLIP MUST BE SIGNED. NON-PRESCRIPTION MEDICINES MAY BE ADMINISTERED BY STAFF WITH DAILY WRITTEN PERMISSION FROM PARENT.

FIELD TRIPS

WE WILL NEED A SIGNED PERMISSION SLIP FOR EVERY FIELD TRIP. VOLUNTEERS WITH CLEAN DRIVING RECORDS, WHO ARE LEGALLY OPERATING AN INSURED VEHICLE ARE WELCOME TO DRIVE, WHEN ENROLLMENT DEMANDS IT.

CENTER'S SIZE

LIL' FIREHOUSE CAN BE LICENSED FOR A MAXIMUM OF 12 CHILDREN. AS WE GROW, WE WILL HIRE ONLY QUALIFIED STAFF MEMBERS TO FIT OUR NEEDS. PARENTS WILL HAVE AN OPPORTUNITY TO MEET ALL PERMANENT HIRES ONE WEEK PRIOR TO THEM STARTING AS A PERMANENT EMPLOYEE.

LIL' FIREHOUSE'S PAYMENT POLICIES

LIL' FIREHOUSE'S PAYMENT POLICY REQUIRES THAT TUITION MUST ALWAYS BE PAID TWO WEEKS IN ADVANCE. ATTENDANCE MAY BE DENIED IF TUITION PAYMENTS ARE IN ARREARS. A \$1.00 PER MINUTE FEE WILL BE ASSESSED TO ANY PARENT PICKING THEIR CHILD UP AFTER CLOSING

- 1) A NON-REFUNDABLE \$10.00 APPLICATION FEE WILL BE PAID AT REGISTRATION.
- 2) A 2 WEEK TUITION FEE WILL BE COLLECTED AT TIME OF REGISTRATION. TUITION MUST ALWAYS BE PAID TWO WEEKS IN ADVANCE.
- 3) ON A SPACE AVAILABLE BASIS, A PARENT MAY EXTEND THEIR CHILD'S PARTTIME SLOT.
- 4) TUITION IS BASED ON ENROLLMENT (A RESERVED SLOT), NOT ATTENDANCE. TUITION MUST BE PAID DURING THE ABSENCE OF A CHILD DUE TO ILLNESS, VACATIONS, HOLIDAYS, SCHEDULED CLOSINGS, OR FOR WHATEVER REASON.
- 5) TUITION PAYMENTS ARE DUE ON MONDAYS. A CHILD STARTING IN THE MIDDLE OF THE WEEK WILL BE RESPONSIBLE FOR THE PRORATED SHARE OF THAT WEEK, PLUS THE TWO FULL WEEKS TUITION
- 6) THERE WILL BE A \$5.00 PER WEEK NONPAYMENT PENALTY ASSESSED WHEN TUITION IS IN ARREARS.
- 7) A MINIMUM OF TWO WEEKS WRITTEN NOTICE IS REQUIRED FROM A PARENT, WHO WISHES TO TERMINATE HIS/HER CHILD FROM THE PROGRAM FOR ANY REASON AND THOSE TWO WEEKS MUST BE PAID FOR.

LIL' FIREHOUSE RESERVES THE RIGHT TO WITHDRAW A FAMILY FROM THE PROGRAM
BECAUSE OF CHRONIC NEGLECT OF POLICIES AND PROCEDURES.
I/WE HAVE READ AND AGREE TO THE TERMS ABOVE (PLEASE SIGN AND DATE)

X _____ / / _____

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



THOMAS F. JEWELL
RAY M. JOHNSON
JOHN C. KNOX
MATTHEW D. McVAHAN
DEWEY A. MARTIN, JR.
REBECCA SARGENT
MICHAEL E. WESTORT

CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: Charlotte Winslow DBA
Lil' Firehouse Child Care 19 Capisic St. Portland, Me.

Applicant's interest in property (e.g., owner, purchaser, etc.): owner
07102

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

Address of property and Assessor's chart, block and lot number: 19 Capisic St Chart #194 # B-1-2 19,805
sqft Lot

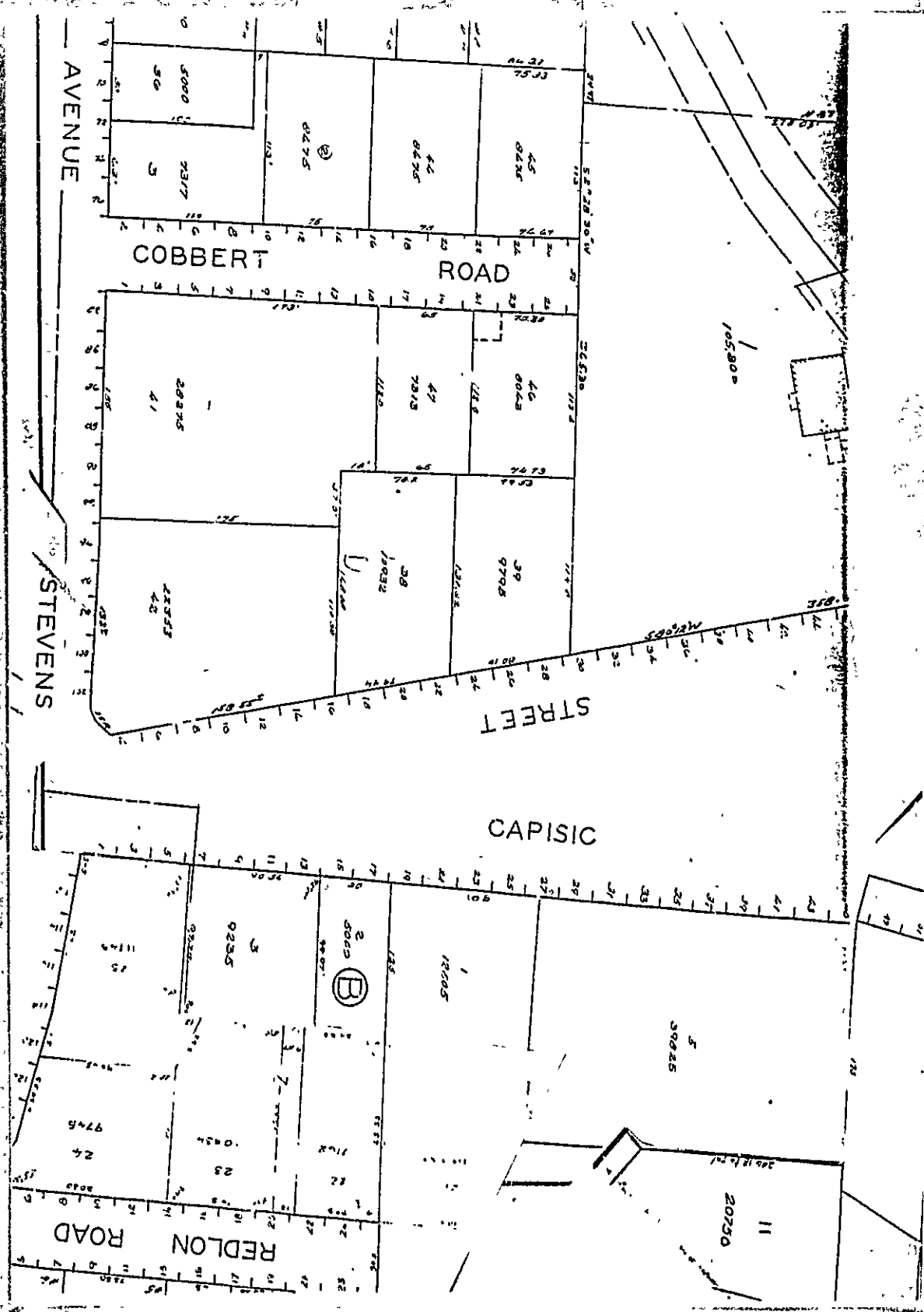
Zone: R-3 Present use: Single family w/ 6 child Day Care
* we are legally a 2 family w/ 6 child day care now
Type of conditional use proposed: Single family w/ 12 child Day Care

Conditional use authorized by: Section 14- 90(4)c.

NOTE: If site-plan approval is required, attach preliminary or final site plan.
no changes to the existing structure or land use.

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

Date: August 25, 1992 Charlotte Winslow
Signature of Applicant



AVENUE

COBBERT ROAD

STEVENS STREET

CAPISIC

REDLON ROAD

44 37
 75 33
 45
 0675
 46
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 7875
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(B)

(C)

20750

50825

12005

9235

9745

- We are opposed to the Day Care
- We support the idea of your home DayCare
- We do not have an opinion $\frac{1}{2}$ Do not think it will affect us.

optional:

Name - ADDRESS - Phone #

- We are opposed to the Day Care
- We support the idea of your home DayCare
- We do not have an opinion $\frac{1}{2}$ Do not think it will affect us

optional:

NAME, ADDRESS $\frac{1}{2}$ Phone #

Alice Thompson
22 Belden Rd.
Portland Me
Phone 773-6235

- We support the Day Care
- We oppose the Day Care
- We do not think the Day Care will affect ~~us~~ me.

optional

NAME ADDRESS PHONE #

PETER HOLMES
68 CAPSIC ST.
PORTLAND, ME 04102
207-775-3013

Charlotte make some money. and I don't want to talk about my taxes!

- We oppose the Day Care
 We support the Day Care
 We do not think the Day Care will affect us

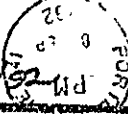
optional

NAME ADDRESS PHONE#

MR + MRS Bruce WALKER

87 Stevens Ave

Portland, ME 04102



- We oppose the Day Care
 We support the Day Care
 We do not think the Day Care will affect us

optional

NAME ADDRESS PHONE#

Mr & Mrs Emmett J. D'Sieu

124 Stevens Ave

Portland, Me 04102

- We support the Day Care
 We oppose the Day Care
 We do not think the Day Care will affect us

optional

NAME ADDRESS PHONE#

- We oppose the Day Care
- We support the Day Care
- We do not think the Day Care will affect us

optional

NAME ADDRESS PHONE #
 FRANK ALGER 4 ANSON RD. 773-0725

in a window - Thank you for the added "lift" your window adds to our neighborhood. It will be a good thing to all children in the neighborhood even if only for a short period of time. If you are able to place the newspaper & magazine on the table, it will be appreciated. Frank + Rose Alger

- We support the Day Care
- We oppose the Day Care
- We do not think it will affect us

optional

we wish you
lots of luck!

NAME - ADDRESS - PHONE #

Anne & Bill Baxon
 63 CAPISIC ST (other side of Fryc Home)
 774-4105

- We support the Day Care
- We oppose the Day Care
- We do not think the Day Care will affect us

optional

NAME ADDRESS PHONE

Corduro
 89 Capisic St
 Portland ME 04102

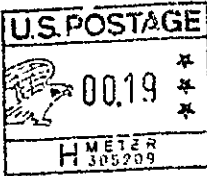
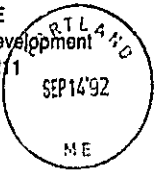
Dee & Cal

772-8091

Good luck!



CITY OF PORTLAND, MAINE
 Dept. of Planning & Urban Development
 389 Congress Street, Room 211
 Portland, Maine 04101



THOMPSON LOUIS D ETAL JTS
 C/O ASSESSOR'S DEPT RM 115
 389 CONGRESS ST
 PORTLAND ME
 178 - C-021-001 04101



- We oppose the Day Care
- We support the Day Care
- We do not think the Day Care will affect us

optional
 NAME ADDRESS PHONE#

Ed Crisp
 165 Stevens Ave.
 City

- We oppose the Day Care
- We support the Day Care
- We do not think it will affect us

optional

name address phone