

2/13/93

it would be helpful if the material submitted to me identified:
(i) the zone who the property is located, and
(ii) the section under which the appeal is filed

shouldn't the appeal be a condition under § 14-88(4)(c) - "family day care facilities"?

The owner of the premises needs to consent to the application and to authorize Tulanaghan to proceed.

Cal

And use
100 Florida Ave
Flanagan
403-A-9, 10
2/23/95

--- filed --- R-3
--- than letter

- Sanborn none
- Access Chart ✓
- Let Abuts ✓
- Em Abuts
- Let Abuts
- Let Bonce
- Dec form
- by map

combining to meeting

100 Florida Ave - Flanagan

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 24, 1995

RE: 100 Florida Avenue

Ms. Deborah L. Flanagan
35 Berry Avenue
Portland, ME 04103

Dear Ms. Flanagan,

As you know, at its meeting of February 23, 1995, the Board of Appeals voted to permit a change of use of the above-named property from a single family dwelling to a single family dwelling with family day care facilities for twenty four children. The Board imposed the conditions, however, that (1) operating hours be limited to 7 a.m. to 6 p.m., (2) a suitable fence to provide a visible barrier for the play area be built within a reasonable time frame and (3) that the amount of children be limited to twenty four instead of the twenty eight originally requested.

A copy of the Board's decision is enclosed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marge Schmuckal".

Marge Schmuckal
Asst. Chief of Inspection Services

/ol

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
I. Samuel Hoffses, Chief of Inspection Services
David Jordan, Code Enforcement Officer
Elizabeth Farthing, Inc., 100 Florida Avenue, Portland 04103

February 13, 1995

Dear Board of Appeals:

I am aware that the purchaser, Deborah L. Flanagan, intends to use the property located at 100 Florida Ave, Portland, Me for a child care center. I am aware that she has requested a conditional use permit and will be at the zoning hearing on February 23rd, 1995.

Sincerely,

Michelle M. Dyer

Elizabeth Farthing, Inc.
by: Michelle M. Dyer
President

Attn: Liz Latini via facsimile
874-8716

D. Flanagan 71-864

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 9, 1995

RE: 100 Florida Avenue

Ms. Deborah L. Flanagan
35 Berry Ave.
Portland, ME 04103

Dear Ms. Flanagan:

Receipt of your application for a conditional use appeal to change the use of the vacant property located at the above named address from a single family dwelling to family day care facilities for twenty eight children, not owner occupied, is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, February 23, 1995, at 7:00 P.M. in Room 209, City Hall, Portland, Maine. You must plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the February 23rd agenda as soon as copies become available for distribution.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Asst. Chief of Inspection Services

/el

cc: John C. Knox, 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
David Jordan, Code Enforcement Officer
Elizabeth Farthing, Inc., 100 Florida Ave., Portland 04103

Deborah L. Flanagan
35 Berry Avenue
Portland, Maine 04103

February 7, 1995

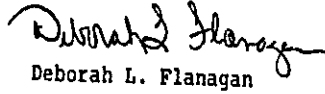
Dear Board of Appeals,

I am writing to request a conditional use permit for a child care center. I have been operating a child care home with 12 children since September, 1992, and would like to increase enrollment to 28 children and relocate to 100 Florida Ave, Portland.

I have enclosed the requested floor plan, lot plan, and photo of the house, and a copy of the purchase and sales agreement. Please let me know if any additional information is required.

Thank you for considering my request.

Sincerely,



Deborah L. Flanagan

FIG# 0044 CAPE



Addr 100 FLORIDA AVENUE List# 94 06252
 Town PORTLAND Age 50+ Area 10
 Dir: WASHINGTON AV TO MAINE AVE LFT ON RAY;L ONTO*

Rms	Brs	Bths	Fr	Fpl	Garage	Taxes\$ 1130	Lot Size
5	3	1		0		Tax Yr 94-95	9700+-

Bsmt	Heat/Fuel	H.W.ater	Book# 8987	Wtr.Frt
SLAB	FHW/CIBB	OFF/F	Page# 340	Rd.Frt 60+

	1ST	2ND	(X) P.Water	(X) Sew.	() Hood	() Stove
LR	X		() DgWater	() Sept.	() Fan	() Ref.
DR			() Dr Well	() Cspl.	() Disp	() DWf.
Kit	X		() DrPt	() Other	() FS	(X) S&S.
BR	3		() Ctner	() Gas	() WS	()
Bth	1		DriveS. PAVD	Siding VINYL		Amps100
		STR	Zone RES	Poss: TOT		
			Exci.of 740 PAH	PH 799-2244		
			Owner ELIZABETH FARTHING			

Remarks: *FLORIDA. COMPLETELY REMODELED. GLEAMING HDWD
 FLRS. NEW CARPET, NEW WINDOWS. VINYL SIDING. NEW
 ELECTRICAL. SHOWS BEAUTIFULLY. MOVE RIGHT
 IN. EASY TO SHOW. VACANT/LOCKBOX. SA 3.0BA3.0

Res Typ CAPE FndSz 24X30+11X19+8X15+- 920 sq ft. Cir WHITE

Buyer: Deborah L Flanagan

CONTRACT FOR THE SALE OF REAL ESTATE

February 2, 1995

RECEIVED of Deborah L. Flanagan of Portland
 hereinafter called the Purchaser, the sum of \$ 1,000.00) as earnest money and in part payment on account of the
 purchase price of the real estate at 100 Florida Avenue in
 the town/city of Portland in the County of Cumberland
 State of Maine, and as recorded in the Registry of Deeds Book B987 Page 340, currently owned
 by Elizabeth Farthing and described as follows:

single family dwelling on +/- 9700 s.f. lot of land

The following items to be included in the sale. All existing storm windows and screens, shades and/or blinds, shutters, curtain rods, electrical fixtures and

The TOTAL purchase price being (\$74,000.00)
~~Seventy four thousand and 00/100~~ DOLLARS
 payment to be made as follows: \$ 1,000.00 now as earnest money deposit
BALANCE IN CASH/BANK FUNDS AT CLOSING
 \$ TOTAL PURCHASE PRICE

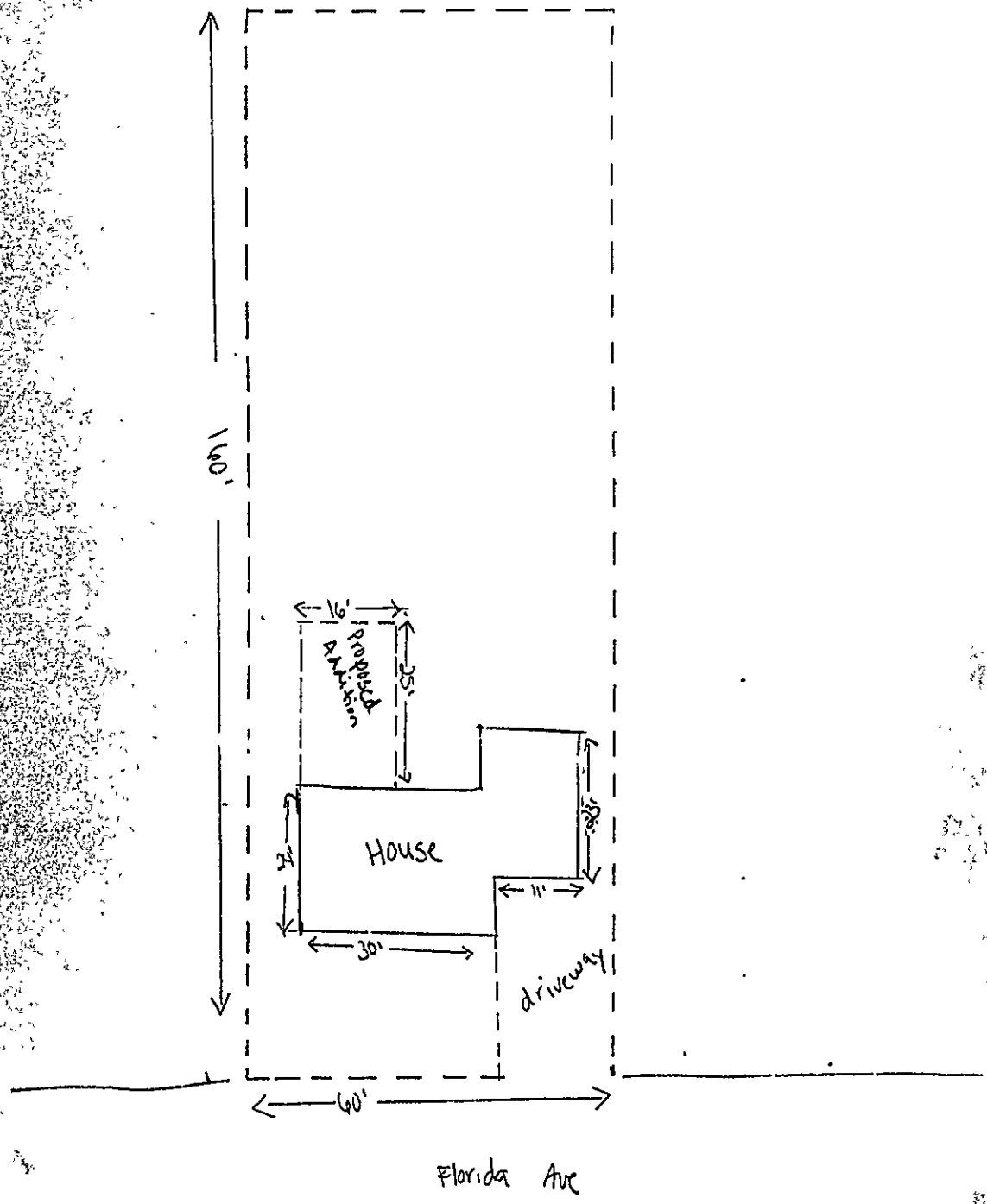
Said earnest money is received and held by the Broker (named below), subject to the following conditions.

1. That ERA Tom Tinsman Associates (the Broker), shall hold said earnest money and act as escrow agent until transfer of title; that one days shall be given for obtaining the Seller's acceptance, and, in the event of the Seller's non-acceptance, this earnest money shall be promptly returned to the Purchaser.
2. That a good and sufficient deed showing marketable title shall be delivered to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase within 45 days from the Effective Date of this contract. Should the title prove defective, however, then the Seller shall have a reasonable time after due notice of such defect or defects to remedy the title and hereby agrees to use diligent efforts to cure any such defects. If, after such time, the defect or defects are not corrected so that there is a marketable title, then the Purchaser may, at his option, withdraw said earnest money and be relieved from all obligations hereunder.
3. The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and shall be subject to applicable building and land use laws and regulations.
4. That full possession shall be given IMMEDIATELY upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.
5. The following items shall be pro-rated as of transfer of title:
 Real estate taxes for the fiscal year in the town of Portland Seller is responsible for any unpaid taxes for prior years Electricity yes no Fuel yes no Water yes no
 Sewer yes no Rents yes no Assoc. fees yes no Other _____
6. Purchaser and Seller will each pay their transfer tax as required by the State of Maine
7. The risk of loss or damage in said premises by fire or otherwise, until transfer of title is assumed by the Seller. The above described property is to be delivered in substantially the same condition as of the date of this contract reasonable wear and tear excepted unless otherwise stated.
8. This contract is subject to an approved CGI/SBA business mortgage loan of 95 % of the purchase price, at an interest rate not to exceed prime % and amortized over a period of not less than 25 years.
 a. The Purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application to said mortgage within seven (7) days of the Effective Date of this contract. The Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this contract.
 b. This contract is subject to a written statement from the lender within fifteen (15) days of the Effective Date indicating that the Purchaser has made application and that based upon the information given and subject to verification, is qualified for the loan requested. Final loan approval shall be obtained within 40 days of the Effective Date of this contract. If either of these loan approvals is not obtained within said time periods, this contract shall be null and void and the earnest money shall be promptly returned to the Purchaser.
9. The Seller agrees to pay up to 2% in points or closing costs which may be required by the lender for the above requested mortgage.
10. The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. It is recommended that the Purchaser have the following inspections:
 This contract is subject to the following inspections with results being satisfactory to the Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>10</u> days
b. Sewerage disposal	<input type="checkbox"/>	<input type="checkbox"/>	Within <u>0</u> days
c. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>10</u> days
d. Radon Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	Within <u>0</u> days
e. Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	Within <u>0</u> days
f. Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>10</u> days
g. Furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>10</u> days
h. Chimney	<input type="checkbox"/>	<input type="checkbox"/>	Within <u>0</u> days
i. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Within <u>0</u> days

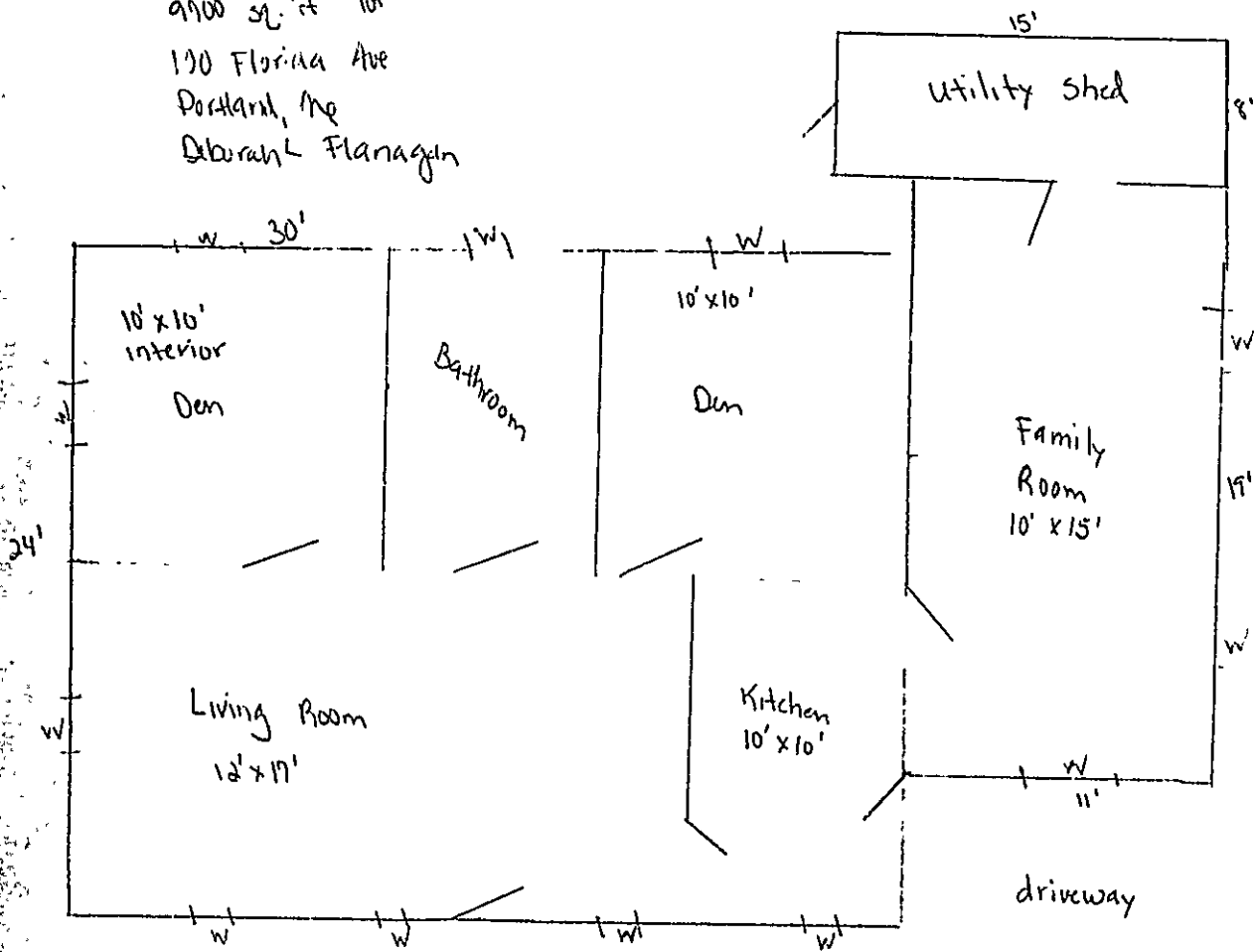
All inspections will be done by inspectors chosen and paid for by the Purchaser. If the result of any inspection is unsatisfactory to the Purchaser, he may, by notifying the Seller in writing within the specified number of days, declare this contract null and void and any earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency shall be deemed to have been waived by the Purchaser with respect to that inspection. In the absence of the inspections listed above, the Purchaser is relying completely upon his own opinion as to the condition of the property.

Portland, Me
Plot Plan



Florida Ave

Yard completely fenced in
9900 sq. ft lot
190 Florida Ave
Portland, Me
Deborah Flanagan



CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL

DECISION

Name and address of applicant: Ms. Deborah L. Flanagan

35 Berry Ave.

Location of property under appeal: 100 Florida Ave.

For the Record

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

Deborah Flanagan (P)

Charles Aron (Opp)

Charles McDevitt (Opp)

Carol Ireland (Opp)

John Walsh (Opp)

Theresa VanDusen (Opp)

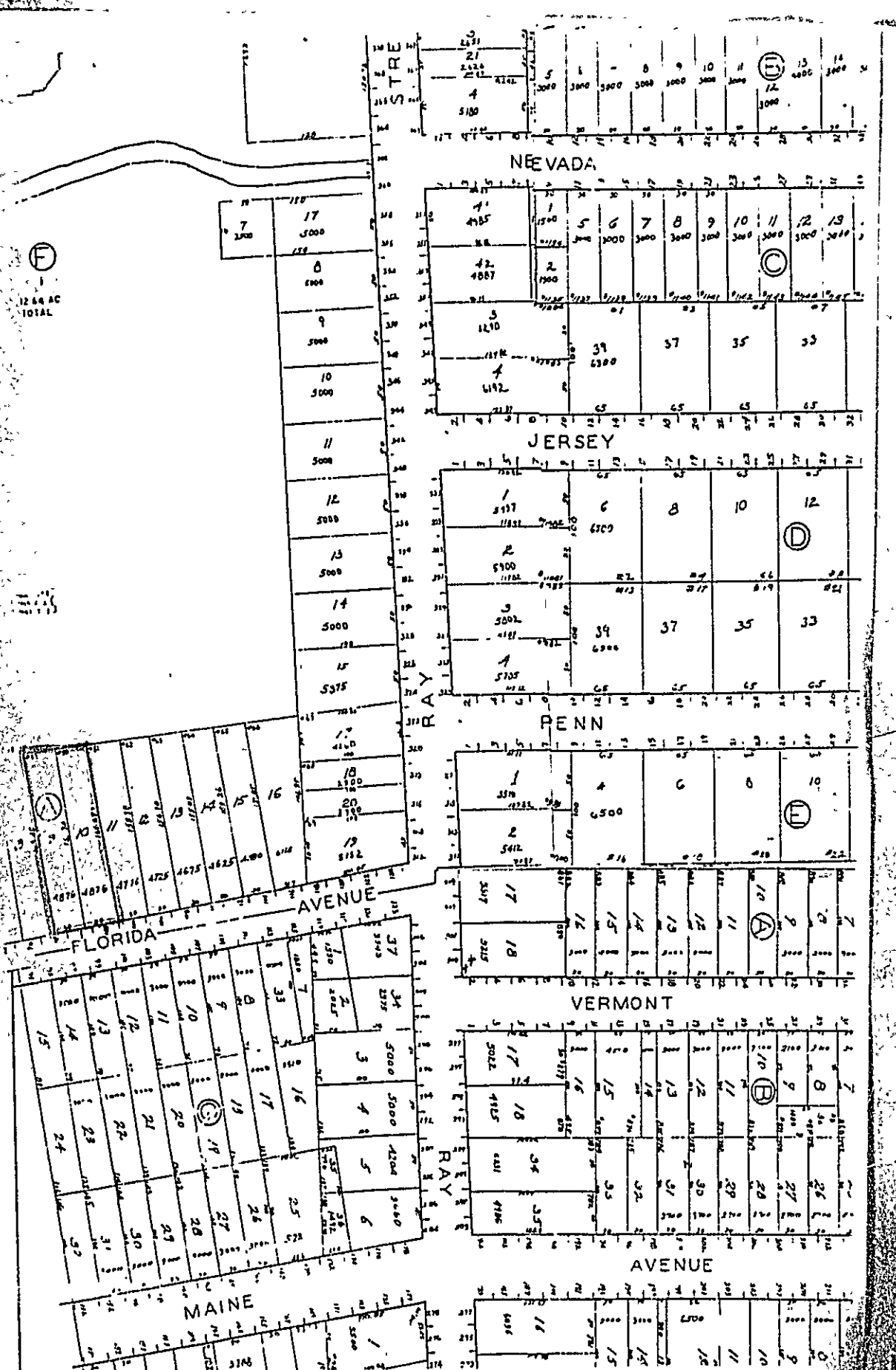
Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The proposed conditional use is/is not (circle one) permitted under Section 14-~~88(4)(c)~~ 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):



(F)
12.64 AC
TOTAL

STRE

NEVADA

JERSEY

PENN

VERMONT

MAINE

RAY

RAY

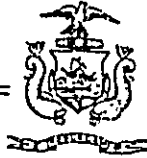
FLORIDA

AVENUE

AVENUE

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: Deborah L. Flanagan
35 Berry Ave. Portland Me 04103 799-8124
Applicant's interest in property (e.g., owner, purchaser, etc.):
Purchaser

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

Address of property and Assessor's chart, block and lot number:
100 Florida Ave Portland, Me

Zone: B-3 Present use: vacant

Type of conditional use proposed: child care center for 28 children

conditional use authorized by: Section 14-28(4)(c)

NOTE: If site plan approval is required, attached 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 his/her is true and correct to the best of his/her knowledge and belief.

Date: 2-9-95

Deborah L. Flanagan
Signature of Applicant

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:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

SENT BY:

2-24-95 : 3:11PM :PIERCE. ATWOOD ET AL-

207 874 8694: 1/ 3

PIERCE, ATWOOD, SCRIBNER, ALLEN, SMITH & LANCASTER

One Monument Square
Portland, Maine 04101
(207) 773-6411

FAX COVER SHEET

TO: Liz Latini

ORGANIZATION OR FIRM: City of Portland

FAX NUMBER: 874-8716

VOICE/CONTACT PERSON (IMPORTANT): 874-8300

NUMBER OF PAGES INCLUDING COVER SHEET: 3

SPECIAL INSTRUCTIONS:

FROM: Matt Manahan

DATE: February 24, 1995

TIME: 3:10 p.m.

CLIENT/MATTER NUMBER: 8888-3010

If you are having difficulties in receiving this, please call us immediately at (207) 773-6411, Extension 279. Thank you.

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OF AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Our fax number is:

(207) 773-3449

SENT BY:

2-24-95 : 3:12PM :PIERCE. ATWOOD ET AL-

207 8/4 8694:# 2/ 3

[BOA LETTERHEAD]

February 24, 1995

*fox to John Knot
John - what do
you think of
this?*

Portland City Council
389 Congress Street
Portland, ME 04101

Dear Mayor Paulson and Members of the Council:

On February 23, 1995, we granted a conditional use appeal at 100 Florida Avenue to change the use of the property from a single family dwelling to a commercial "family day care facility" for 24 children. We granted the appeal despite our reservations about the adverse impact such a large day care facility will have on the residential character of the neighborhood, which is in the R-3 zone.

The reason we granted the appeal is that we felt constrained by the City's Land Use Ordinance. Under the Ordinance, "family day care facilities" are allowed conditional uses in the R-3 zone (and virtually every other residential zone in the City) -- with no limitation on the number of children such facilities may serve or on its hours of operation. (See Ordinance Sections 14-68(3)(b) (R-1); 14-78(3)(b) (R-2); 14-88(4)(c) (R-3); 14-103(3)(c) (R-4); 14-116(3)(c) (R-5); 14-128(2)(b) (R-5A); 14-137(3)(d) (R-6).) Although some have argued that the word "family" before the term "day care facility" was intended to mean that such facilities should be small, the Ordinance itself does not support this interpretation.¹

As you know, under the Ordinance's conditional use provisions the Board of Appeals has no authority to deny a permitted conditional use unless (1) there are unique or distinctive characteristics or effects associated with the proposed conditional use, (2) there will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area, and (3) such impact differs substantially from the impact which would normally occur from such a use in that zone. (Ordinance Section 14-474(c)(2).) We granted the Florida Street application because we did not hear evidence sufficient to convince us that the proposed 24-child day care would produce impacts of such a magnitude that they would adversely affect health, safety, or welfare in a way that would

¹ Use of the Ordinance's definition of a "family" would mean that the children would need to live in the facility and that the facility must be nonprofit. (Ordinance Section 14-47.)

SENT BY:

2-24-95 ; 3:13PM :PIERCE. ATKWOOD ET AL-

207 874 8694:# 3/ 3

Portland City Council
Page 2
February 24, 1995

differ substantially from any other day care facility allowed as a conditional use in the R-3 zone.

Because the Ordinance provides no support for a numerical cut-off (above which a day care causes unique adverse impacts in a particular zone), we have been unwilling to create an arbitrary number. The result is that larger and larger day care facilities are being allowed in seemingly incompatible residential neighborhoods. We fear that soon we may be faced with an application to locate a 50+ child day care in such a residential neighborhood. We do not believe it is our job, however, to legislate a numerical limit.

For this reason, we turn to you to impose such a limit. We believe the City needs limits on the number of children that can be served by residentially-located day care facilities as soon as possible. We propose simply adding numerical limits in the sections of the Ordinance that state that family day care facilities are allowed conditional uses. For example, you might state that family day care facilities for up to 12 children are allowed conditional uses in the R-1, R-2, and R-3 zones, family day care facilities for up to 24 children are allowed conditional uses in the R-4, R-5, and R-5A zones, and impose no limit in the R-6 zone. You might also impose limits in the IR-1 and IR-2 zones.

Thank you for your consideration of this request. We would be happy to discuss this issue with you in person; please let us know if you would like to arrange a meeting.

Sincerely,

John C. Knox
Chairman

11 Jersey Ave.
Portland, ME 04103

Paul D. & Vickie G. Conklin
12 Penn Ave.
Portland, ME 04103

Thomas E. Orr
Denise A. Willett
78 Vermont Ave.
Portland, ME 04103

Arlene W. Parker
Carole Parker Chiasson
117 Florida Ave.
Portland, ME 04103

Jeffrey J.
Ellen R. Hall
298 Ray St.
Portland, ME 04103

Kenneth J. Higgins
273 Harvard St.
Portland, ME 04103

Barbara A. Kempkes
13529 105th Ave. N.E.
Kirkland, WA 98034

Carole A. Ireland
105 Florida Ave.
Portland, ME 04103

Russell C. & Lucille M. Broad
101 Florida Ave.
Portland, ME 04103

Patti J. & Richard E. Anderson Jr.
97 Florida Ave.
Portland, ME 04103

Charles A. & Elizabeth T. McDonald
91 Florida Ave.
Portland, ME 04103

Laurence L. & Patricia A. Roe
156 Maine Ave.
Portland, ME 04103

41 Neagan Ln
Portland, ME 04103

Elizabeth G. Knox
354 Ray St.
Portland, ME 04103

Lebekah Groves
352 Ray St.
Portland, ME 04103

Gladys A. & Kenneth V. Moody Jr.
346 Ray St.
Portland, ME 04103

Betty L. Denbow
340 Ray St.
Portland, ME 04103

Anna J. Aiken
336 Ray St.
Portland, ME 04103

John M. Scholz
334 Ray St.
Portland, ME 04103

Jay S. & Kimberly Butler
328 Ray St.
Portland, ME 04103

Dois and George Castonia
326 Ray St.
Portland, ME 04103

Laurine A. Coopins
356 Ray St.
Portland, ME 04103

Peter Heibold
333 Ray St.
Portland, ME 04103

Ronald I. & Donald C Church
352 Ray St.
Portland, ME 04103

403-A-9 & 10
100 Florida Ave

402-M-20 to 28
L-1 to 7

403-A-All
403-C-3 & 4
403-D-1 to 4 + 6 & 39
403-E-1, 2, 4
403-F-1 & 7 to 15 & 17
(326 to 360 Ray St)

406-A-14 to 18
B-15 to 18 34 & 35
C-16
M-All
N-1, 2, 5, 8, 9 12

407-H-51 to 59
407-K-9 to 21 32 to 34
+ 41, 46 to 49 & 52, 53, 54

Judith A. Richard
80 Florida Ave.
Portland, ME 04103

Peter N. & Kimberla M. Frazier
69 Florida Ave.
Portland, ME 04103

Caroline M. Alton
86 Florida Ave.
Portland, ME 04103

Barbara E. Thompson
65 Florida Ave.
Portland, ME 04103

Dorothy M. & Richard Butler
92 Florida Ave.
Portland, ME 04103

Francis C. Berry
270 Summit St.
Portland, ME 04103

Charles L. Arey
96 Florida Ave.
Portland, ME 04103

Wm. L. & Evelyn Densmore
143 Maine Ave.
Portland, ME 04103

Dec 21 1989
Ruth L. & Linwood J. Thaxter
100 Florida Ave.
Portland, ME 04103

Dorothy G. Howell
54 Florida Ave.
Portland, ME 04103

Mary A. Amanda M. Alicia Packard
106 Florida Ave.
Portland, ME 04103

Jay M. & Michael J. Sr. Borlowsky
62 Florida Ave.
Portland, ME 04103

Eleanor L. Sapko
Sherry L. Allen
110 Florida Ave.
Portland, ME 04103

Alan C. Russell & Laura J. Washington
72 Florida Ave.
Portland, ME 04103

Prudence B. Berry
114 Florida Ave.
Portland, ME 04103

Joel & Jona S. Fitzpatrick
76 Florida Ave.
Portland, ME 04103

Myrtle W. Galley
316 Ray St.
Portland, ME 04103

Diane M. & Richard C. Hayes
21 Martin Ave.
Scarboro, ME 04074

Donald A. & Linda D. Cole
313 Ray St.
Portland, ME 04103

Bertna L. Judkins
P.O. Box 569
Wilton, ME 04294

Jane A. & Beth M. Guy
13 Penn Ave.
Portland, ME 04103

Fallbrook Condo Assoc.
7 Shady Lane
Falmouth, ME 04105

George R. & Leola C. Lilly
11 Jersey Ave.
Portland, ME 04103

Paul D. & Vickie G. Conklin
12 Penn Ave.
Portland, ME 04103

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356 Ray St.
Portland, ME 04103

Peter Heinold
333 Ray St.
Portland, ME 04103

Ronald I. & Donald C Church
352 Ray St.
Portland, ME 04103

Lewis A. & Virginia A. Crabtree
152 Maine Ave.
Portland, ME 04103

Dorothy M. Barron
170 Maine Ave.
Portland, ME 04103

Josephine Fisto
166 Maine Ave.
Portland, ME 04103

Kevin R. & Dawn M. Christy
160 Maine Ave.
Portland, ME 04103

Kelly A. Gagnon
304 Ray St.
Portland, ME 04103

Christine A. Dillion
173 Maine Ave.
Portland, ME 04103

Robert G. & Nancy Shaw
268 Ray St.
Portland, ME 04103

Lloyd M. & Carole D. Bouchard
167 Maine Ave.
Portland, ME 04103

Gary R. & Martha F. Baldwin
163 Maine Ave.
Portland, ME 04103

David A. & Theresa D. Price
157 Maine Ave.
Portland, ME 04103

Scott G. & Annette L. Hutchins
151 Florida Ave.
Portland, ME 04103

Maria E. & Robert C. Allen
275 Ray St.
Portland, ME 04103

Eugene L. Rowe
295 Ray St.
Portland, ME 04103

Wm. D. & Antonetta S. Feeney
186 Maine Ave.
Portland, ME 04103

Debra Ann & James B. Mathews
12 Vermont Ave.
Portland, ME 04103

Mildred L. Brown
305 Ray St.
Portland, ME 04103

Gregory P. & Patricia A. Gelinis
124 Maine Ave.
Portland, ME 04103

Wm. Skerritt
Patricia Hayes
128 Maine Ave.
Portland, ME 04103

Greg W. & Donna M. Ysherwood
75 Florida Ave.
Portland, ME 04103

Jill A. Stenger
138 Maine Ave.
Portland, ME 04103

Peter A. & Michelle Hedrich
142 Maine Ave.
Portland, ME 04103

Stephen J. & Marl A. Maloney
125 Middle Rd.
Cumberland Foreside, ME 04110

Eric W. Lunn
57 Florida Ave.
Portland, ME 04103

Joseph M. Sullivan
1160 Forest Ave.
Portland, ME 04103

NAME (PRINT)	Address & Phone Number	Signature
Charles H. McDonald	91 Florida Ave 797-556	Charles H. McDonald
Elizabeth McDonald	91 Florida Ave 797-556	Elizabeth McDonald
Ratta Anderson	97 Florida Ave 797-6282	Ratta Anderson
Buck Anderson	17 Florida Ave	Buck Anderson
Bill [unclear]	111 Florida Ave	Bill [unclear]
Edith Arey	96 Florida Ave	Edith Arey
Kimberly Fundlay	69 FLORIDA AVE	Kimberly Fundlay
CHARLES AREY	96 FLORIDA AVE	Charles L. Arey
Mary Packard	106 Florida Ave	Mary Packard
John M. John Moran	106 Florida Ave	John M. Moran
Dorothy Butler	92 Florida Ave	797-2719
HARD M BUTLER	92 FLORIDA AVE 797-2719	Richard M Butler
USAN J HARKINS	50 Florida Ave 797-4719	Usan J Harkins
Jan Harkins	50 Florida Ave 797-4719	Jan Harkins
MARIE WILLIAMS	44 Florida Ave	Marie Williams

GINNY READ	44 FLORIDA AVE	Guy J. Read
Georgy Connick	38 Florida Ave	Hy Connick
Eric Lunn	57 ✓ " 797-3691	ERIC LUNN
Judy Brinard	80 Florida Avenue	Judy Brinard
Russell Broad	101 Florida AVE	
Ireland Curde	105 Florida Ave	Carole Ireland
Donna Isherwood	975 Florida	Donna Isherwood
Jay Barlawsky	62 Florida Ave	Jay Barlawsky
Barbara Thompson	65 Florida Ave	Barbara Thompson
William Wittern	33 Florida Ave	William Wittern
Murray Sparks	9 Texas St	MURRAY SPARKS
Alice B. Nelson	12 Texas St	Alice B. Nelson
George B Nelson	12 Texas St	George B Nelson
Judy Leary	92 Maine Ave	Judith Leary
Gerald O'Shea	5 Texas St	Gerald O'Shea
Francis O'Shea	5 Texas St	Francis O'Shea
Sherry L. Allen	116 Florida Ave	Sherry L Allen OVER →

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



100 Florida Avenue

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, February 23, 1995 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. Deborah L. Flanagan, prospective owner of the property located at 100 Florida Avenue which is located in the R-1 Zone, 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 vacant single family dwelling to family day care facilities for twenty eight children, which will not be occupied by the owner. For more detailed information, please come to Room 315 at City Hall weekdays from 7:00 a.m. to 4:00 p.m.

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

John C. Knox
Chairman

/el