

## 1. Agenda

Documents: [3-3-16 AGENDA.PDF](#)

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Kent Avery, Chair  
Donna Katsiaficas, Secretary  
Chip Gavin  
William Getz  
Eric Larsson

### APPEAL AGENDA

The Board of Appeals will hold a Public Hearing on Thursday, March 3, 2016, 6:30 p.m., Room 209, 2<sup>nd</sup> Floor, City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

**1. New Business:**

**A. Variance Appeal:**

328 Island Avenue, Peaks Island, Sandra K. Radis, owner, Tax Map 087, Block R, Lot 002, I-R2 Island Residential Zone: A single-family dwelling/boathouse was constructed on the property in 2005. The standard boundary survey submitted as part of the building application showed the setback from the southern side property line as 23 feet. The property was re-surveyed in 2015, revealing that the original survey was erroneous and that the foundation is actually located 12 feet from the southern side property line. An access boardwalk and ramp were also constructed on that side of the dwelling without permit approval, reducing the side setback further to 6.5 feet. The applicant seeks a variance to reduce the side property line setback from the required 20 feet [section 14-145.11(c)(3)] to 6.5 feet. Representing the appeal is Brenda M. Buchanan, Esq. and the owner.

**B. Conditional Use Appeal:**

58 Deering Run Drive, Michele Clayton, owner, Tax Map 353, Block E, Lot 005, R-2 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-78(c)(3) to operate a licensed child care center for up to 12 children at an existing single-family residence. Representing the appeal is the owner.

**2. Adjournment**