

1. 05/18/17 - Agenda

Documents:

[05-18-17 AGENDA.PDF](#)

1.I. ZBA Application - 23 Sanborn Street

Documents:

[23 SANBORN ST - CONDITIONAL USE APPEAL.PDF](#)

[23 SANBORN ST - LETTER OF OBJECTION.PDF](#)

[23 SANBORN ST - ZONING MAP.PDF](#)

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Kent Avery, Chair
Donna Katsiaficas, Secretary
Robert Bartels
Eric Larsson
Benjamin McCall
Joseph Zamboni

APPEAL AGENDA

The Board of Appeals will hold a Public Hearing on Thursday, May 18, 2017, at 6:30 p.m., Room 209, 2nd Floor, City Hall, 389 Congress Street, Portland, Maine, to hear the following appeal:

1. New Business:

A. Conditional Use Appeal:

23 Sanborn Street, Roslyn Shalett and Merrill Abramson, owners, Tax Map 375, Block B, Lot 005, R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-391(f) to legalize one non-conforming dwelling unit. The existing building is legally a single-family home, and the applicant has presented evidence showing that a second dwelling unit has existed in the building since before April 1, 1995 and therefore qualifies for a legalization under Section 14-391. The legalization requires a conditional use approval from the Zoning Board of Appeals because an objection from an abutter was received. Representing the appeal are the owners.

2. Adjournment

CITY OF PORTLAND ZONING BOARD OF APPEALS

Conditional Use Appeal Application

MERRIL ABRAMSON and ROSLYN SHALETT

23 Sanborn Street

Portland, Maine 04103

May 1, 2017

Contents

- **Copy of Conditional Use Appeal Application**
- **Cover Letter**
- **Photos**
- **Neighborhood Map**
- **Letters of Support**
- **Plot Plan**
- **Floor Plan**
- **Tax Assessor's Map**
- **Copy of Application Packet for Legalization of Nonconforming Dwelling Unit**

Merril Abramson, D.Ay.,

A. Background on this Application

programs.

driv

D. Letters and Pictures *[see attached]*

From:

- Roslyn Shalett, co-owner, mother
- Leah and Michael Poore, Next-door Neighbors (27 Sanborn Street)
- Roberto Rodriguez, Next-door Neighbor (17 Sanborn Street)
- Lois Stolpman, Grandmother and frequent visitor at 17 Sanborn Street
- Elaine Isajar, Neighbor (30 Sanborn Street)
- Jill Tabbutt-Henry, former neighbor (1711 Washington Avenue)
-

I sincerely hope that this has been helpful to you, in considering my conditional use appeal application. I look forward to the opportunity to speak to you in person and answer your questions.

Merril Abramson, D.Ay

See cover letter for details about trash issues. There is a shed in the back corner of the property that was there when I bought it (see yard photos) where we store bicycles and yard equipment. I added a horizontal shed near the back door that holds my recycling and trash bins (see photos). The property is buffered from neighboring properties by fences, trees, and shrubbery. I have a fence on each side of my property, including the whole back yard. On the driveway side, there are shrubs between my house and the neighbor's house. In the backyard, there are trees along the back and the side boundaries. The proposed use of renting the basement apartment will not have a substantially greater effect or impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

4/12/2

Monday, May 1<

APPLICATION FOR LEGAL

