

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a Public Hearing on Thursday, May 2, 2019 at 6:30 PM in Council Chambers, Second Floor, at Portland City Hall, Portland, Maine to hear the following appeals:

1. Old Business

- A. **Practical Difficulty Variance Appeal:**
40 Wellington Road, Julie C. Bedard and Jason S. Grossi, owners, Tax Map 140, Block B, Lot 005, R-3 Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum rear setback from the required 25 feet to 16 feet , for the purpose of constructing an attached two-story garage. The appeal was previously brought before the Board on April 4, 2019. At that meeting, the Board voted 5-0 to table the appeal to give the applicant more time to explore alternatives. Representing the appeal is Brenda Buchanan, Esq. on behalf of the owner.

2. New Business

- A. **Conditional Use Appeal:**
31 Sumac Street, Nan Boucher, owner, Tax Map 378, Block A, Lot 022, R-2 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-78(a)(2) for an accessory dwelling unit. The applicant would construct a new addition onto the existing single-family dwelling, including a garage and mudroom with accessory dwelling unit above. Representing the appeal is the owner.

3. Adjournment

INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS

Please find the appeal documents by following these steps:

1. Go to the following website: <https://www.portlandmaine.gov/1730/Applications>
2. Click on the link for “Citizens Self Service”
3. Click on “Search Plans”
4. Enter address of appeal into the address box. Just enter the street number and name (not street/road/avenue). Click the “Search” button.

5. Results will appear below (scroll down).
6. Click on the blue Plan Number that is of interest. This will open the record.
7. Select the “Attachments” tab and all available documents will appear and can be downloaded.