



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Jared Falcon, Secretary
Kent Avery
Daniel Black
William Sedlack
Benjamin McCall
Donna Katsiaficas

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, November 3, 2022 at 6:00 p.m.

This meeting will take place remotely using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Zoning Board of Appeals and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting.

For live public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

To submit written public comment on an agenda item, email zoning@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Zoning Board of Appeals meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Nov 3, 2022 06:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/81357657101>

Or One tap mobile :

US: +19292056099,,81357657101# or +13017158592,,81357657101#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Webinar ID: 813 5765 7101

International numbers available: <https://portlandmaine-gov.zoom.us/j/81357657101>

1. New Business

A. Conditional Use Appeal ([CU-002220-2022](#))

200 Stevens Avenue, Wesley Chisholm, owner. Tax Map 177, Block H, Lot 002, R-5 Residential Zone: The applicant is seeking Conditional Use approval under Section 14-6.5 to operate a preschool facility for up to 12 children. Representing the appeal is the property owner, Weley Chisholm

2. Old Business

A. Hardship Variance ([ZBA-001985-2022](#))

1 Ryefield Street, owners Holly A. Perry, Barbra R. Perry & Phillip Arnold, Tax Map 085, Block N, Lots 015 & 016, IR-2 Island Residential Zone: The owners are seeking a Hardship Variance to reduce the required rear setback from 30 feet to 9.45 [Chapter 14, Table 7-D]. The owners are also seeking to increase the allowable maximum lot coverage from 20% to 41.6% [Chapter 14, Table 7-D]. Representing the appeal is the property owners' lawyer, Daniel Kramer. The Zoning Board tabled this appeal during its May 5, 2022 meeting and the June 16, 2022 meeting at the city's and applicant's request.

3. Adjournment

INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS:

Please find the appeal documents by following these steps:

1. Go to the following website: https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/home
2. Click on “Search Public Records”
3. Choose Plan in Search Box pull down
4. Type in Plan Number from agenda (Ex: ZBA-009999-2020) and click the “Search” button.
5. Click on the blue Plan Number. This will open the record.
6. Select the “Attachments” tab and all available documents will appear and can be downloaded.