



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 17, 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:

When: Nov 17, 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/89468965971>

Or One tap mobile :

US: +19292056099,,89468965971# or +13017158592,,89468965971#

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 +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000

Webinar ID: 894 6896 5971

1. New Business

A. Hardship Variance Appeal ([ZBA-002263-2022](#))

70 Island Avenue, Gorges Sunset, LLC owner, Tax Map 084, Block Q, Lot 001, I-B & Shoreland Zones: The applicants are seeking to add two additional dwelling units to the existing building as a Conditional Use. The minimum lot area required to add residential units under section 6.5.6(G) is 20,000 SF. The applicants are requesting a Hardship Variance to reduce the minimum lot area required for a residential use in the abutting IR-2 Zone from 20,000 SF to 5,014 SF under Table 7-D, Chapter 14. Representing the appeal are the owners.

B. Conditional Use Appeal ([CU-002264-2022](#))

70 Island Avenue, Gorges Sunset, LLC owner, Tax Map 084, Block Q, Lot 001, I-B & Shoreland Zones: The applicant is seeking a Conditional Use approval under Section 6.5.6(G)(2) to add two additional dwelling units to the existing use of the building as a post office and one dwelling unit. Representing the appeal are the owners.

2. 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.