

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 16, 2019 at 6:30 PM in Room 209, Second Floor, at Portland City Hall, Portland, Maine, to hear the following appeals:

1. New Business

A. **Miscellaneous Appeal:**

79 Mellen Street, Quinn's Bardega LLC, owner, Tax Map 048, Block D, Lot 024, R-6 Residential Zone: The applicant is seeking approval for a remote parking space at 119 Grant Street to serve a proposed restaurant and retail business at 79 Mellen Street. At the February 21, 2019 Board meeting, the applicant gained approval for one off-site parking space to serve the business, but has since revised the floor plans for the project, resulting in a requirement for a second parking space. Representing the appeal is Shawn Freeman, one of the principals of the LLC.

B. **Conditional Use Appeal:**

0 Eastern Promenade, The Trust for the Preservation of Maine Industrial History & Technology d/b/a Maine Narrow Gauge Railroad Co., lessee, Tax Map 005, Block E, Lot 005 and Tax Map 006, Block B, Lot 002, R-OS Recreation and Open Space Zone and Shoreland Overlay Zone: The applicant is seeking a Conditional Use approval under Section 14-155(a) to construct a 6,600-square-foot accessory structure for storage. The property is currently used as a railroad. Representing the appeal is Mark Johnson of SMRT Architects and Engineers, on behalf of the lessee.

2. 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.