

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, June 20, 2019 at 6:30 PM in Room 209, Second Floor, at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

1. Old Business

A. Conditional Use Appeal:

721 Stevens Avenue, The Children's Center, owner, Tax Map 146, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-118(c)(3) to expand the existing nursery school. The expansion would include construction of a new addition. Representing the appeal are Audra Wrigley of Bild Architecture, on behalf of the owner. At the June 6, 2019 meeting, the Board voted 5-0 to table the appeal until the June 20, 2019 meeting, to give the applicant time to submit revised plans.

2. New Business

A. Interpretation Appeal:

41 William Street, Eric and Julie Michaud, owners, Tax Map 116, Block A, Lot 020; R-5 Residential Zone: The applicants are appealing the Zoning Administrator's denial of their building permit to reconstruct a nonconforming rear shed addition at their existing single-family dwelling. The Zoning Administrator denied the permit on the basis that the nonconforming structure no longer qualified for reconstruction per Section 14-385(d). Representing the appeal are the owners.

B. Interpretation Appeal:

353 Stevens Avenue, Carrie Ledger, owner, Tax Map 122, Block F, Lot 016; R-5 Residential Zone: The applicant is appealing the decision of the Business Licensing and Registration Coordinator to deny the applicant's registration of one short-term rental unit at her existing two-family dwelling, under Section 6-153(c) and Section 6-154(b) of the City's Building and Building Regulations Code. Representing the appeal is the owner.

C. Conditional Use Appeal:

116 Summit Avenue, Kendrick Ballantyne, owner, Tax Map 378, Block A, Lot 069, R-2 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-78(a)(2) for an accessory dwelling unit, to be located in the upper story of the garage at his existing single-family dwelling. Representing the appeal is Tracie Reed of Dextrous Creative, LLC on behalf of 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.