

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a Public Hearing on Thursday, October 17, 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. Hardship Variance 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 Hardship Variance to reduce the Shoreland Zone setback from 75 feet to 0 feet , for the purpose of constructing a 6,600-square-foot accessory structure for storage. The property is currently used as a railroad. This variance was previously approved at the Board's June 6, 2019 meeting, but expired due to the Certificate of Variance not being recorded within 90 days of the decision, as required. Representing the appeal is Mark Johnson of SMRT Architects and Engineers, on behalf of the lessee.

B. Hardship Variance Appeal:

33 Oregon Street, Glenn Morse, owner, Tax Map 433, Block I, Lot 001, R-5 Residential Zone and Shoreland Overlay Zone: The applicant is seeking a Hardship Variance to reduce the minimum lot size from 6,000 square feet to 3,499.89 square feet , the minimum street frontage from 50 feet to 41.5 feet , the minimum lot width from 60 feet to 41.5 feet , the minimum side setback on a side street (Bismark Street) from 15 feet to 3 feet 7 inches , and the minimum Shoreland Zone setback from 75 feet to 50 feet , for the purpose of constructing a single-family dwelling. The property is currently vacant. Representing the appeal is Paul Bulger, Esq., on behalf of the owner.

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.