

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a Public Hearing on Thursday, February 6, 2020 at 6:30 PM in Room 209, Second Floor, at Portland City Hall, Portland, Maine to hear the following appeals:

1. New Business

A. **Practical Difficulty Variance Appeal:**

1202 Washington Avenue, Michael Hutchins and Abby Hutchins, owners, Tax Map 439, Block D, Lot 014, R-3 Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum side yard on a side street setback from the required 20 feet to 18 feet , for the purpose of constructing an attached two-car garage. Representing the appeal is the owner, Michael Hutchins.

B. **Interpretation Appeal:**

31 Benjamin Way, Judith Richard, owner, Tax Map 193, Block E, Lot 057; R-3 Residential Zone: The applicant is appealing the Building Authority's interpretations of the definitions of "Yard, front" and "Yard, side" in Section 14-47, and how they are applied to a subdivision lot that the owner wishes to develop with a single-family dwelling. Representing the appeal are the owner, Josh Wagner of WB Group Inc. (the developer of the subdivision), and Jim Fischer of Northeast Civil Solutions

C. **Practical Difficulty Variance Appeal:**

275 State Street, Nicholas Herold, Emily Bridham, and James Herold, purchasers, Tax Map 036, Block E, Lot 001, R-6 Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum land area per permitted hostel guest from the required 250 square feet to 148.7 square feet , for the purpose of converting the building to a hostel for up to 20 guests. Representing the appeal are the purchasers.

D. Conditional Use Variance Appeal:

275 State Street, Nicholas Herold, Emily Bridham, and James Herold, purchasers, Tax Map 036, Block E, Lot 001, R-6 Residential Zone: The applicants are seeking a Conditional Use approval under Section 14-137(c)(8) to convert the existing principal structure into a hostel for up to 20 guests. The current legal use of the property is a handicapped family unit. Representing the appeal are the purchasers.

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.