

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 Board of Appeals will hold a remote Public Hearing on Thursday, June 18, at 6:30 p.m. Virtual Meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted using Zoom. Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Jun 18, 2020 06:30 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83329765349>

Or iPhone one-tap :

US: +13126266799,,83329765349# or +19292056099,,83329765349#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 833 2976 5349

International numbers available: <https://us02web.zoom.us/j/kc3VhO7SGZ>

AGENDA

1. Old Business

A. Interpretation Appeal (ZBA-001071-2020):

615 Forest Avenue, Green Gnome Holistics, lessee, Tax Map 125, Block N, Lot 003; B-2(b) Community Business Zone: The applicant is challenging a Notice of Violation (NOV) dated March 2, 2020 that cited Green Gnome Holistics for operating a medical marijuana retail store without the issuance of a building permit and a certificate of occupancy from the City of Portland's Permitting and Inspections Department. Representing the appeal is Jill G. Polster, Esq. on behalf of the lessee. The Board heard the appeal on June 4, 2020 and will vote on the Findings of Fact.

2. New Business

A. Practical Difficulty Variance Appeal (ZBA-001131-2020):

15 South Grafton Street, Erin Quigley, owner, Tax Map 169, Block E, Lots 023 and 024, R-5 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum front yard setback from the required 20 feet to 18 feet, for the purpose of constructing an addition to the existing single-family dwelling. Representing the appeal is Emily Mottram of Mottram Architecture, on behalf of the applicant.

B. Practical Difficulty Variance Appeal (ZBA-001122-2020):

517 Island Avenue, Beth B. Brown and Jonathan J. Brown, owners, Tax Map 90, Block Q, Lot 014, IR-2 Island Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum rear yard setback from the required 25 feet to 7 feet; to reduce the minimum side yard setback from the required 20 feet to 3 feet; and to allow the maximum lot coverage requirement to be increased from 20% to 31%. The Variance is sought for the purpose of constructing a detached two-car garage. Representing the appeal is James W. Greenwell, AIA, PLLC, on behalf of the owners.

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.