

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, February 7, 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. New Business

A. Conditional Use Appeal:

38 Noyes Street, Lars Whelan, owner, Tax Map 118, Block D, Lot 005, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-391(f) to legalize one non-conforming dwelling unit. The existing building is legally a two-family home, and the applicant has presented evidence showing that a third dwelling unit has existed in the building since before April 1, 1995 and therefore qualifies for a legalization under Section 14-391. The legalization requires a conditional use approval from the Zoning Board of Appeals because an objection from an abutter was received. Representing the appeal is Bill Corrigan on behalf of the owner.

B. Conditional Use Appeal:

52 Fessenden Street, Patrick Roche, owner, Tax Map 116, Block D, Lot 018, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-118(a)(5) to create a third dwelling unit within a detached garage that is accessory to the existing legal two-family dwelling. Representing the appeal is the owner.

2. Adjournment

INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS

Please find the appeal documents by following these steps:

1. Go to the following website: <http://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.