

**Minutes of the Zoning Board of Appeals
Of the City of Portland**

Held on Monday, February 13, 2023, at 7:00 P.M.
In Council Chambers at City Hall

Members Present: Parsons, Barnes, Graham, Breeden

Absent: Fedewa

Staff: City Manager Gorman, City Clerk Miller

Guests: Maurice Williams

City Clerk Miller called the meeting to order at 7:00 P.M. with the Pledge of Allegiance.

City Clerk Miller called for nominations for Chair.

Motion by Barnes, supported by Graham, to nominate Parsons as Chair, Graham as Vice Chair, and Breeden as Secretary.

There were no other nominations.

City Clerk Miller held a vote for the motion.
All in favor. Approved.

There were no public comments.

Motion by Barnes, supported by Graham, to approve the proposed revised agenda as presented.
All in favor. Approved.

Motion by Graham, supported by Barnes, to approve the minutes of the March 9, 2020, meeting as presented.
All in favor. Approved.

Chair Parsons opened the Public Hearing at 7:02 P.M.

City Manager Gorman stated the Board would be considering a variance request from the rear yard setback to allow construction of a home addition in the R-2, Traditional Residential District, located at 126 Riverside Dr.

City Manager Gorman further provided a history and reasoning for the request. Through some miscommunication with the builder construction proceeded on this home after purchase by Mr. Williams without a building permit or zoning approval. An addition was added to the home that crossed over the property line. The City has been working with Mr. Williams to correct the issue who was apologetic for the issue.

City Manager Gorman presented the memo provided by the City’s Zoning Consultant Paul LeBlanc which lays out all of the requirements and provides information that all criteria have been met.

The request is for a 20’ variance from the 30’ requirement on the east side of the property while the other sides are preexisting nonconforming conditions.

City Manager Gorman confirmed with City Clerk Miller that the public notice was published in the local newspaper and mailed to property owners within a 300’ radius of the property located at 126 Riverside Dr. No comments have been received on the proposed request.

Chair Parsons closed the Public Hearing at 7:11 P.M.

Under New Business, there was consideration of the variance request from the rear yard setback to allow construction of a home addition in the R-2, Traditional Residential District, located at 126 Riverside Dr.

Motion by Graham, supported by Breeden, that based on the information provided by the applicant and the City’s Zoning Consultant stating that all of the criteria have been met the variance request from the rear side yard setback to allow construction of a home addition in the R-2, Traditional Residential District, located at 126 Riverside Dr. be allowed.

There was discussion of the motion.

City Manager Gorman noted that Mr. Williams will be required to remove the illegal structure before constructing the new home addition and that the variance request will expire after one year if the proposed request is not acted on.

Chair Parsons held the vote on the motion.
All in favor. Approved.

There were no board member comments.

Motion by Parsons, supported by Graham, to adjourn the meeting at 7:15 P.M.
All in favor. Approved.

Respectfully submitted,

Rachelle Breeden, Secretary