

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING BOARD OF APPEALS**

**IN THE VICINITY OF 38 PORTLAND ST**

The Zoning Board of Appeals will hold a Public Hearing on Thursday, December 7, 2017, at 6:30 p.m. on the Second Floor in Room 209 at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

**Conditional Use Appeal:**

38 Portland Street, Scot Herrigel, owner, Tax Map 033, Block J, Lot 011, B-2b Community Business 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 retail store on the first floor with storage on the second floor. The applicant has presented evidence showing that a dwelling unit has existed in the second floor 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 the owner.

For more information you may contact Ann Machado, Zoning Administrator, at 207-874-8709 or by e-mail at [zoning@portlandmaine.gov](mailto:zoning@portlandmaine.gov).

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