
23 Sanborn St - Legalization Objection

1 message

Christina Stacey <cstacey@portlandmaine.gov>
To: Merril Abramson <suraminka@gmail.com>

Mon, Mar 20, 2017 at 2:26 PM

Dear Merril,

The city has received a formal objection from a nearby property owner regarding your pending legalization permit. Please see attached letter.

Per Section 14-391(d) of the City's zoning ordinance, if a nearby property owner formally objects to the legalization, the Zoning Administrator does not have the authority to approve the application, and the project must be reviewed by the Zoning Board of Appeals (ZBA) for "conditional use" approval. A conditional use is a use that is generally compatible with surrounding uses but could potentially present concerns. In this case, you will be seeking conditional use approval for the basement apartment, thereby allowing a two-family dwelling in a zone that does not otherwise allow it.

To move forward, you will need to submit an application for a Conditional Use Appeal. I am attaching the application form and instructions for your review. I am also attaching the schedule of ZBA meeting dates. The next agenda that is open for appeals is April 20th (we can schedule you for a later date if that works better). You or your representative (should you choose to hire one) would have to attend the meeting that you are scheduled for.

You must submit the appeal application and \$100 application fee within 30 days from the date the objection letter was received. **The objection letter was received on March 16th, so you must submit this appeal before Friday April 14th to keep your permit active. If you fail to submit by that date, your legalization permit will be denied and you will need to start the process over again.**





Please review the attached materials and then give me a call so that we can discuss any questions you may have.

Yours,
Chris

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4 attachments

-  **Letter of Objection_S_Roy.pdf**
415K
-  **Application Conditional Appeal Use.pdf**
111K
-  **Application PROCESS for Zoning Bd of Appeals.pdf**
111K
-  **2017 ZBA DATES.pdf**
13K