

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Sara Moppin, Chair  
Kent Avery, Secretary  
Chip Gavin  
William Getz  
Donna Katsiaficas  
Eric Larsson

### ZONING BOARD OF APPEAL DECISIONS FROM AUGUST 6, 2015

**To:** City Clerk  
**From:** Ann Machado, Zoning Administrator  
**Date:** August 24, 2015  
**RE:** Action taken by the Zoning Board of Appeals on August 20, 2015

**Members Present:** Kent Avery (acting chair), Donna Katsiaficas (acting secretary), Chip Gavin and Eric Larsson  
**Members Absent:** Sara Moppin and William Getz.

#### 1. New Business:

##### A. Conditional Use Appeal:

2063 – 2067 Washington Avenue, Ann Burrill, owner, Tax Map 385A, Block A, Lot 003, R-2 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-78(a)(2) to legalize an existing accessory dwelling unit within the footprint of the single family home. The accessory dwelling unit was created by a previous owner without a permit. Representing the appeal is the owner. *The Board of Appeals voted 4-0 to grant the appeal to legalize an existing accessory dwelling unit within the footprint of the single family home.*

##### B. Practical Difficulty Variance Appeal:

5 – 9 Romasco Lane, Legacy 18 Development Corporation, owner, Tax Map 013, Block J, Lots 023 & 024, R-6 Residential Zone: The property is presently vacant. The applicant would like to build a four story building with five residential condominiums. The minimum lot area per dwelling unit requirement is 725 square feet which would require a lot to be 3,625 square feet (section 14-139). The lot is approximately 3,342 square feet which would allow four dwelling units to be built. The appellant is seeking relief from section 14-139 to allow five residential condominiums to be built on a lot that is approximately 3,342 square feet of land area instead of the required 3,625 square feet. Representing the appeal is the owner. *The Board of Appeals voted 3-1 to deny the appeal to reduce the land area per dwelling unit requirement to allow five residential condominiums to be built on the lot.*

#### 2. Adjournment

##### Enclosures:

1. ZBA Chair Decisions from 8-20-15
2. DVD of August 20, 2015 Meeting

CC: Jon Jennings, City Manager  
Jeff Levine, AICP, Director Planning & Urban Development  
Tammy Munson, Director of Inspection Services  
Mary Davis, Housing and Neighborhood Services Division