

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Ann Machado, Acting Zoning Administrator

Date: March 20, 2015

RE: Action taken by the Zoning Board of Appeals on March 19, 2015

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

Members Absent: Gordon Smith (chair)

1. New Business:

A. Interpretation Appeal:

49-51 Hancock Street, Investment Core, LLC, Federal Street Phoenix, LLC & Sunny Time Solar, LLC, owners, Tax Map 020, Block B, Lot 013, B2b Community Business Zone: The applicants are challenging the Acting Zoning Administrator's determination in an email dated January 29, 2015 that the proposed structure is an addition and not an accessory structure and therefore needs to meet the required ten foot rear setback (section 14-185). Representing the appeal were the owners. **The Board of Appeals voted 6-0 to deny the appeal. The board determined that the proposed construction is a building addition and is subject to the required 10 foot rear setback.**

B. Adjournment

Enclosure:

Decision for Agenda from March 19, 2015

One DVD

CC: Sheila Hill-Christian, Acting City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division