Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/28/17

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Kent Avery, Chair
Donna Katsiaficas, Secretary
Robert Bartels
Eric Larsson
Benjamin McCall
Joseph Zamboni

ZONING BOARD OF APPEALS
DECISIONS FROM DECEMBER 7, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: December 8, 2017
RE: Action taken by the Zoning Board of Appeals on December 7, 2017

Attendance: Kent Avery (chair), Donna Katsiaficas (secretary), Eric Larsson, Benjamin McCall and Joseph Zamboni present; Robert Bartels absent.

1. New Business:

A. 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. ***The Board of Appeals voted 4-1 to grant the Conditional Use Appeal to legalize one non-conforming dwelling unit.***

3. Adjournment (meeting started at 6:33 PM; adjourned at 7:07 PM)

Enclosures:
1. DVD of 12/7/17 Meeting

cc: Jon Jennings, City Manager;
Jeff Levine, Director Planning & Urban Development
Tuck O'Brien, City Planning Director
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division