Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/08/17

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 JUNE 1, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: June 2, 2017
RE: Action taken by the Zoning Board of Appeals on June 1, 2017

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

1. New Business:

A. **Conditional Use Appeal:** 76 Frances Street, Michael and Molly Collin, owners, Tax Map 187, Block E, Lot 018, R-3 Residential Zone: The applicants are seeking a Conditional Use Appeal under Section 14-88(a)(2) to create an accessory dwelling unit as part of an addition to their existing single-family home. This would extend the Conditional Use that was previously approved by the Board on October 6, 2016, so that the applicants can secure a building permit and start construction. Representing the appeal are the owners. ***The board of appeals voted 6-0 to grant the Conditional Use approval to add an accessory dwelling unit to the single-family dwelling, for a period of two years.***

B. **Conditional Use Appeal:** 2 Island Avenue, Peaks Island, Ten Pin LLC, owner, Tax Map 84, Block R, Lot 030, I-B Island Business Zone: The applicant is seeking a Conditional Use Appeal under Section 14-224(a) to convert an existing two-family dwelling to four-family dwelling. This would extend the Conditional Use that was previously approved by the Board on December 1, 2016, so that the applicant can secure a building permit and start construction. Representing the appeal are Heather Thompson and Mario Proia, members of Ten Pin LLC. ***The board of appeals voted 6-0 to grant the Conditional Use approval to convert the building to a four-family dwelling, for a period of 18 months.***

C. **Conditional Use Appeal:** 81 Longview Drive, Peter Brogan, owner, Tax Map 387, Block A, Lot 011, R-2 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-78(a)(2) to create an accessory dwelling unit as part of an addition to his existing single-family home. Representing the appeal is the owner. ***The board of appeals voted 6-0 to grant the Conditional Use approval to add an accessory dwelling unit to the single-family dwelling, for a period of two years.***

D. **Conditional Use Appeal:** 75 Douglass Street, Jonathan Bradstreet, owner, Tax Map 078, Block B, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-118(a)(5) to gain approval for an existing third dwelling unit on the property

that is located in a detached garage. The current legal use of the property is a tw dwelling. Representing the appeal is the owner. ***The board of appeals voted 6-0 Conditional Use approval to add a third dwelling unit to the property within the garage.***

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2. Adjournment (meeting started at 6:03 PM; adjourned at 7:05 PM)

Enclosures:
1. DVD of 6/1/17 Meeting

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