

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISIONS

To: City Clerk

From: Ann Machado, Zoning Administrator

Date: May 8, 2015

RE: Action taken by the Zoning Board of Appeals on May 7, 2015

Members Present:, Donna Katsiaficas (acting secretary), Eric Larsson, Kent Avery (acting chair), and Chip Gavin.

Members Absent: Sara Moppin, Gordon Smith, and William Getz.

1. New Business:

A. Practical Difficulty Variance Appeal:

14 Orkney Street, Laurie & Mark Brooks, owners, Tax Map 132, Block E, Lot 007, R-5 Residential Zone: The applicants would like to move their existing twenty foot by twenty foot garage closer to the rear property line. The appellants are requesting a variance for the required rear setback from the required twenty feet to five feet [section 14-120(a)(4)(b)]. Representing the appeal are the owners. *The Board of Appeals voted 4-0 to deny the appeal to relocate the garage closer than 20 feet from the rear property line.*

B. Conditional Use Appeal:

237-239 Spring Street, Lorna Leo, lessee, Tax Map 056, Block G, Lot 040, R-6 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-137(c)(6) to operate a daycare for up to twelve (12) children on the first floor of the building. Representing the appeal is the lessee, Lorna Leo. *The Board of Appeals voted 4-0 to grant the appeal to operate a daycare for up to 12 children on the first floor of the building.*

C. Conditional Use Appeal:

1342-1348 Congress Street, Jewish Community Alliance of Southern Maine, buyer, Tax Map 191, Block B, Lots 016 & 017, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-118(c)(3) to operate a daycare/preschool for up to 68 students and an afterschool program for up to 20 students in part of the proposed building. Representing the appeal is Steve Brinn from the Jewish Community Alliance of Southern Maine. *This item was postponed until the next regularly scheduled Board of Appeals meeting, which is Thursday, May 21, 2015.*

2. Adjournment

Enclosure:

Decision for Agenda from May 7, 2015

One DVD

CC: Michael Sauschuck, Acting City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division