

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

### ZONING BOARD OF APPEALS DECISIONS FROM MAY 4, 2017

**To:** City Clerk  
**From:** Christina Stacey, Zoning Specialist  
**Date:** May 5, 2017  
**RE:** Action taken by the Zoning Board of Appeals on May 4, 2017

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

#### 1. New Business:

##### A. Practical Difficulty Variance Appeal:

2 Stratton Place, Erica Schair-Cardona and Ivan Cardona, owners, Tax Map 44, Block B, Lot 32, R-6 Residential Zone: The applicants are seeking a Practical Difficulty Variance to exceed the minimum lot coverage from the required 60% to 89.3%; to reduce the landscaped open space from the required 20% to 10.7%, and to reduce the minimum rear setback from the required 10 feet to 6 feet [all per Section 14-139(a)]. Representing the appeal are the owners. *The board of appeals voted 4-0 to deny the Practical Difficulty Variance.*

##### B. Conditional Use Appeal:

249 Concord Street West, Caleb Ballard, owner, Tax Map 133, Block G, Lot 006, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-118(a)(5) to add one dwelling unit to his existing two-family home. Representing the appeal is the owner. *The board of appeal voted 4-0 to table the appeal, at the request of the applicant.*

#### 2. Adjournment (meeting started at 6:30 PM; adjourned at 7:50 PM)

#### Enclosures:

1. DVD of 5/4/17 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