

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 NOVEMBER 16, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: November 20, 2017
RE: Action taken by the Zoning Board of Appeals on November 16, 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:** 1851 Washington Avenue, Francis J. Watson, owner, Tax Map 371, Block A, Lot 008, R-3 Residential Zone: The applicant, Greener Pastures Holisticare, is a potential lessee for the site and is seeking a Conditional Use Appeal under Section 14-88(a)(1) to permit a sheltered care group home for use as a women's recovery center. Representing the appeal is Roxanne Gullikson from Greener Pastures Holisticare, on behalf of the owner. *The Board of Appeals voted 6-0 to grant the Conditional Use Appeal to allow a sheltered care group home. The approval is valid for two years.*
- B. Miscellaneous Appeal:** 502 Stevens Avenue, 502 Deering Center, LLC, owner, Tax Map 135, Block E, Lot 009, B-1b Neighborhood Business Zone: The applicant is in the process of developing a mixed-use commercial and residential building at 502 Stevens Avenue and is seeking approval for the associated off-street parking to be used jointly by the commercial and residential uses of the building [Section 14-343]. The development has 10 parking spaces in an on-site parking lot and 2 remote parking spaces within 1,500 feet of the project site, all of which were approved by the Planning Board as parking for the residential units. The proposal is to use 7 of these spaces for daytime commercial parking. All 12 spaces would be allocated for nighttime residential parking. Representing the appeal are Denis Lachman and Kiya Smith, principals of 502 Deering Center, LLC. *The Board of Appeals voted 6-0 to grant the Miscellaneous Appeal to approve the joint commercial and residential use of seven off-street parking spaces at the property.*
2. **Other Business:** Election of Chair and Secretary for Zoning Board of Appeals. *Eric Larsson was elected chair and Donna Katsiaficas was re-elected secretary for the Zoning Board of Appeals.*
3. **Adjournment (meeting started at 6:30 PM; adjourned at 7:48 PM)**

Enclosures:

1. DVD of 11/16/17 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