

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Ann Machado, Acting Zoning Administrator

Date: January 26, 2015

RE: Action taken by the Zoning Board of Appeals on January 22, 2015

Members Present: Donna Katsiaficas, Gordon Smith (acting chair), Chip Gavin, Eric Larsson, William Getz and Kent Avery (secretary)

Members Absent: Sara Moppin

1. Old Business

A. Practical Difficulty Variance Appeal:

142 East Kidder Street, Lincoln Capital, LLC, owner, Tax Map 169, Block E, Lots 028 & 029, R-5 Residential Zone: A new single family home has just been built at this property. A Mortgage Loan Inspection Plan completed on 11/21/2014 shows that the rear of the garage does not meet the required minimum rear setback of twenty feet [section 14-120(a)(4)(b)]. The appellant is requesting a variance to reduce the required rear yard setback from twenty feet to nineteen feet. This appeal was tabled by the Board on January 8, 2015 pending more information. Representing the appeal is John Jordan from Lincoln Capital, LLC. **The Board of Appeals voted 6-0 to grant the practical difficulty appeal to reduce the required rear setback to nineteen feet.**

Enclosure:

Decision for Agenda from January 22, 2015

One DVD

CC: Sheila Hill-Christian, Acting City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division