

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Kent Avery, Chair
Donna Katsiaficas, Secretary
Chip Gavin
Eric Larsson
Brandon Mazer
Joseph Zamboni

ZONING BOARD OF APPEALS DECISIONS FROM DECEMBER 1, 2016

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: December 5, 2016
RE: Action taken by the Zoning Board of Appeals on December 1, 2016

Attendance: Kent Avery (chair), Donna Katsiaficas (secretary), Eric Larsson, Chip Gavin, Brandon Mazer, and Joseph Zamboni present.

1. **New Business:**

A. Practical Difficulty Variance Appeal:

111 Cobb Avenue, Noel Poirier, owner, Tax Map 210, Block A, Lots 010, 011, 012 and 013, R-2 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum street frontage from the required 50 feet [Section 14-80(c)] to 25 feet. Representing the appeal is Scott Regan, contractor, on behalf of the owner and also Mark Poirier, spouse of the owner. *The board of appeals voted 5-0 (Larsson recused himself) to grant the Practical Difficulty Variance Appeal to reduce the required street frontage to 25 feet, with the condition that until private rights on the vacated way are terminated, the front setback for any residence constructed shall be measured from the southern edge of the vacated right-of-way.*

B. Conditional Use Appeal:

2 Island Avenue, Peaks Island, Heather Thompson and Mario Proia, buyers, 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. Representing the appeal are the buyers. *The board of appeals voted 6-0 to grant the Conditional Use Appeal to convert the existing two-family dwelling to a four-family dwelling.*

C. Conditional Use Appeal:

20 Orland Street, Jamie Howard and Jennifer Graham, owners, Tax Map 119, Block C, Lot 020, R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to an existing residential condominium unit. The condominium is part of a two-unit residential condominium building. Representing the appeal are the owners. *The board of appeals voted 6-0 to deny the Conditional Use Appeal to add an accessory dwelling unit to the existing residential condominium unit.*

2. Adjournment (meeting started at 6:30 PM; adjourned at 7:56 PM)

Enclosures:

1. DVD of 12/1/16 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