Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/14/17

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS
DECISIONS FROM JANUARY 19, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: January 20, 2017
RE: Action taken by the Zoning Board of Appeals on January 19, 2017

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

1. New Business:

A. Conditional Use Appeal:
140 Pennell Street: Dana Cunningham, owner, Tax Map 347, Block A, Lots 008 through 016, 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 his existing single-family home. Representing the appeal is the owner. ***The board of appeals voted 5-0 to grant the Conditional Use Appeal to add an accessory dwelling unit to the single-family home.***

B. Practical Difficulty Variance Appeal:
122 Anderson Street: Anderson Street Realty, LLC, owner, Tax Map 10, Block H, Lots 005 and 008 and Tax Map 12, Block N, Lot 001, I-Lb Industrial Zone: The applicant is seeking a Practical Difficulty Variance to reduce the pavement setback from the required 15 feet [Section 14-234(h)] to 0 feet. Representing the appeal is Douglas Cardente, manager for the owner. ***The board of appeals voted 5-0 to deny the Practical Difficulty Variance Appeal to reduce the pavement setback.***

C. Conditional Use Appeal:
77 William Street: Eletherios Minas, owner, Tax Map 117, Block D, Lot 015, 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 and Alexander Lehnen, owner's agent. ***The board of appeals voted 5-0 to grant the Conditional Use Appeal to add one dwelling unit to the two-family home.***

2. Other Business:

A. Election of Chair and Secretary for the Zoning Board of Appeals – ***Kent Avery was re-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 8:37 PM)

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Enclosures:
1. DVD of 1/19/16 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