

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 JULY 13, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: July 17, 2017
RE: Action taken by the Zoning Board of Appeals on July 13, 2017

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

1. New Business:

A. Conditional Use Appeal: 613 Washington Avenue, BK Properties, LLC, owner, Tax Map 428, Block L, Lot 022, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-118(a)(5) to gain approval for an existing third dwelling unit in its building. The current legal use of the building is a two-family. Representing the appeal is Shamayel Kargar of BK Properties, LLC. *The board of appeals voted 5-0 to grant the Conditional Use approval to add the third dwelling unit to the existing legal two-family dwelling.*

B. Practical Difficulty Variance Appeal: 4 Russell Street, New Day Farm, LLC, owner, Tax Map 54, Block D, Lot 001, R-6 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum lot area from 2,000 square feet to 1,899 square feet, to increase the maximum lot coverage from 60% to 63.67%, and to reduce the minimum lot area per dwelling unit from 725 square feet to 633 square feet [all per Section 14-139(a)]. Representing the appeal is Richard N. Bryant, Esq. *The board of appeals voted 5-0 to grant the Practical Difficulty Variance to reduce the minimum lot area, increase the maximum lot coverage, and reduce the minimum lot area per dwelling unit. The board of appeals granted the variance for a period of two years.*

2. Other Business:

The board discussed whether to change the start time of Zoning Board of Appeals meetings to 6:00 PM, from the current start time of 6:30 PM. The present board members were in favor of the change and decided to have a final vote on it at the next meeting.

3. Adjournment (meeting started at 6:30 PM; adjourned at 7:55 PM)

Enclosures:

1. DVD of 7/17/17 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