

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



January 30, 1997

Alan Wolf
Attorney at Law
P. O. Box 1292
Portland, Maine 04104

RE: 4 Island Avenue

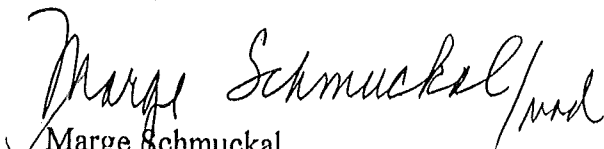
Dear Alan,

As you know at its January 23, 1997 meeting, the Board of Appeals voted 3-3 on the Interpretation Appeal to accept the Zoning Administrator's refiguring of floor area and volume which upheld the vote of the previous Board meeting.

The Board voted 3-3 on your request for a variance and as a result, the appeal was denied. In voting on the four variance criteria (Section 14-473(c)(1), the Board, by a separate 3-3 vote, had found that the applicant's hardship was self created. Since an applicant is required to meet all four criteria in order to obtain a variance, the applicant's petition failed. The Board noted that Section 14-548 requires four affirmative votes in order to sustain an appeal.

A copy of the Board's decision is enclosed for your information.

Sincerely,


Marge Schmuckal
Asst Chief, Inspection Services Division

cc: Joseph E. Gray, Dir, PUD
C. Lane, Corp Counsel
P. Samuel Hoffses, C, Insp Svcs Div
Geraldine G. Wolf, Appellant