

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Kent Avery, Chair
Donna Katsiaficas, Secretary
Chip Gavin
William Getz
Eric Larsson
Joseph Zamboni

ZONING BOARD OF APPEALS DECISIONS FROM MAY 19, 2016

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: May 23, 2016
RE: Action taken by the Zoning Board of Appeals on May 19, 2016

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

1. Old Business:

A. Practical Difficulty Variance Appeal:

349 Park Avenue, H.P. Hood, LLC, owner, Tax Map 066, Block DD, Lots 001, 006, and 007, I-M Moderate Industrial Zone: The applicant proposes to construct two new vertical milk storage silos at its existing milk processing plant. The applicant is seeking a practical difficulty variance to reduce the minimum front yard setback from the required 39 feet [section 14-250(f)] to 27 feet. The appeal was tabled by the board on May 5, 2016 pending more information. Representing the appeal is Richard Seiler, plant maintenance manager, and Dan Cowles, project manager. ***The Board of Appeals voted 6-0 to table the appeal for rescheduling at the discretion of the Zoning Administrator, to allow the applicant to provide additional information on economic injury.***

B. Miscellaneous Appeal:

205 Congress Street, C&C Apartments, owners, Spa Lotta D/B/A Southern Maine Electrolysis, lessee, Tax Map 013, Block M, Lot 018, B-1 Neighborhood Business Zone: The applicant is proposing to open a business at 205 Congress Street. To meet the off-street parking requirement of three spaces [section 14-332(j)] the applicant is seeking a miscellaneous appeal (section 14-334) to lease three off-street parking spaces at 54 Cumberland Avenue, less than 1,500 feet from 205 Congress Street. The appeal was tabled by the board on May 5, 2016 pending more information. Representing the appeal is Coralie Curran from Spa Lotta. ***The Board of Appeals voted 6-0 to table the appeal for rescheduling at the discretion of the Zoning Administrator, to allow the applicant to provide a revised letter of intent for the parking leases.***

2. New Business:

A. Conditional Use Appeal:

174 Plymouth Street, Sarah Palmer, owner, Tax Map 345, Block A, Lot 001, R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-88(d)(3) to operate a licensed day care for up to twelve children at her existing single-family home. Representing the appeal is the owner. ***The board voted 6-0 to grant the Conditional Use Appeal to operate a licensed day care for up to 12 children at the existing single-family residence.***

3. Adjournment (meeting started at 6:32 p.m.; adjourned at 7:28 p.m.)

Enclosures:

1. DVD of 5/19/16 Meeting

cc: Jon Jennings, City Manager;
Jeff Levine, Director Planning & Urban Development
Tammy Munson, Director of Inspection Services
Mary Davis, Housing and Neighborhood Services Division