

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 AUGUST 4, 2016

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: August 8, 2016
RE: Action taken by the Zoning Board of Appeals on August 4, 2016

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

1. New Business:

A. Interpretation Appeal:

31 Hersey Street, Stephen E. Mardigan, owner, Tax Map 129, Block F, Lot 014, R-3 Residential Zone: The applicant is challenging the Zoning Administrator's determination in an e-mail dated July 12, 2016 that the two assessing properties at 31 Hersey Street and 34 Vannah Avenue are considered one lot for zoning purposes and that 31 Hersey Street may not be developed separately [section 14-47 and section 14-433(a)(1)]. Representing the appeal is the landowner and Archie Giobbi, the landowner's real estate agent. ***The board voted 4-0 to table the appeal until September 15, 2016, at the request of the applicant.***

B. Variance Appeal:

152 Washburn Avenue, Michael D. Bunker, owner, Tax Map 052, Block H, Lot 004, R-6 Residential Zone: The applicant is planning to construct an egress stairway from the third floor of his existing two-family dwelling, for the purpose of creating a third dwelling unit. The applicant is seeking a variance from Section 14-136(a)(2)(b), which prohibits the construction of open outside stairways or fire escapes above the ground floor on multi-family dwellings. Representing the appeal is the landowner. ***The board voted 4-0 to deny the appeal.***

2. Adjournment (meeting started at 6:30 p.m.; adjourned at 8:05 p.m.)

Enclosures:

1. DVD of 8/4/16 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