

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 APRIL 20, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: April 21, 2017
RE: Action taken by the Zoning Board of Appeals on April 20, 2017

Attendance: Kent Avery (chair; recused from the appeal for 1531 Congress Street), Donna Katsiaficas (secretary; acting chair for the appeal for 1531 Congress Street), Robert Bartels, Benjamin McCall, and Joseph Zamboni (acting secretary for the appeal for 1531 Congress St) present; Eric Larsson absent.

1. New Business:

A. Conditional Use Appeal:

22 Hawthorne Street, Nick Nadeau, owner, Tax Map 427, Block D, Lots 012 and 013, 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. ***The board of appeals voted 5-0 to grant the Conditional Use Appeal to add an accessory dwelling unit to the two-family dwelling.***

B. Conditional Use Appeal:

32 Norwood Street, William H. Blount, owner, Tax Map 130, Block A, Lot 004, 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 his building. The current legal use of the building is a two-family. Representing the appeal is the owner. ***The board of appeals voted 5-0 to table the appeal to be continued at a future meeting, with the consent of the applicant.***

C. Conditional Use Appeal:

1531 Congress St, Verizon Wireless, buyer, Tax Map 196, Block E, Lot 001, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-118(c)(2) to construct a thirty foot by forty foot telephone equipment shelter, a pad-mounted generator, and four pad-mounted HVAC units. This would extend the Conditional Use that was previously approved by the Zoning Board of Appeals on October 20, 2016, so that the applicant can complete the building permit process and start construction. Representing the appeal is the buyer and Scott D. Anderson, Esq. ***The board of appeals voted 4-0 (Kent Avery recused himself) to grant the Conditional Use Appeal to construct the telephone equipment shelter and pad-mounted generator and HVAC units.***

D. Practical Difficulty Variance Appeal:

1101 Westbrook St, Northeast Air, Lessee, Tax Map 199, Block A, Lot 001, A-B Airport Business Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum front setback from the required 20 feet [Section 14-199(c)(1)] to 7.5 feet. Representing the appeal is Mark Goodwin of Northeast Air and Owens McCullough, consultant to the lessee. ***The board of appeals voted 5-0 to grant the Practical Difficulty Variance Appeal for a period of 12 months to reduce the minimum front setback to 7.5 feet.***

2. Adjournment (meeting started at 6:31 PM; adjourned at 8:04 PM)

Enclosures:

1. DVD of 4/20/17 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