

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 MAY 18, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: May 19, 2017
RE: Action taken by the Zoning Board of Appeals on May 18, 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:

23 Sanborn Street, Roslyn Shalett and Merrill Abramson, owners, Tax Map 375, Block B, Lot 005, R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-391(f) to legalize one non-conforming dwelling unit. The existing building is legally a single-family home, and the applicant has presented evidence showing that a second dwelling unit has existed in the building since before April 1, 1995 and therefore qualifies for a legalization under Section 14-391. The legalization requires a conditional use approval from the Zoning Board of Appeals because an objection from an abutter was received. Representing the appeal are the owners. ***The board of appeals voted 5-0 to grant the Conditional Use Appeal to legalize the non-conforming dwelling unit.***

2. Other Business:

- A. The board discussed whether to continue appointing a secretary *pro tem* for meetings where the secretary is absent, or to use a recording secretary. The board decided to continue to appoint a secretary *pro tem*.

3. Adjournment (meeting started at 6:28 PM; adjourned at 7:02 PM)

Enclosures:

1. DVD of 5/18/17 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