



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Jared Falcon, Secretary
Kent Avery
Dan Black
Donna Katsiaficas
Benjamin McCall
William Sedlack

ZONING BOARD OF APPEALS DECISION FROM OCTOBER 6, 2022

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: October 7, 2022
RE: Actions taken by the Zoning Board of Appeals on October 6, 2022 at a remote Zoom Webinar meeting

Attendance: Joseph Zamboni (Chair), Jared Falcon (Secretary), Ben McCall, William Sedlack and Kent Avery present. Donna Katsiaficas and Dan Black absent.

1. New Business

- A. Hardship Variance Appeal ([ZBA-002206-2022](#))**
70 Island Avenue, Gorges Sunset, LLC owner, Tax Map 084, Block Q, Lot 001, I-B & Shoreland Zones: The applicants are seeking a Hardship Variance to extend the two year limit for the reconstruction of a legally nonconforming building damaged by fire from the two-year time limit allowed for structures with dwelling units under Section 4.4.1(B). Representing the appeal are the owners and Zack Brandwein, Esq. **The Board voted 5-0 to grant the Hardship Variance Appeal to extend the applicants' timeline 12 months in order to obtain a building permit and commence construction by June 9, 2023.**

2. Adjournment (meeting started at 6:00 pm) and adjourned at 7:15 pm

cc: Danielle West, Acting City Manager
Christine Grimando, Director Planning & Urban Development
City Councilors
Planning Board Members