



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 NOVEMBER 3, 2022

To: City Clerk

From: Ann Machado, Zoning Administrator

Date: November 4, 2022

RE: Actions taken by the Zoning Board of Appeals on November 3, 2022 at a remote Zoom Webinar meeting

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

1. New Business

A. Conditional Use Appeal ([CU-002220-2022](#))

200 Stevens Avenue, Wesley Chisholm, owner. Tax Map 177, Block H, Lot 002. R-5 Residential Zone: The applicant is seeking Conditional Use approval under Section 14-6.5 to operate a preschool facility for up to 12 children. Representing the appeal is the property owner, Wesley Chisholm. **The Board voted 4-0 to approve the Conditional Use Appeal for a preschool for up to twelve children for a period of two years.**

2. Old Business

A. Hardship Variance ([ZBA-001985-2022](#))

1 Ryefield Street, owners Holly A. Perry, Barbra R. Perry & Phillip Arnold, Tax Map 085, Block N, Lots 015 & 016, IR-2 Island Residential Zone: The owners are seeking a Hardship Variance to reduce the required rear setback from 30 feet to 9.45 [Chapter 14, Table 7-D]. The owners are also seeking to increase the allowable maximum lot coverage from 20% to 41.6% [Chapter 14, Table 7-D]. Representing the appeal is the property owners' lawyer, Daniel Kramer. The Zoning Board tabled this appeal during its May 5, 2022 meeting and the June 16, 2022 meeting at the city's and applicant's request. **The applicants withdrew the Hardship Variance Appeal.**

2. Adjournment (meeting started at 6:00 pm) and adjourned at 6:33 pm

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