



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 17, 2022

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: November 18, 2022
RE: Actions taken by the Zoning Board of Appeals on November 17, 2022 at a remote Zoom Webinar meeting

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

1. New Business

- A. Hardship Variance Appeal ([ZBA-002263-2022](#))**
70 Island Avenue, Gorges Sunset, LLC owner, Tax Map 084, Block Q, Lot 001, I-B & Shoreland Zones: The applicants are seeking to add two additional dwelling units to the existing building as a Conditional Use. The minimum lot area required to add residential units under section 6.5.6(G) is 20,000 SF. The applicants are requesting a Hardship Variance to reduce the minimum lot area required for a residential use in the abutting IR-2 Zone from 20,000 SF to 5,014 SF under Table 7-D, Chapter 14. Representing the appeal are the owners. **The Variance was withdrawn.**

B. Conditional Use Appeal ([CU-002264-2022](#))

70 Island Avenue, Gorges Sunset, LLC owner, Tax Map 084, Block Q, Lot 001, I-B & Shoreland Zones: The applicant is seeking a Conditional Use approval under Section 6.5.6(G)(2) to add two additional dwelling units to the existing use of the building as a post office and one dwelling unit. Representing the appeal are the owners. **The Board voted 6-0 to grant the Conditional Use Appeal to add two dwelling units to the property. The appeal was approved for a period of two years.**

2. Adjournment (meeting started at 6:00 pm) and adjourned at 6:40.

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