

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Eric Larsson, Chair
Donna Katsiaficas, Secretary
Kent Avery
Robert Bartels
Nicole Gray
Benjamin McCall
Joseph Zamboni

ZONING BOARD OF APPEALS DECISIONS FROM MAY 2, 2019

To: City Clerk

From: Christina Stacey, Zoning Specialist

Date: May 6, 2019

RE: Action taken by the Zoning Board of Appeals on May 2, 2019 in Council Chambers, Portland City Hall

Attendance: Eric Larsson (chair), Donna Katsiaficas (secretary), Nicole Gray, Benjamin McCall, and Joseph Zamboni present; Kent Avery and Robert Bartels absent.

1. Old Business:

A. Practical Difficulty Variance Appeal:

40 Wellington Road, Julie C. Bedard and Jason S. Grossi, owners, Tax Map 140, Block B, Lot 005, R-3 Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum rear setback from the required 25 feet to 16.275 feet [Section 14-90(d)(2)(a)], for the purpose of constructing an attached two-story garage. The appeal was previously brought before the Board on April 4, 2019. At that meeting, the Board voted 5-0 to table the appeal to give the applicant more time to explore alternatives. Representing the appeal is Brenda Buchanan, Esq. on behalf of the owner. ***The Board voted 5-0 to grant the Practical Difficulty Variance to reduce the rear setback to 16.275 feet for the purpose of constructing an attached two-story garage.***

2. New Business:

A. Conditional Use Appeal:

31 Sumac Street, Nan Boucher, owner, Tax Map 378, Block A, Lot 022, R-2 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-78(a)(2) for an accessory dwelling unit. The applicant would construct a new addition onto the existing single-family dwelling, including a garage and mudroom with accessory dwelling unit above. Representing the appeal is the owner. ***The Board voted 5-0 to grant the Conditional Use approval to create an accessory dwelling unit within a new addition. The approval was granted for a period of 24 months.***

3. Adjournment (meeting started at 6:30 PM, adjourned at 7:21 PM)

Archived audio of meetings can be heard at http://townhallstreams.com/towns/portland_maine

cc: Jon Jennings, City Manager
Jeff Levine, Director Planning & Urban Development
Christine Grimando, Acting City Planning Director
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division