



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Jared Falcon, Secretary
Thomas Loureiro
Dan Black
Donna Katsiaficas
Benjamin McCall
William Sedlack

ZONING BOARD OF APPEALS DECISION FROM FEBRUARY 2, 2023

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: February 3, 2023
RE: Actions taken by the Zoning Board of Appeals on February 2, 2023 at a remote Zoom Webinar meeting

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

1. New Business

- A. Conditional Use Appeal ([CU-002330-2023](#))**
26 Johansen St. Brianna Monahan and Kevin Schwery, owners. Tax Map 167, Block C, Lot 011. R-3 Residential Zone: The applicant is seeking Conditional Use approval under Section 14-6.5.6(I) to operate a preschool facility for up to 12 children. Representing the appeal is the lessee, Martha Monahan. **The Board voted 7-0 to grant the Conditional Use Appeal for a period of two years.**
- B. Interpretation Appeal ([ZBA-002310-2022](#))**
60 Merrymeeting Drive, Fallbrook Properties, LLC, owner, Tax Map 403, Block A, Lots 3 & 4, R-3 Residential Zone: The appeal has been filed by Ian P. Houseal, an abutter at 86 Florida Ave. Mr. Houseal is challenging

the approval of a retaining wall under permit BLDC2022-02926 and the lack of opaque screening of the parking lot approved under permit BLDC2022-02665 claiming the approved plans do not match the originally approved site plan, PL-000925-2019. **The Board voted 6-0 (Zamboni recused) to deny the Interpretation Appeal and uphold the Permitting and Inspections Department's issuance of the two building permits. Jared Falcon was the acting chair and Dan Black was the acting secretary for this appeal.**

C. Practical Difficulty Variance ([ZBA-002329-2023](#))

1 Coolidge Avenue, Green on the Hill Properties, LLC, owner, Tax Map 348, Block A, Lots 001 & 008, R-3 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum lot width from the required 65 feet to 50 feet and the minimum side setback from the required 14 feet to 10 feet [Table 7-A] for the purpose of constructing a two-story single-family home. Representing the owner is Mark Green. **The Board voted 7-0 to grant the Practical Difficulty Variance to reduce the required lot width to 50 feet. The Board voted 7-0 to deny the Practical Difficulty Variance to reduce the side yard setbacks to 10 feet..**

2. Other Business

A. Election of Zoning Board Chair. The Board voted 7-0 to elect Joseph Zamboni the Chair.

B. Election of Zoning Board Secretary The Board voted 7-0 to elect Jared Falcon as secretary.

3. Adjournment (Meeting started at 6 pm) and adjourned at 9:45 pm.

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