



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 16, 2023

To: City Clerk

From: Ann Machado, Zoning Administrator

Date: February 17, 2023

RE: Actions taken by the Zoning Board of Appeals on February 16, 2023 at a remote Zoom Webinar meeting

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

1. New Business

A. Practical Difficulty Variance Appeal

2 Maple ST, Sarah and Jeffrey Owens, owners, Tax Map 085, Block F, Lot 020, IR-2 Island Zone: The applicant is seeking a Practical Difficulty Variance to increase the minimum lot coverage from the maximum 20% to 34% and the minimum side setback from the required 20 feet to 10'7 ½" on the right and 4'6 ½" on the left [Table 7-A] for the purpose of constructing a side deck connecting to the rear entryway and a basement addition. Representing the owner is Jeffrey Owens. **The Board voted 4-0 to deny both the request to increase the maximum lot coverage and the request to decrease the minimum side setbacks.**

2. Other Business

A. Discussion of the transition to a hybrid meeting format. **An overview of the return to hybrid meetings was discussed. The Board will continue the discussion at the next meeting and review the policy set by the City Council.**

3. Adjournment (Meeting started at 6 pm) and adjourned at 7:15 pm.

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