



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 MAY 4, 2023

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: May 5, 2023
RE: Actions taken by the Zoning Board of Appeals on May 4, 2023 at a remote Zoom Webinar meeting

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

1. New Business

A. Interpretation Appeal (ZBA-002428-2023)

110 Thames Street, Sun Life Financial (US) Services Company, lessee, Tax Map 018, Block A, Lot 004, B-6 Mixed Use Zone: The lessee is challenging the Permitting and Inspections Department's denial of building permit BLDC2022-02853 to construct a new rooftop terrace/roof deck. Representing the appeal is the lessee's attorney, Mary Costigan. **The Board voted 6-0 to table the appeal to the next meeting where the final decision will be voted on.**

B. Hardship Variance (ZBA-002481-2023)

84 Auburn St, 84 Auburn, LLC owner, Tax Map 375, Block A, Lot 026, B-1 Zone: A hardship variance was granted by the Zoning Board of Appeals on 11/5/2020 to allow a drive-through for a proposed retail establishment at the property. The approval of the hardship variance

expired on 11/5/2022. The new owner is applying for a new hardship variance to have a drive-through as part of their proposed retail use. Drive throughs are prohibited in the B-1 Zone under section 6.6.2(D) of Chapter 14. Representing the appeal is the owner, Mike Pride. **The Board voted 6-0 to grant a new hardship variance to allow a drive-through at the proposed retail establishment at the property.**

2. Adjournment (Meeting started at 6 pm) and adjourned at 8:18 pm.

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