



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Dan Black
Donna Katsiaficas
Benjamin McCall
Thomas Loureiro

ZONING BOARD OF APPEALS DECISION FROM JULY 20, 2023

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: July 21, 2023
RE: Actions taken by the Zoning Board of Appeals on July 20, 2023 at a remote Zoom Webinar meeting

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

1. New Business

A. Conditional Use Appeal (CU-002545-2023)

17 Brentwood ST, Joseph W. Sylvester and Jessica L. Bounaiuto, owners, Tax Map 135, Block E, Lot 020, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.6 to operate a preschool facility for up to 12 children. Representing the appeal is the owner, Jessica L. Bounaiuto. **The Board voted 4-0 to grant the Conditional Use for a period of two years.**

B. Hardship Variance (ZBA-002581-2023)

84 Auburn St, 84 Auburn, LLC owner, Tax Map 375, Block A, Lot 026, B-1 Zone: The owner is requesting relief from section 6.4.6(A) of Chapter 14 that limits a business in the B-1 zone to less than 100 peak hour vehicle trips per 2,000 sf of floor area and less than 100 peak hour vehicle trips in general. The applicant is requesting that the proposed business as a retail drive-through be permitted to have more than 100 peak hour trips. Representing the appeal is the owner, Mike Pride. **The Board voted 4-0 to grant the Hardship Variance,**

2. Other Business

A. Election for Secretary. The Board voted 4-0 to appoint Dan Black as secretary.

3. Adjournment (Meeting started at 6 pm) and adjourned at 6:40 pm.

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