



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Daniel Black, Secretary
Donna Katsiaficas
Benjamin McCall
Thomas Loureiro

ZONING BOARD OF APPEALS DECISION FROM August 03, 2023

To: City Clerk
From: Mac Coldwell, Zoning Specialist
Date: August 04, 2023
RE: Actions taken by the Zoning Board of Appeals on August 3, 2023 at a remote Zoom Webinar meeting

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

1. Old Business

- A. Practical Difficulty Variance Appeal (ZBA-002569-2023):**
14 Orchard Street, Family Crisis Services, Inc. owners, Tax Map 061, Block E, Lot 006, R-4 Residential Zone: On 7/6/23 the Zoning Board of Appeals granted a Practical Difficulty Variance to reduce the minimum required side setback of 10 feet (Article 7, Table 7-A) to 7.5 feet. The Board has received two requests for it to reconsider the decision pursuant to 30-A M.R.S.A. § 2691 (3)(F). The Board will review the request and decide whether to reconsider its prior decision and take any action on that reconsideration at the 8/3/23 meeting.
The Board voted 3-2 (McCall, Zamboni) to deny.

2. New Business

- A. Practical Difficulty Variance Appeal (ZBA-002593-2023) 232 West Commercial ST, New Yard LLC, owner, Tax Map 060, Block F, Lot 001, WPDZ Waterfront Zone:** The applicant is seeking a Practical Difficulty Variance to reduce the required 100 foot setback from Commercial St that restricts the height of the building [Table 10-B]. The applicant is requesting that the required setback of 100 feet from Commercial be reduced to 91 feet in order to allow the rear portions of the building to be higher than 50 feet. Representing the owner is Stephen Bushey.
The Board voted 5-0 to table the appeal until the 8/17 meeting.

3. Adjournment (Meeting started at 6 pm) and adjourned at 8:00 pm.

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