



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS DECISION FROM SEPTEMBER 7, 2023

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: September 8, 2023
RE: Actions taken by the Zoning Board of Appeals on September 7, 2023 at a remote Zoom Webinar meeting

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

1 New Business

A. Practical Difficulty Variance Appeal ([ZBA-002601-2023](#))

18 Central AVE, HOME START, owner, Tax Map 087, Block EE, Lot 012, IR-2 Island Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum lot area requirement from the required 20000 SF to 5646 SF [Section 14-7.3, Table 7D)] for the purpose of converting an existing structure with an institutional use to 3 affordable housing residential units. Representing the owner is Brenda Buchanan.
The Board voted 5-0 to grant the Practical Difficulty Variance Appeal.

B. Hardship Variance Appeal ([ZBA-002635-2023](#))

232 West Commercial ST, New Yard LLC, owner, Tax Map 060, Block F, Lot 001, WPDZ Waterfront Zone: The applicant is seeking a Hardship 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 grant the Hardship Variance Appeal.**

C. Practical Difficulty Variance Appeal ([ZBA-002641-2023](#))

36 Wendy Way, Jennifer & Heath Huston, owners, Tax Map 394, Block A, Lot 068, R-2 Residential Zone: The applicant is seeking a Practical Difficulty Variance to increase the maximum lot coverage from a maximum of 20% to 21.47%” [Section 14-7.3, Table 7A)] to construct a 48 SF detached shed. Representing the appeal is the owner. **The Board voted 5-0 to table the appeal until the next scheduled meeting due to the lack of a quorum.**

2. Adjournment (Meeting started at 6 pm) and adjourned at 7:36.

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