

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Eric Larsson, Chair
Donna Katsiaficas, Secretary
Kent Avery
Robert Bartels
Nicole Gray
Benjamin McCall
Joseph Zamboni

ZONING BOARD OF APPEALS DECISIONS FROM MAY 16, 2019

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: May 20, 2019
RE: Action taken by the Zoning Board of Appeals on May 16, 2019 in Room 209, Portland City Hall

Attendance: Eric Larsson (chair), Donna Katsiaficas (secretary), Kent Avery, Robert Bartels, Benjamin McCall, and Joseph Zamboni present; Nicole Gray absent.

1. New Business:

A. Miscellaneous Appeal:

79 Mellen Street, Quinn's Bardega LLC, owner, Tax Map 048, Block D, Lot 024, R-6 Residential Zone: The applicant is seeking approval for a remote parking space at 119 Grant Street to serve a proposed restaurant and retail business at 79 Mellen Street [Section 14-334]. At the February 21, 2019 Board meeting, the applicant gained approval for one off-site parking space to serve the business, but has since revised the floor plans for the project, resulting in a requirement for a second parking space. Representing the appeal is Shawn Freeman, one of the principals of the LLC. *The Board voted 5-1 to grant the Miscellaneous Appeal for a second remote parking space to serve the proposed restaurant/retail business.*

B. Conditional Use Appeal:

0 Eastern Promenade, The Trust for the Preservation of Maine Industrial History & Technology d/b/a Maine Narrow Gauge Railroad Co., lessee, Tax Map 005, Block E, Lot 005 and Tax Map 006, Block B, Lot 002, R-OS Recreation and Open Space Zone and Shoreland Overlay Zone: The applicant is seeking a Conditional Use approval under Section 14-155(a) to construct a 6,600-square-foot accessory structure for storage. The property is currently used as a railroad. Representing the appeal is Mark Johnson of SMRT Architects and Engineers, on behalf of the lessee. *The Board voted 6-0 to grant the Conditional Use approval to construct the accessory storage structure. The approval was granted for a period of two years.*

2. Adjournment (meeting started at 6:30 PM, adjourned at 7:46 PM)

Archived audio of meetings can be heard at http://townhallstreams.com/towns/portland_maine

cc: Jon Jennings, City Manager

Jeff Levine, Director Planning & Urban Development
Christine Grimando, Acting City Planning Director
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division