



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Todd Morse, Secretary
Dan Black
Laura Burden
Robert Keefe, Jr.
Thomas Loureiro
Andrew Weaver

ZONING BOARD OF APPEALS DECISION FROM March 21,, 2024

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: March 22, 2024
RE: Actions taken by the Zoning Board of Appeals on March 21, 2024 at a remote Zoom Webinar meeting

Attendance: Joseph Zamboni (Chair), Todd Morse (Secretary), Thomas Loureiro, Dan Black, Laura Burden and Robert Keefe, Jr. present. Andrew Weaver absent.

1. 1. Old Business

A. Conditional Use Appeal (CU-002800-2024)

166 Riverside Industrial Parkway, DC Blueberry LLC, owners, Tax Map 330, Block H, Lot IM Industrial Zone: The applicant is seeking a Conditional Use approval under Table 6-E, Section 6.5, & Section 14-6.5.6 to operate an emergency shelter. Representing the owner is Steve Bushey. Appeal was tabled at 2/15 meeting due to a lack of quorum. **The Board voted 6-0 to grant the Conditional Use Appeal for a period of two years.**

2. New Business

A. Interpretation Appeal (ZBA-002802-2024)

14 Orchard St, Family Crisis Services, Inc., owner, Tax Map 061, Block E, Lot 018; R-4 Residential Zone: The applicant is challenging the Zoning Administrator's interpretation of Chapter 14 article 6.6.2(A)(3) regarding the requirement of property owners to "occupy" a property in order to construct an accessory dwelling unit. Representing the appeal is Attorney Gordon Smith. **The Board voted 6-0 to table the appeal until the April 4, 2024 meeting.**

B. Practical Difficulty Variance Appeal (ZBA-002773-2024)

14 Orchard Street, Family Crisis Services, Inc., owners, Tax Map 061, Block E, Lot 006, R-4 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum required side setback of 10 feet (Article 7, Table 7-A) to 7.5 feet in order to convert an accessory detached garage to a detached single family home. Representing the owner is Attorney Gordon Smith. **The Board voted 6-0 to table the appeal until the April 4, 2024 meeting.**

2. Adjournment (Meeting started at 6:00 pm) and adjourned at 7:20 pm.

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