

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 JUNE 20, 2019

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: June 26, 2019
RE: Action taken by the Zoning Board of Appeals on June 20, 2019 in Room 209, Portland City Hall

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

1. Old Business:

A. Conditional Use Appeal:

721 Stevens Avenue, The Children's Center, owner, Tax Map 146, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-118(c)(3) to expand the existing nursery school. The expansion would include construction of a new addition. Representing the appeal is Audra Wrigley of Bild Architecture, on behalf of the owner. At the June 6, 2019 meeting, the Board voted 5-0 to table the appeal until the June 20, 2019 meeting, to give the applicant time to submit revised plans. *The appeal was tabled until the July 18, 2019 meeting, as Benjamin McCall has recused himself from this appeal and there was not a quorum.*

2. New Business:

A. Interpretation Appeal:

41 William Street, Eric and Julie Michaud, owners, Tax Map 116, Block A, Lot 020, R-5 Residential Zone: The applicants are appealing the Zoning Administrator's denial of their building permit to reconstruct a nonconforming rear shed addition at their existing single-family dwelling. The Zoning Administrator denied the permit on the basis that the nonconforming structure no longer qualified for reconstruction per Section 14-385(d). Representing the appeal are the owners. *The Board voted 4-0 to sustain the appeal and overturn the Zoning Administrator's denial of the building permit.*

B. Interpretation Appeal:

353 Stevens Avenue, Carrie Ledger, owner, Tax Map 122, Block F, Lot 016, R-5 Residential Zone: The applicant is appealing the decision of the Building Authority to deny the applicant's registration of one short-term rental unit at her existing two-family dwelling,

under Section 6-153(c) and Section 6-154(b) of the City's Building and Building Regulations Code. Representing the appeal is the owner. *The Board voted 4-0 to deny the appeal and uphold the Building Authority's decision.*

C. Conditional Use Appeal:

116 Summit Street, Kendrick Ballantyne, owner, Tax Map 378, Block A, Lot 069, R-2

Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-78(a)(2) for an accessory dwelling unit, to be located in the upper story of the garage at his existing single-family dwelling. Representing the appeal is Tracie Reed of Dextrous Creative, LLC on behalf of the owner. *The Board voted 4-0 to grant the Conditional Use appeal to add an accessory dwelling unit to the upper story of the garage, for a period of 24 months.*

2. Adjournment (meeting started at 6:30 PM, adjourned at 8:05 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