



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 DECEMBER 12, 2024

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: December 13, 2024
RE: Actions taken by the Zoning Board of Appeals on December 12, 2024 at a remote Zoom Webinar meeting

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

1. Old Business

- A. Interpretation Appeal: ([ZBA-003123-2024](#)):**
340 Eastern Promenade, Promenade East Condominium Association, owner, Tax Map 015, Block A, Lot 002; R-6 Residential Zone: The applicant is challenging a Notice of Violation (NOV) dated September 9, 2024, that requires the property owner to provide a plan of action for installation of a complete automatic sprinkler system no later than 09/12/25 and requires the installation be completed within 12 years of the date the permit is issued. Representing the appeal is Joseph C. Siviski, Esq. The Board heard the appeal on December 5, 2024 and tabled it to a special meeting on December 12, 2024 for final deliberation and to take a final vote on the Findings of Fact. **The Board voted 5-0 to deny the appeal.**

2. Adjournment (Meeting started at 6:00 pm) and adjourned at 6:25 pm.

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