

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Donna Katsiaficas, Chair
Joseph Zamboni, Secretary
Kent Avery
Robert Bartels
Jared Falcon
Eric Larsson
Benjamin McCall

ZONING BOARD OF APPEALS DECISIONS FROM JANUARY 2, 2020

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: January 6, 2020
RE: Actions taken by the Zoning Board of Appeals on January 2, 2020 in Room 209, Portland City Hall

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

1. Old Business

A. Conditional Use Appeal:

275 State St., Nicholas Herold, Emily Bridgham, and James Herold, purchasers, Tax Map 36, Block E, Lot 001, R-6 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-137(c)(8) to change the legal use of the property to a hostel for up to 20 overnight guests, to be located within the principal structure on the property. The current legal use of the property is a handicapped family unit. The appeal was tabled at the December 5, 2019 Board meeting to give the applicant time to bring additional information. Representing the application are the purchasers. *At the meeting, the applicant amended the proposal to reduce the guest capacity from 20 to 11. The Board then voted 6-0 to grant the Conditional Use appeal to convert the property to a hostel, for a period of 24 months.*

2. New Business

A. Conditional Use Appeal:

147 Vaughan Street, Sunporch LLC, owner, Tax Map 062, Block A, Lot 002, R-4 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-103(a)(2) to create a second dwelling unit within the existing single-family dwelling. Representing the appeal is David Morris of Caleb Johnson Studio, on behalf of the owner. *The Board voted 6-0 to grant the Conditional Use approval to create a second dwelling unit within the existing single-family dwelling, for a period of 24 months.*

3. Adjournment (meeting started at 6:30 PM, adjourned at 7:20 PM)

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

cc: Jon Jennings, City Manager
Christine Grimando, Acting Director Planning & Urban Development
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division