

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 MAY 28, 2020

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: June 1, 2020
RE: Actions taken by the Zoning Board of Appeals on May 28, 2020 at a remote Zoom Webinar meeting

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

1. New Business

A. Interpretation Appeal: (ZBA -001046-2020)

257 Vaughan Street, Maria Morrisette, owner, Tax Map 054, Block F, Lot 032; R-6 Residential Zone: The applicant is appealing the decision of the Business Licensing and Housing Safety Manager to deny the applicant's registration of one short-term rental unit at her existing three-family dwelling, under Section 6-153(b) and Section 6-154(b) of the City's Building and Building Regulations Code. Representing the appeal is the owner. *The Applicant withdrew their appeal before the meeting was held.*

B. Interpretation Appeal: (ZBA-001054-2020)

53 Clifton St, Benedict and Catherine Walter, owners, Tax Map 126, Block H, Lot 004; R-3 Residential Zone: The applicants are appealing the Building Authority's denial of a permit to construct a sunroom/deck addition onto the existing single-family dwelling. The permit was denied on the basis that the addition did not meet the side yard setback requirement of 8 feet under Section 14-90(d)(3)(a) nor the rear yard setback requirement of 25 feet under Section 14-90(d)(2)(a). The applicants believe that the project should be allowed as a building extension under Section 14-436(a)(4). Representing the appeal are the owners. *The Board voted 4-2 (McCall & Larsson) to deny the appeal and uphold the Building Authority's denial of the permit.*

2. 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, Director Planning & Urban Development
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division