

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 AUGUST 6, 2020

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: August 7, 2020
RE: Actions taken by the Zoning Board of Appeals on August 6, 2020 at a remote Zoom Webinar meeting

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

1. New Business

A. **Interpretation Appeal (ZBA-001013-2020):**

188 Danforth Street, Thomas W. Thomsen, owner, Tax Map 057, Block K, Lot 009; R-6 Residential Zone: The applicant is challenging a Notice of Violation and Order to Correct dated January 17, 2020, issued by the City, citing the property owner for various fire and life safety violations at the property. The applicant is appealing the requirement that he install a fire alarm system in NFPA 101 § 31.3.4.1.1. Representing the appeal is Clarke C. Hambley, Esq., on behalf of the owner. *The applicant requested that the appeal be tabled to the August 20, 2020 meeting. The Board voted 5-0 to deny the request. The board proceeded to hear the appeal and will take a final vote on the Findings of Fact at the September 3, 2020 meeting.*

B. **Conditional Use Appeal (CU-001176-2020):**

86 Rockland Ave, Matthew Naylor, owner, Tax Map 185, Block J, Lot 002, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-118(a)(5) to create an additional dwelling unit within an existing space attached to the principal structure. The current use of the property is a single-family dwelling. Representing the appeal is the owner. *The Board voted 5-0 to deny the Conditional Use.*

2. Adjournment (meeting started at 6:30 PM, adjourned at 8:28 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