

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 20, 2020

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: August 21, 2020
RE: Actions taken by the Zoning Board of Appeals on August 20, 2020 at a remote Zoom Webinar meeting

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

1. New Business

- A. **Conditional Use Appeal (CU-001193-2020):**
303 Ludlow Street, Betsi Taylor, owner, Tax Map 179, Block B, Lot 049, R-3 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-88(a)(2) to create an accessory dwelling unit within the existing single-family dwelling. Representing the appeal is Benjamin Bozeman on behalf of the owner. ***The Board voted 6-0 to grant the Conditional Use Appeal for a period of two years with the condition that the property must be transferred to the current occupant prior to the issuance of the certificate of occupancy for the accessory dwelling unit.***
- B. **Practical Difficulty Variance Appeal (ZBA-001244-2020):**
8 Mayo Street, Anne Gay Plimpton, owner, Tax Map 022 Block H, Lot 028, R-6 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum right side yard setback from the required five feet to zero feet (Section 14-139), in order to allow for the installation of a wheelchair lift to benefit the adjoining property. Representing the appeal is Blainor McGough, Executive Director of Mayo Street Arts. ***The Board voted 6-0 to deny the Practical Difficulty Variance Appeal.***
- C. **Practical Difficulty Variance Appeal (ZBA-001195-2020):**
10-12 Mayo Street, Mayo Street Arts, owner, Tax Map 022, Block H, Lot 003, R-6 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum left side yard setback from the required five feet to zero feet (Section 14-139) in order to install a vertical platform lift to provide ADA accessibility to the Mayo Street Arts Center. Representing the appeal is Blainor McGough, Executive Director of Mayo Street Arts. ***The Board voted 5-1 (Larsson) to deny the Practical Difficulty Variance Appeal.***

2. Adjournment (meeting started at 6:30 PM, adjourned at 8:15 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