

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 OCTOBER 1, 2020

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: October 2, 2020
RE: Actions taken by the Zoning Board of Appeals on October 1, 2020 at a remote Zoom Webinar meeting

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

1. New Business

- A. **Hardship Variance Appeal (ZBA-001268-2020):**
84 Auburn Street, Adam Mitchell, owner, Tax Map 375, Block C, Lot 004, B-1 Neighborhood Business Zone: The applicant is seeking a Hardship Variance to allow a drive through for sales and services at their retail space which is prohibited under section 14-162(a)(2)(e). Representing the appeal is the owner. *In order to provide time for the applicant to gather and submit additional information, the board suggested the appeal be tabled, and the applicant agreed. The Board voted 7-0 to table the appeal to the November 5, 2020 meeting.*
- B. **Interpretation Appeal (ZBA-001292-2020):**
283 (293) Marginal Way, JJS Ski and Surf, lessee, Tax Map 023, Block A, Lot 009; B-5 Urban Commercial Mixed Use Zone: The applicant is appealing the Zoning Administration's denial of a sign permit to install a gondola on the roof of their tenant space. Under section 14-369.5(a) Table 1 "Roof" and "Roof Integral" signs are prohibited in the B-5 Zone. Representing the appeal is the lessee, John Rock. *The board voted 7-0 to deny the appeal and uphold the Zoning Administration's denial of the permit.*

2. Adjournment (meeting started at 6:30 PM, adjourned at 7:53 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