

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 DECISION FROM DECEMBER 3, 2020

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: December 3, 2020
RE: Actions taken by the Zoning Board of Appeals on December 3, 2020 at a remote Zoom Webinar meeting

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

1. New Business

A. Interpretation Appeal (ZBA-001399-2020):

513 Washington Avenue, East Deering Properties, LLC d/b/a Portland Motor Sales, owner, Tax Map 429, Block C, Lot 004, B-2 Community Business Zone: The applicant is appealing the interpretation of the Zoning Administrator that the conditional use requirement for a 5' buffer along the street frontage [Sec 14-183(a)(3)] is not a "dimensional standard" and therefore does not qualify for a Practical Difficulty variance under Sec 14-473(c)(3)(b)(1). Representing the appeal is Richard Bryant of Van Meer and Belanger, PA. **The Board voted 7-0 to deny the appeal and uphold the Zoning Administrator's determination.**

2. Other Business

The Board elected Donna Katsiaficas as Chair and Joseph Zamboni as Secretary for the 2021 calendar year.

3. Adjournment (meeting started at 6:00 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
City Councilors
Planning Board Members