

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Eric Larsson, Chair
Donna Katsiaficas, Secretary
Kent Avery
Robert Bartels
Nicole Gray
Benjamin McCall
Joseph Zamboni

ZONING BOARD OF APPEALS DECISIONS FROM DECEMBER 6, 2018

To: City Clerk

From: Christina Stacey, Zoning Specialist

Date: December 7, 2018

RE: Action taken by the Zoning Board of Appeals on December 6, 2018 in Room 209, Portland City Hall

Attendance: Eric Larsson (chair), Donna Katsiaficas (secretary), Kent Avery, Robert Bartels, and Benjamin McCall present; Nicole Gray and Joseph Zamboni absent.

1. New Business:

A. Conditional Use Appeal:

240 Brighton Avenue, SS Investments, LLC, owners, Tax Map 186A, Block F, Lots 009 & 022, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 118(a)(5) to gain approval for one existing dwelling unit located within the attic of the principal structure on the property. The current legal use of the property is a two-family dwelling. A conditional use approval had been granted by the Board for a previous owner on November 2, 2017, but that approval has expired. Representing the appeal are Tim and Sharon Sanfino, principals of SS Investments, LLC. *The board voted 5-0 to grant the Conditional Use approval for a third dwelling unit within the existing legal two-family dwelling.*

B. Conditional Use Appeal:

117 Allen Avenue, Maria Luisa DeLuca, owner, Tax Map 436, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 118(a)(5) to add a third dwelling unit to the attic of an existing two-family dwelling. Representing the appeal are Jason Pica and Andrew Hyland of Port City Architecture, on behalf of the owner. *The board voted 5-0 to grant the Conditional Use approval to add a third dwelling unit to the attic of the existing two-family dwelling.*

2. Other Business: Election of Chair and Secretary for the Zoning Board of Appeals - *Eric Larsson was re-elected chair and Donna Katsiaficas was re-elected secretary for the Zoning Board of Appeals.*

3. Adjournment (meeting started at 6:30 PM, adjourned at 7:12 PM)

Archived audio of meetings can be heard at http://townhallstreams.com/towns/portland_maine

cc: Jon Jennings, City Manager;
Jeff Levine, Director Planning & Urban Development
Tuck O'Brien, City Planning Director
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division