

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Donna Katsiaficas, Chair
Joseph Zamboni, Secretary
Kent Avery
Dan Black
Jared Falcon
Eric Larsson
Benjamin McCall

ZONING BOARD OF APPEALS DECISION FROM FEBRUARY 4 , 2021

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: May 7, 2021
RE: Actions taken by the Zoning Board of Appeals on May 6, 2021 at a remote Zoom Webinar meeting

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

1. New Business

A. Conditional Use Appeal: (CU-001575-2021)

36 Luther Street, Peaks Island, Jose & Gloria Morales-Lepe, owners, Tax Map 087, Block Z, Lots 012, 013, 014, and 029, IR-2 Island Zone: On 2/4/2021, the Board voted 7-0 to approve with conditions a Conditional Use Appeal (CU-001397-2020) under Section 6.6.2.F of Chapter 14, to operate a landscaping business as a home occupation located in an addition that would be constructed onto the existing single-family dwelling. The applicant is seeking to amend the original Conditional Use approval to allow the operation of a landscaping business as a home occupation under section 6.6.2.F with the office located in the existing home. An addition for the home occupation is no longer necessary, since the tools and equipment will be located in a proposed detached garage. Representing the appeal is Brenda Buchanan of Buchanan Currier, on behalf of the owner. **The Board voted 7-0 to grant the Conditional Use Appeal for a period of two years with the following conditions. The applicant's commercial truck shall be parked off-street and the trailers used to haul equipment shall be parked off-site. No sale or processing of firewood, mulch or other materials related to landscaping may be processed, stored on, or sold from the property. All tools that could be dangerous to children, e.g. those with sharp edges, shall be stored in the garage to be built by the applicant, unless such tools are in a locked truck.**

2. Adjournment (meeting started at 6:00 PM, adjourned at 6:25 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
City Councilors
Planning Board Members