

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 JUNE 3, 2021

To: City Clerk

From: Ann Machado, Zoning Administrator

Date: June 4, 2021

RE: Actions taken by the Zoning Board of Appeals on June 3, 2021 at a remote Zoom Webinar meeting

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

1. New Business

A. Conditional Use Appeal (CU-001608-2021):

17 Chesley Avenue, Jill S. Kelly and Adam K. Fanucci, owners, Tax Map 439, Block D, Lot 016, R-3 Residential Zone: The applicants are seeking a Conditional Use approval under Section 14-6.6.2(F)(5) to operate a dog sitting service both within the dwelling unit and in the rear yard of the property. Representing the appeal are the owners. **The Board voted 4 -2 (McCall, Black opposed) to grant the Conditional Use Appeal for a period of two years with the following condition. No more than two dogs shall be served at an one time by the home occupation.**

B. Practical Difficulty Variance Appeal (ZBA-001634-2021):

45 Johansen Street, Paul Mulkern, owner, Tax Map 167, Block A, Lot 004, R-3 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum rear yard setback from the required 25 feet to between 24'5.5" and 23'11.5" [Section 14-7.3, Table 7A)] for the purpose of constructing a two-story addition to principal structure, which will include a bathroom on the first floor plus additional living space on both floors. Representing the appeal is the owner. **The Board voted 6-0 to deny the practical difficulty variance.**

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