

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 SEPTEMBER 16, 2021

To: City Clerk

From: Ann Machado, Zoning Administrator

Date: September 17, 2021

RE: Actions taken by the Zoning Board of Appeals on September 16 2021 at a remote Zoom Webinar meeting

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

1. New Business

A. Conditional Use Appeal (CU-001731-2021:)

14 Inverness Street, Andrew Derosiers and Audrey Y. Lin, owners, Tax Map 168, Block D, Lot 014, R-5 Residential Zone: The applicants are seeking a Conditional Use approval under Section 14-4.4.6 to legalize a third dwelling unit on the property. Representing the appeal are the owners. **The Board voted 6-0 to grant the Conditional Use Appeal for a period of 24 months.**

B. Interpretation Appeal (ZBA-001674-2021)_____

79 Stevens Ave, Alain Nzeyimana, owner, Tax Map 188, Block B, Lot 001; R-3 Residential Zone: The applicant is challenging a Notice of Violation (NOV) dated May 25, 2021, that cited the property owner for having a fence higher than 3.5 feet on a corner lot within 25 feet of the corner in violation of Sec. 14-7.4.1 Representing the appeal is the owner. **The Board voted 6-0 to deny the Interpretation Appeal and uphold the Code Enforcement Officer and Department of Public Works determinations that the applicant's fence must be reduced in height or removed.**

2. Adjournment (meeting started at 6:02 pm) and adjourned at 6:38 pm

cc: Jon Jennings, City Manager
Christine Grimando, Director Planning & Urban Development
City Councilors
Planning Board Members