

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni,, Chair
Jared Falcon, Secretary
Kent Avery
Daniel Black
Donna Katsiaficas
Benjamin McCall
William Sedlack

ZONING BOARD OF APPEALS DECISION FROM JUNE 16, 2022

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: June 17, 2022
RE: Actions taken by the Zoning Board of Appeals on June 16, 2022 at a remote Zoom Webinar meeting

Attendance: Kent Avery (Acting Chair), Dan Black (Acting Secretary), Ben McCall, and William Sedlack present. Donna Katsiaficas, Joseph Zamboni and Jared Falcon absent.

1. **New Business**
2. **Old Business**

A. Interpretation Appeal ([ZBA-001986-2022](#))

1 Ryefield Street, owners Holly A. Perry & Barbara R. Perry, Tax Map 085, Block N, Lots 015 & 016, IR-2 Island Residential Zone: The owners are challenging the Zoning Administrator's denial of an after-the-fact permit, #BLDR2022-02655, for the construction of a deck that encroaches off the property into a "Marginal Right of Way." The owners are claiming that the "paper street status" has expired and therefore they can build their deck in the right of way. Representing the appeal is the property owners' lawyer, Daniel Kramer. **The appeal was withdrawn prior to the meeting.**

B. Hardship Variance ([ZBA-001985-2022](#))

1 Ryefield Street, owners Holly A. Perry & Barbra R. Perry, Tax Map 085, Block N, Lots 015 & 016, IR-2 Island Residential Zone: The owners are seeking a Hardship Variance to reduce the required rear setback from 30 feet to 9.45 [Chapter 14, Table 7-D]. The owners are also seeking to increase the allowable maximum lot coverage from 20% to 41.6% [Chapter 14, Table 7-D]. Representing the appeal is the property owners' lawyer, Daniel Kramer. **At the request of the City and the applicants, the Zoning Board voted 4-0 to table the appeal to a future meeting date.**

3. **Adjournment:** (meeting started at 6:00 pm) and adjourned at 6:27 pm

cc: Danielle West, Acting City Manager
Christine Grimando, Director Planning & Urban Development
City Councilors
Planning Board Members