



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS DECISIONS FROM JULY 7, 2022

To: City Clerk

From: Jonathan Sullivan, Zoning Specialist

Date: July 8, 2022

RE: Actions taken by the Zoning Board of Appeals on July 7, 2022 at a remote Zoom Webinar meeting

Attendance: Joseph Zamboni, Chair; Jared Falcon, Secretary; Kent Avery, Daniel Black, Ben McCall, and Donna Katsiaficas, present. William Sedlack, absent.

1. New Business

A. Interpretation Appeal: (ZBA-002053-2022)

110 Thames Street, owner PF One DevCo LLC, Tax Map 018, Block A, Lot 004, B-6 Mixed Use Zone: The owner is challenging the Permitting and Inspections Department's denial of building permit BLDC2022-02496 based on the fact that the applicant's computation of the occupant load does not meet the requirements of the IBC code. The owner is requesting that the Board approve the occupant load calculations of their Registered Design Professional and overturn the denial of the building permit. Representing the appeal are the owner's attorneys, Kurt Olafsen and Meredith Eilers. ***The Board heard the appeal and will take a final vote on the Findings of Fact at the July 21, 2022 meeting.***

B. Interpretation Appeal: (ZBA-002056-2022)

110 Thames Street, lessee Sun Life Financial (US) Services Company, Tax Map 018, Block A, Lot 004, B-6 Mixed Use Zone: The lessee is challenging the Permitting and Inspections Department's denial of building permit BLDC2021-02424 based on the fact that the applicant's computation of the occupant load does not meet the requirements of the IBC code. The lessee is requesting that the Board find the City's interpretation of the relevant building code sections regarding occupancy load for modern office buildings incorrect and overturn the denial of the building permit. Representing the appeal is the lessee's attorney Mary Costigan, and Donna Buck, architect at GastingerWalker. ***The Board heard the appeal and will take a final vote on the Findings of Fact at the July 21, 2022 meeting.***

2. Adjournment (meeting started at 6:00 PM) Adjourned at 9:10 PM

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