

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Eric Larsson, Chair
Donna Katsiaficas, Secretary
Kent Avery
Robert Bartels
Benjamin McCall
Nicole Gray
Joseph Zamboni

APPEAL AGENDA

The Board of Appeals will hold a Public Hearing on Thursday, May 3, 2018, at 6:30 p.m. in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. Old Business:

- A. **Conditional Use Appeal:** 970 Forest Avenue, Alyssa Harvey d/b/a Growing Learners Child Care, potential lessee, Tax Map 143, Block B, Lot 001, R-P Residence-Professional Zone: The applicant is seeking a Conditional Use Appeal under Section 14-147.5(e) to operate a licensed child care center for up to 80 children at an existing commercial building, which was most recently used for medical offices. The appeal was tabled by the board on April 19, 2018 to give the applicant time to provide additional information on the project. Representing the appeal is the potential lessee.

2. New Business:

- A. **Practical Difficulty Variance Appeal:** 116 Christy Road, Donna and Andrew Walker, owners, Tax Map 381, Block A, Lot 048, R-2 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum side setback from the required 12 feet to 7 feet [Section 14-80(d)(3)(a)] for the purpose of constructing an attached garage. Representing the appeal are the owners.
- B. **Miscellaneous Appeal:** 502 Stevens Avenue, 502 Deering Center, LLC, owner, Tax Map 135, Block E, Lot 009, B-1b Neighborhood Business Zone: The applicant is seeking approval for two remote parking spaces to be used for a live/work unit to be located within a new mixed-use commercial and residential building at 502 Stevens Ave [Section 14-334]. The development was previously approved for 10 joint use parking spaces in an on-site parking lot and 2 remote parking spaces within 1,500 feet of the project site. One of the first floor units was changed from an entirely commercial use to a live/work use, thereby requiring two additional parking spaces above what was previously approved. Representing the appeal are Denis Lachman and Kiya Smith, principals of 502 Deering Center, LLC.

3. Adjournment