

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, June 21, 2018, at 6:00 p.m. in Room 209 (Second Floor) at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. New Business:

- A. **Practical Difficulty Variance Appeal:** 68 Felicia Lane, Odias Bachelder II, owner, Tax Map 409, Block H, Lot 010, R-3 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum rear setback for the single-family dwelling with attached garage from the required 25 feet to 18 feet [Section 14-90(d)(2)(a)]. Representing the appeal is the owner.
- B. **Conditional Use Appeal:** 27 Brentwood Street, Travis Kroot, owner, Tax Map 135, Block E, Lot 021, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-118(a)(5) to create an additional dwelling unit within an existing detached garage. The current use of the property is a two-family dwelling. Representing the appeal is the owner.
- C. **Interpretation Appeal:** 59 Somerset Street, FEDEQ DV004, LLC, owner, Tax Map 025, Block B, Lot 003; B-7 Business Zone: The applicant is requesting that the Board overturn a permit denial dated March 27, 2018. The permit was denied on the basis that a performance guarantee was not posted as required [Section 14-530(b)(4)], that the site plan had expired [Section 14-532(c)], and that required traffic movement permit fees and street tree fees had not been paid. Representing the appeal is Patrick Venne, legal representative for the owner.
- D. **Interpretation Appeal:** 450 Commercial Street, General Marine Construction Corporation, owner, Tax Map 043, Block H, Lot 001; WCZ Waterfront Central Zone and WPDZ Waterfront Port Development Zone: The applicant is challenging a Notice of Violation dated April 25, 2018 that cited the property owner for not maintaining an operable automatic fire sprinkler system as required under the Life Safety Code, NFPA 101 (2009) 4.58 and 4.6.13. Representing the appeal is Edward S. MacColl, legal representative for the owner.

2. Adjournment