

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, September 6, 2018, at 6:30 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. **Interpretation Appeal:** 47 Chapel Street, Federal Street Phoenix, LLC, owner, Tax Map 026, Block L, Lot 014; R-6 Residential Zone: The applicant is requesting that the Board overturn a permit denial dated June 18, 2018. The permit was denied on the basis that the project did not meet the requirement for street access [Section 14-403] and emergency vehicle access [Sections 14-526(c)(2)(b) and (c)]. Representing the appeal is Benjamin Leoni, legal representative for the owner.
- B. **Practical Difficulty Variance Appeal:** 57 Clark Street, Regina Haney and Matthew and Julia Mecray, owners, Tax Map 057, Block K, Lot 013, R-6 Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum rear setback for a proposed two-story porch that would serve two residential condominium units, from the required 10 feet to 3 feet [Section 14-139]. Representing the appeal are the owners.
- C. **Practical Difficulty Variance Appeal:** 127 Fore Street, 86 Newbury St., LLC, owner, Tax Map 020, Block C, Lot 009, IS-FBC India Street Form-Based Code: The applicant is seeking a Practical Difficulty Variance to increase the maximum front setback for a proposed mixed-use development from the required 5 feet to 12 feet [Section 14-275.7]. Representing the appeal is the owner and Lucas Anthony, consultant to the owner.

2. Adjournment