

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

### ZONING BOARD OF APPEALS DECISIONS FROM MARCH 15, 2018

**To:** City Clerk  
**From:** Christina Stacey, Zoning Specialist  
**Date:** March 19, 2018  
**RE:** Action taken by the Zoning Board of Appeals on March 15, 2018

**Attendance:** Eric Larsson (chair), Donna Katsiaficas (secretary), Kent Avery, Robert Bartels, Nicole Gray, Benjamin McCall and Joseph Zamboni present.

#### 1. New Business:

- A. Conditional Use Appeal:** 12 Alder Street, Michael and Kathleen Rokowski, owners, Tax Map 033, Block J, Lot 015, B-2b Community Business Zone: The applicant is seeking a Conditional Use approval under Section 14-391(f) to legalize one non-conforming dwelling unit. The existing building is legally a two-family home, and the applicant has presented evidence showing that a third dwelling unit has existed in the building since before April 1, 1995 and therefore qualifies for a legalization under Section 14-391. The legalization requires a conditional use approval from the Zoning Board of Appeals because an objection from an abutter was received. Representing the appeal are the owners. *The Board of Appeals voted 7-0 to grant the Conditional Use approval to legalize one non-conforming dwelling unit.*
- B. Conditional Use Appeal:** 79 Clinton St, EZ Spanish Immersions, LLC, owner, Tax Map 136, Block B, Lot 004, R-5 Residential Zone: The applicant is seeking a Conditional Use under Section 14-118(a)(5) to gain approval for an existing third dwelling unit in its building. The current legal use of the building is a two-family. This would extend the Conditional Use that was previously approved by the board on September 21, 2017, so that the applicant can complete the building permit process and start construction. Representing the appeal is Erik Zavasnik of EZ Spanish Immersions, LLC. *The Board of Appeals voted 7-0 to grant an extension on the Conditional Use approval for a third dwelling unit. The approval is valid for twelve months.*

#### 2. Adjournment (meeting started at 6:30 PM; adjourned at 7:11 PM)

#### Enclosures:

1. DVD of 3/15/18 Meeting

cc: Jon Jennings, City Manager;

Jeff Levine, Director Planning & Urban Development  
Tuck O'Brien, City Planning Director  
Mary Davis, Housing and Neighborhood Services Division  
Victoria Volent, Housing and Neighborhood Services Division