

# 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 APRIL 5, 2018

**To:** City Clerk  
**From:** Christina Stacey, Zoning Specialist  
**Date:** April 6, 2018  
**RE:** Action taken by the Zoning Board of Appeals on April 5, 2018

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

#### 1. New Business:

- A. Conditional Use Appeal:** 28 Harvey Street, Sarah Rubin, owner, Tax Map 224A, Block C, Lot 003, R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-88(a)(2) to create an accessory dwelling unit within an addition that will be constructed onto the existing single-family dwelling. Representing the appeal is the owner. *The Board of Appeals voted 4-0 to grant the Conditional Use approval to create an accessory dwelling unit. The approval is valid for 24 months*
- B. Conditional Use Appeal:** 168 Milton Street, Gregory Gould, owner, Tax Map 333, Block E, Lot 041, R-2 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-410(c) for a home occupation as a confectioner within his existing single-family dwelling. Representing the appeal is the owner. *The Board of Appeals voted 4-0 to grant the Conditional Use approval for the home occupation.*
- C. 84 Pennell Avenue, Jayne Pasquali, owner, Tax Map 344, Block D, Lot 020, R-3 Residential Zone:** The applicant is seeking a Practical Difficulty Variance to reduce the minimum side setback from the required 8 feet to 5 feet [Section 14-90(d)(3)]. Representing the appeal is the owner. *The Board of Appeals voted 4-0 to deny the Practical Difficulty Variance to reduce the minimum side setback from 8 feet to 5 feet.*

#### 2. Adjournment (meeting started at 6:29 PM; adjourned at 7:50 PM)

#### Enclosures:

1. DVD of 4/5/18 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