To: City Clerk  
From: Christina Stacey, Zoning Specialist  
Date: July 20, 2018  
RE: Action taken by the Zoning Board of Appeals on July 19, 2018 in Room 209, Portland City Hall

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

1. Old Business:

   A. Interpretation Appeal: 59 Somerset Street, FEDEQ DV004, LLC, owner, Tax Map 025, Block B, Lot 003; B-7 Mixed Use Urban Zone: On June 21, 2018, the Board voted 5-0 to deny the Interpretation Appeal. The Board will vote on the Findings of Fact for this appeal. The Board voted 4-0 (McCall recused, Gray absent from meeting at which the appeal was heard) to accept the Findings of Fact.

2. New Business:

   A. Interpretation Appeal: 6 Houlton Street, Marcia J. Cleveland and Daniel W. Paul, owners, Tax Map 055, Block B, Lot 032; R-6 Residential Zone: The applicant is challenging a Notice of Violation dated April 17, 2018 that cited the property owner for the lack of one-hour fire doors under the Life Safety Code, NFPA 101 (2009) 31.2.2.1. Representing the appeal are the owners. By a 6-0 vote the Board found that the appeal was not filed within the 30-day appeal period and therefore it has no standing to be heard.

   B. Variance Appeal: 231 York Street, 231 York LLC, owner, Tax Map 044, Block E, Lot 003, B-1 Neighborhood Business Zone: The applicant is seeking a variance to waive the off-street parking requirement of nine spaces for a proposed personal services (spa) business and offices (Section 14-332(j)). Representing the appeal is Mary Costigan, Esq., legal representative to the owner. The Board voted 6-0 to grant the variance to waive the off-street parking requirement of nine spaces for the proposed personal services business and offices.

   C. Miscellaneous Appeal: 231 York Street, 231 York LLC, owner, Tax Map 044, Block E, Lot 003, B-1 Neighborhood Business Zone: The applicant is seeking approval for nine remote parking spaces to be used for a personal services (spa) business in the existing building (Section 14-334). Representing the appeal is Mary Costigan, Esq., legal representative to the owner. The applicant withdrew the appeal.
3. Adjournment (meeting started at 6:30 PM, adjourned at 7:28 PM)

Archived audio of meetings can be heard at http://townhallstreams.com/towns/portland_maine

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