

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Kent Avery, Chair
Donna Katsiaficas, Secretary
Eric Larsson
Brandon Mazer
Joseph Zamboni

ZONING BOARD OF APPEALS DECISIONS FROM MARCH 2, 2017

To: City Clerk
From: Christina Stacey, Zoning Specialist
Date: March 3, 2017
RE: Action taken by the Zoning Board of Appeals on March 2, 2017

Attendance: Kent Avery (chair), Joseph Zamboni (acting secretary), Eric Larsson, and Brandon Mazer present; Donna Katsiaficas absent.

1. New Business:

A. Conditional Use Appeal:

12 Lambert Street, David DiPietro, owner, Tax Map 384, Block A, Lot 006, R-2 Residential Zone and R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-88(a)(2) to create an accessory dwelling unit in his single-family home that is currently under construction. Representing the appeal is the owner. *The board of appeals voted 4-0 to grant the Conditional Use Appeal to add an accessory dwelling unit to the single-family home.*

B. Conditional Use Appeal:

495 Forest Avenue, Alta Vista LLC, buyer, Tax Map 127, Block A, Lot 001, B-2b Community Business Zone: The applicant is seeking a Conditional Use Appeal under Section 14-183(b)(3) to convert a portion of the existing retail building to a wholesale distribution establishment. Representing the appeal is the buyer's agent, David Latulippe of CJ Developers, Inc. *The board of appeals voted 4-0 to grant the Conditional Use Appeal to convert a portion of the building to a wholesale distribution establishment.*

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

Enclosures:

1. DVD of 3/2/16 Meeting

cc: Jon Jennings, City Manager;
Michael Russell, Director Permitting & Inspections
Jeff Levine, Director Planning & Urban Development
Tuck O'Brien, City Planning Director
Mary Davis, Housing and Neighborhood Services Division