



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Jared Falcon, Secretary
Thomas Loureiro
Daniel Black
William Sedlack
Benjamin McCall
Donna Katsiaficas

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, February 02, 2023 at 6:00 p.m.

This meeting will take place remotely using Zoom.

This meeting will be held remotely pursuant to the Remote Meeting Policy adopted by the Zoning Board of Appeals and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting.

For live public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

To submit written public comment on an agenda item, email zoning@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the ZoningBoard of Appeals meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Feb 2, 2023 06:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83574358406>

Or One tap mobile :

US: +16469313860,,83574358406# or +19292056099,,83574358406#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580

Webinar ID: 835 7435 8406

1. New Business

A. Conditional Use Appeal ([CU-002330-2023](#))

26 Johansen St. Brianna Monahan and Kevin Schwery, owners. Tax Map 167, Block C, Lot 011. R-3 Residential Zone: The applicant is seeking Conditional Use approval under Section 14-6.5.6(l) to operate a preschool facility for up to 12 children. Representing the appeal is the lessee, Martha Monahan.

B. Interpretation Appeal ([ZBA-002310-2022](#))

60 Merrymeeting Drive, Fallbrook Properties, LLC, owner, Tax Map 403, Block A, Lots 3 & 4, R-3 Residential Zone: The appeal has been filed by Ian P. Houseal, an abutter at 86 Florida Ave. Mr. Houseal is challenging the approval of a retaining wall under permit BLDC2022-02926 and the lack of opaque screening of the parking lot approved under permit BLDC2022-02665 claiming the approved plans do not match the originally approved site plan, PL-000925-2019.

C. Practical Difficulty Variance ([ZBA-002329-2023](#))

1 Coolidge Avenue, Green on the Hill Properties, LLC, owner, Tax Map 348, Block A, Lots 001 & 008, R-3 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum lot width from the required 65 feet to 50 feet and the minimum side setback from the required 14 feet to 10 feet [Table 7-A] for the purpose of constructing a two-story single-family home. Representing the owner is Mark Green.

2. Other Business

A. Election of Zoning Board Chair

B. Election of Zoning Board Secretary

3. Adjournment

INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS:

Please find the appeal documents by following these steps:

1. Go to the following website: https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/home
2. Click on “Search Public Records”
3. Choose Plan in Search Box pull down
4. Type in Plan Number from agenda (Ex: ZBA-009999-2020) and click the “Search” button.
5. Click on the blue Plan Number. This will open the record.
6. Select the “Attachments” tab and all available documents will appear and can be downloaded.