



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, May 4, 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: **May 4, 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/81572936896>

Or One tap mobile :

+13092053325,,81572936896# US

+13126266799,,81572936896# US (Chicago)

Or Telephone:

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

+1 309 205 3325 US

Webinar ID: 815 7293 6896

International numbers available: <https://portlandmaine-gov.zoom.us/j/kd3S2Lt7Ej>

1. New Business

A. Interpretation Appeal ([ZBA-002428-2023](#))

110 Thames Street, Sun Life Financial (US) Services Company, lessee, Tax Map 018, Block A, Lot 004, B-6 Mixed Use Zone: The lessee is challenging the Permitting and Inspections Department's denial of building permit BLDC2022-02853 to construct a new rooftop terrace/roof deck. Representing the appeal is the lessee's attorney, Mary Costigan.

B. Hardship Variance ([ZBA-002481-2023](#))

84 Auburn St, 84 Auburn, LLC owner, Tax Map 375, Block A, Lot 026, B-1 Zone: A hardship variance was granted by the Zoning Board of Appeals on 11/5/2020 to allow a drive-through for a proposed retail establishment at the property. The approval of the hardship variance expired on 11/5/2022. The new owner is applying for a new hardship variance to have a drive-through as part of their proposed retail use. Drive throughs are prohibited in the B-1 Zone under section 6.6.2(D) of Chapter 14. Representing the appeal is the owner, Mike Pride.

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.