



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Thomas Loureiro
Daniel Black
Benjamin McCall
Donna Katsiaficas

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, July 20th, 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: Jul 20, 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/87942159460>

Or One tap mobile :

+13092053325,,87942159460# US or +13126266799,,87942159460# US (Chicago)

Or Telephone:

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

+1 309 205 3325 US or +1 312 626 6799 US (Chicago) or +1 646 931 3860 US or +1 929 205 6099

US (New York) or +1 301 715 8592 US (Washington DC)

Webinar ID: 879 4215 9460

International numbers available: <https://portlandmaine-gov.zoom.us/j/87942159460>

1. New Business

A. Conditional Use Appeal ([CU-002545-2023](#))

17 Brentwood ST, Joseph W. Slyvester and Jessica L. Bounaiuto, owners, Tax Map 135, Block E, Lot 020, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.6 to operate a preschool facility for up to 12 children. Representing the appeal is the owner, Jessica L. Bounaiuto.

B. Hardship Variance ([ZBA-002581-2023](#))

84 Auburn St, 84 Auburn, LLC owner, Tax Map 375, Block A, Lot 026, B-1 Zone: The owner is requesting relief from section 6.4.6(A) of Chapter 14 that limits a business in the B-1 zone to less than 100 peak hour vehicle trips per 2,000 sf of floor area and less than 100 peak hour vehicle trips in general. The applicant is requesting that the proposed business as a retail drive-through be permitted to have more than 100 peak hour trips. Representing the appeal is the owner, Mike Pride.

2. Other Business

A. Election for 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.