



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, August 17th, 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: Aug 17, 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/86424827012>

Or One tap mobile :

+13126266799,,81071040615# US (Chicago)

+16469313860,,81071040615# US

Or Telephone:

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

+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) or +1 305 224 1968 US or +1 669 444 9171 US

Webinar ID: 864 2482 7012

International numbers available: <https://portlandmaine-gov.zoom.us/u/kb1v3HoPR3>

1. Old Business

A. Practical Difficulty Variance Appeal ([ZBA-002593-2023](#))

232 West Commercial ST, New Yard LLC, owner, Tax Map 060, Block F, Lot 001, WPDZ Waterfront Zone: The applicant is seeking a Practical Difficulty Variance to reduce the required 100 foot setback from Commercial St that restricts the height of the building [Table 10-B]. The applicant is requesting that the required setback of 100 feet from Commercial be reduced to 91 feet in order to allow the rear portions of the building to be higher than 50 feet. Representing the owner is Stephen Bushey. The appeal was tabled at the 08/03/2023 meeting.

2. New Business

A. Practical Difficulty Variance Appeal ([ZBA-002601-2023](#)):

18 Central AVE, HOME START, owner, Tax Map 087, Block EE, Lot 012, IR-2 Island Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum lot area requirement from the required 20000 SF to 5646 SF [Section 14-7.3, Table 7D)] for the purpose of converting an existing structure with an institutional use to 3 affordable housing residential units. Representing the owner is Brenda Buchanan.

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.