



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, October 5, 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: Oct 5, 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/89011377543>

Or One tap mobile :

+13126266799,,89011377543# US (Chicago)

+16469313860,,89011377543# US

Or Telephone:

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

+1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Webinar ID: 890 1137 7543

International numbers available: <https://portlandmaine-gov.zoom.us/j/89011377543>

1. New Business

A. Practical Difficulty Variance Appeal ([ZBA-002641-2023](#)):

36 Wendy Way, Jennifer & Heath Huston, owners, Tax Map 394, Block A, Lot 068, R-2 Residential Zone: The applicant is seeking a Practical Difficulty Variance to increase the maximum lot coverage from a maximum of 20% to 21.47%” [Section 14-7.3, Table 7A)] to construct a 48 SF detached shed. Representing the appeal is the owner.

B. Conditional Use Appeal ([CU-002654-2023](#)):

300 Allen Ave, Allen Avenue Ventures, LLC, owner, Tax Map 344, Block E, Lots 004 & 006, R-5 Residential & R-P Residential Professional zones: The applicant is seeking a Conditional Use approval under Section 14-6.5.6(H) to allow off-street parking for a funeral home. Representing the appeal is a representative for the owner, Doug Reynolds.

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.