



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, December, 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: Dec 7, 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/89909043576>

Or One tap mobile :

+13017158592,,89909043576# US (Washington DC)

+13052241968,,89909043576# US

Or Telephone:

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

+1 301 715 8592 US (Washington DC) +1 305 224 1968 US, +1 309 205 3325 US

+1 312 626 6799 US (Chicago), +1 929 205 6099 US (New York), +1 669 900 6833 US (San Jose)

Webinar ID: **899 0904 3576**

International numbers available: <https://portlandmaine-gov.zoom.us/j/89909043576>

1. New Business

- A. Interpretation Appeal ([ZBA-002743-2023](#))**
90 Blueberry Road, Sturbridge Yankee Workshop, Inc., owner, Tax Map 238, Block A, Lot 018, I-M Industrial Zone: The lessee, ecomaine, is challenging the Zoning Administration's determination that the paved area by the loading docks is not part of the entrance drive and therefore the proposed additional pavement needs to meet the ten foot pavement setback as required under Table 7-G of Chapter 14. Representing the appeal is the lessee, ecomaine.
- B. Conditional Use Appeal ([CU-002736-2023](#))**
1582 Forest AVE, Alex Coupe, owner, Tax Map 299, Block D, Lot 002, R-3 Residential Zone & B-1 Mixed Use Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 & 6.5.6(K) to operate a sheltered care group home. Representing the appeal for the owner is Alex Coupe.
- C. Conditional Use Appeal ([CU-002740-2023](#))**
99 Concord ST, Alex Coupe, owner, Tax Map 131, Block K, Lot 013, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 & 6.5.6(K) to operate a sheltered care group home. Representing the appeal for the owner is Alex Coupe.
- D. Conditional Use Appeal ([CU-002741-2023](#))**
85 Pleasant AVE, Sarah Coupe, owner, Tax Map 131, Block L, Lot 012, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 & 6.5.6(K) to operate a sheltered care group home. Representing the appeal for the owner is Alex Coupe.
- E. Conditional Use Appeal ([CU-002738-2023](#))**
251 Pleasant AVE, Sarah Coupe, owner, Tax Map 133, Block H, Lot 001, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 & 6.5.6(K) to operate a sheltered care group home. Representing the appeal for the owner is Alex Coupe.

2. 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.