



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Todd Morse, Secretary
Dan Black
Thomas Loureiro
Andrew Weaver

ZONING BOARD OF APPEALS DECISION FROM JANUARY 4, 2024

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: January 5, 2024
RE: Actions taken by the Zoning Board of Appeals on January 4, 2024 at a remote Zoom Webinar meeting

Attendance: Joseph Zamboni (Chair), Todd Morse (Secretary), Dan Black, Thomas Loureiro and Andrew Weaver present.

1. Old Business (Joseph Zamboni recused himself from the following appeals. Dan Black was appointed Acting Chair by a 4-0 vote).

- A. 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. **The Board voted 4-0 to grant the Conditional Use for a period of two years.**
- B. 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. **The Board voted 4-0 to grant the Conditional Use for a period of two years.**

- C. **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. **The Board voted 4-0 to grant the Conditional Use for a period of two years.**
- D. **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. **The Board voted 4-0 to grant the Conditional Use for a period of two years.**

2. **Other Business**

- A. Election of Board Chair and Secretary
The Board Voted 5-0 to appoint Joseph Zamboni Chair and voted 5-0 to appoint Todd Morse Secretary.

3. **Adjournment** (Meeting started at 6:00 pm) and adjourned at 8:00 pm.

cc: Danielle West, City Manager
Christine Grimando, Director Planning & Urban Development
Mayor and City Councilors
Planning Board Members