



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Daniel Black, Secretary
Thomas Loureiro
Todd Morse
Andrew Weaver
Laura Burden
Rob Keefe Jr.

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, April 18, 2024 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: Apr 18, 2024 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/87438245871>

Or One tap mobile :

+13126266799,,87438245871# US (Chicago)

+16469313860,,87438245871# US

Or Telephone:

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

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

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Webinar ID: 874 3824 5871

International numbers available: <https://portlandmaine-gov.zoom.us/j/kd7uIXHla3>

1. New Business

A. Conditional Use Appeal ([CU-002844-2024](#))

400 Deering AVE, Temple Beth-EL, owners, Tax Map 119, Block I, Lot 063, R-5 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.6 to add a preschool to the existing Levey Day School. Representing the appeal is lessee Jeffrey Tremblay.

B. Hardship Appeal ([ZBA-002851-2024](#))

25A Forest AVE, Martin Lodish representing owner, Portland Stage Company, Tax Map 037, Block A, Lot 22, B3-c Mixed-Use Zone: The applicant is seeking a Hardship Variance to install an Electronic Message Sign that is not permitted in the Downtown Sign District [Table 20-E of Ch. 14]. Representing the owner is Martin Lodish.

C. Hardship Appeal ([ZBA-002865-2024](#))

84 Cove ST, owner Sleepy Hollow Development INC, Tax Map 010, Block H, Lot 007, IL-b Industrial Zone: The applicant is seeking a Hardship Variance to allow the use of general office (licensed health provider) at 84 Cove ST which is not a permitted use in this zone [Table 6-C of Ch. 14]. Representing the appeal is lessee Molly McNeel.

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.