



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS DECISION FROM April 18, 2024

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: April 19, 2024
RE: Actions taken by the Zoning Board of Appeals on April 18, 2024 at a remote Zoom Webinar meeting

Attendance: Joseph Zamboni (Chair), Todd Morse (Secretary), Thomas Loureiro, Dan Black, Laura Burden and Andrew Weaver present. Robert Keefe Jr. absent.

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. **The Board voted 6-0 to grant the Conditional Use appeal for a period of two years.**

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. **The Board voted 5-1 to deny the Hardship Variance appeal**

- 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.. **The Board voted 5-1 to deny the Hardship Variance appeal**

2. **Adjournment** (Meeting started at 6:00 pm) and adjourned at 8:10 pm.

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