



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, December 12, 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 Zoning Board 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 12, 2024 06:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals 12/12/2024

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/83860233631>

Phone one-tap:

+19292056099,,83860233631# US (New York)

+13017158592,,83860233631# US (Washington DC)

Join via audio:

+1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

Webinar ID: 838 6023 3631

International numbers available: <https://portlandmaine-gov.zoom.us/j/83860233631>

1. Old Business

A. Interpretation Appeal: ([ZBA-003123-2024](#)):

340 Eastern Promenade, Promenade East Condominium Association, owner, Tax Map 015, Block A, Lot 002; R-6 Residential Zone: The applicant is challenging a Notice of Violation (NOV) dated September 9, 2024, that requires the property owner to provide a plan of action for installation of a complete automatic sprinkler system no later than 09/12/25 and requires the installation be completed within 12 years of the date the permit is issued. Representing the appeal is Joseph C. Siviski, Esq. The Board heard the appeal on December 5, 2024 and tabled it to a special meeting on December 12, 2024 for final deliberation and to take a final vote on the Findings of Fact.

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.