



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Daniel Black
Thomas Loureiro
Todd Morse
Andrew Weaver
Laura Burden
Nancy English
Ryan Lizanecz

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, February 6, 2025 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: **Feb 6, 2025 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/89061987724>

Or on One tap mobile

+13092053325,,89061987724# US or +13126266799,,89061987724# US

Join via audio:

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

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

Webinar ID: 890 6198 7724

International numbers available: <https://portlandmaine-gov.zoom.us/j/keCsbcK2Y>

1. **Other Business**

A. Election

2. **New Business**

A. Practical Difficulty Appeal ([ZBA-003200-2025](#))

124 New Island AVE, Carle & Johanna Henry, owners, Tax Map 085, Block D, Lot 006, IR-2 Island Zone: The applicant is seeking a Practical Difficulty Variance to reduce the on side street setback of 20' to 0' and increase the maximum lot coverage allowed from 20% to 35% [Table 7-A] for a front deck. Representing the appeal is the owner.

B. Conditional Use Appeal ([CU-003203-2025](#))

19 Bramhall Street, Unified Properties, owner, Tax Map 063, Block A004, Lot 001, RN-4 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal is the owner, John Buro.

C. Conditional Use Appeal ([CU-003205-2025](#))

99 Concord Street, Portland Recovery Group LLC, owner, Tax Map 131, Block K013, Lot 001, RN-3 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal is the owner, Alexander P. Coupe.

D. Conditional Use Appeal ([CU-003207-2025](#))

85 Pleasant Avenue, Portland Recovery Group LLC, owner, Tax Map 131, Block L012, Lot 001, RN-3 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal is the owner, Sarah G. Coupe.

E. Conditional Use Appeal ([CU-003208-2025](#))

251 Pleasant Avenue, Portland Recovery Group LLC, owner, Tax Map 133, Block H001, Lot 001, RN-3 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal is the owner, Sarah G. Coupe.

F. Conditional Use Appeal ([CU-003209-2025](#))

1519 Forest Avenue, Portland Recovery Group LLC, owner, Tax Map 338, Block J015, Lot 001, RN-1 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal are the owners, Alex Coupe & Sarah G. Coupe.

G. Conditional Use Appeal ([CU-003206-2025](#))

1584 Forest Avenue, Portland Recovery Group LLC, owner, Tax Map 299, Block D027, Lot 001, RN-5 Residential Neighborhood Zone & B-1 Mixed-Use Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal is the owner, Alexander P. Coupe.

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.