



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Todd Morse, Chair
Andrew Weaver, Secretary
Dan Black
Laura Burden
Thomas Loureiro
Nancy English
Ryan Lizanecz

ZONING BOARD OF APPEALS DECISION FROM FEBRUARY 6, 2025

To: City Clerk
From: Will Valentine, Zoning Specialist
Date: February 10, 2025
RE: Actions taken by the Zoning Board of Appeals on February 6, 2025 at a remote Zoom Webinar meeting

Attendance: Todd Morse (Chair), Andrew Weaver (Secretary) Laura Burden, Thomas Loureiro, Nancy English, and Ryan Lizanecz present. Dan Black absent.

1. Other Business

A. Election

Todd Morse elected Chair, Andrew Weaver elected Secretary

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. **The Board voted 5-0 to deny the appeal (Ryan Lizanecz recused).**

- 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. **The Board voted 6-0 to grant the appeal.**
- 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. **The Board voted 6-0 to grant the appeal.**
- 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. **The Board voted 6-0 to grant the appeal.**
- 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. **The Board voted 6-0 to grant the appeal.**
- 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. **The Board voted 6-0 to grant the appeal.**
- 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. **The Board voted 6-0 to grant the appeal.**

3. **Adjournment.**

Meeting started at 6:00 pm and adjourned at 8:25 pm.

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