



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a remote Public Hearing on Thursday, March 20, 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 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: Mar 20, 2025 06:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/86205207435>

Phone one-tap:

+13126266799,,86205207435# US (Chicago)

+16469313860,,86205207435# US

Join via audio:

+1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

Webinar ID: 862 0520 7435

International numbers available: <https://portlandmaine-gov.zoom.us/j/86205207435>

1. New Business

A. Hardship Variance (ZBA-003176-2024

148 Cove Side DR, Coveside LLC, Tax Map 083F, Block A, Lots 690, C0 Contract Zone: The applicants are seeking a Hardship Variance to reduce the required BFE of 21' (Section 12.4.5(R)) for the substantial improvement and change of use for an existing structure in the VE zone with a BFE of 14'. Representing the owners is Katherine Lermond.

B. Hardship Variance

148 Cove Side DR, Coveside LLC, Tax Map 083F, Block A, Lots 690, IR-3 Residential Island Zone: The applicants are seeking a Hardship Variance from the requirement that uses for structures within the 75' shoreland zone setback must be water dependent, Section 11.4.1. Representing the owners is Katherine Lermond.

2. Other

A. Discussion of ZBA Rules and Procedures

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.

