



# **CITY OF PORTLAND, MAINE**

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## **ZONING BOARD OF APPEALS**

Todd Morse, Chair  
Andrew Weaver, Secretary  
Daniel Black  
Nancy English  
Ryan Lizanecz

### **APPEAL AGENDA**

**The Zoning Board of Appeals will hold a hybrid Public Hearing on Thursday, January 15, 2026 at 6:00p.m. in Room 24 at Portland City Hall.**

**This meeting will be held using hybrid methods/technology in accordance with the requirements of 1 M.R.S. section 403-B and the Zoning Board of Appeal’s Remote Participation Policy. To participate remotely, 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 remote public comment during the meeting, 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](mailto: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: January 15, 2026 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/86735837996>

Phone one-tap:

+16469313860,,86735837996# US

+19292056099,,86735837996# US (New York)

Join via audio:

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Webinar ID: 867 3583 7996

International numbers available: <https://portlandmaine-gov.zoom.us/j/86735837996>

**1. New Business**

**A. Practical Difficulty Appeal ([ZBA-003494-2025](#))**

1 Willis ST, Johan Kinnucan & Amy Freedberg, owners, Tax Map 015, Block C, Lot 014, RN-4 Residential Neighborhood Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum front yard setback from the required 13'6" to 5' [Table 7-A & Section 7-2, Figure 7-H] for the purpose of constructing a single family home. Representing the appeal are the owners Johan Kinnucan & Amy Freedberg.

**B. Conditional Use Appeal ([CU-003504-2025](#))**

1476 Forest Avenue, Casco Bay Recovery, LLC, lessee. Tax Map 298, Block B, Lot 023, 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 is Beth Coles, attorney.

**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](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.