



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 MAY 15, 2025

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: May 16, 2025
RE: Actions taken by the Zoning Board of Appeals on May 15, 2025 at a hybrid meeting.

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

1. New Business

A. Hardship Variance ([ZBA-003323-2025](#))

203 Fore Street, Chatham Portland DT LLC, Tax Map 029, Block L, Lot 003, IS-FBC Zone, India Street Form Based Code: The applicant is seeking a Hardship Variance to exceed the 50 feet height limit of the IS-FBC Zone, Urban Active Subdistrict [9.1.7(C) of Ch. 14] by 2 feet 3 inches. Representing the owner is Stephen Bushey. **The Board voted 4-1 (Lizanecz) to deny the variance.**

B. Conditional Use ([CU-003324-2025](#))

14 Randall Street, William See, owner, Tax Map 166, Block F, Lot 001, RN-3 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5 to operate a small Residential Care Facility. Representing the appeal is Travis Nadeau. **The**

Board voted 5-0 to grant the Conditional Use for a period of two years.

2. Adjournment.

Meeting started at 6:00 pm and adjourned at 7:55 pm.

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