



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: June 6, 2025
RE: Actions taken by the Zoning Board of Appeals on June 5, 2025 at a hybrid meeting.

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

1. New Business

A. Hardship Variance ([ZBA-003336-2025](#))

25A Forest AVE, owner, Portland Stage Company, Tax Map 037, Block A, Lot 22, B-3 Mixed-Use Zone: The applicant is seeking a Hardship Variance to install an Electronic Message Sign that is not permitted in the Downtown Sign District [Table 19-E of Ch. 14]. Representing the owner is Martin Lodish. **The Board voted 5-0 to grant the Hardship Variance.**

B. Hardship Variance ([ZBA-003354-2025](#))

148 Cumberland AVE, John Colton, Tax Map 021, Block E, Lots 015, B-1 Mixed-Use Zone: The applicant is seeking a Hardship Variance to build a single family home which is not a permitted use in the B-1 zone [Table 6-C of Ch. 14]. Representing the appeal is the owner. **The Board voted 5-0 to grant the Hardship Variance.**

2. Adjournment

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