



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 June 17, 2025

To: City Clerk
From: Mac Coldwell, Zoning Specialist
Date: July 18, 2025
RE: Actions taken by the Zoning Board of Appeals on June 17, 2025 at a hybrid meeting

Attendance: Laura Burden, Andrew Weaver (Secretary), Thomas Loureiro, Ryan Lizanecz
Todd Morse (Chair)

1. New Business

- A. Practical Difficulty Variance Appeal (ZBA-003405-2025)**
62 Hicks Street, Stephanie Golden, owner, Tax Map 294, Block C, Lot 065, RN-1 Residential Neighborhood Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum rear yard setback from the required 25 feet to 11 feet [Section 14-7.3, Table 7A] for the purpose of constructing an attached 16 feet by 21 feet open deck. Representing the appeal is the owner. **The Board voted 5-0 to grant the variance.**

2. Adjournment (meeting started at 6:00 pm) and adjourned at 7:30 pm

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