



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 August 7, 2025

To: City Clerk
From: Mac Coldwell, Zoning Specialist
Date: August 8, 2025
RE: Actions taken by the Zoning Board of Appeals on August 7, 2025 at a hybrid meeting

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

1. New Business

- A. Conditional Use Appeal ([CU-003420-2025](#))**
14 Sherman ST, Hope Acts, owners, Tax Map 036, Block F, Lot 008, RN-4 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5 for a Neighborhood Nonresidential Reuse of Office (Section 6.4.26). Representing the appeal for the owner is Tracie Reed. **Board voted 5-0 (Black recused) to grant the Conditional Use for a period of three years.**
- B. Conditional Use Appeal ([CU-003423-2025](#))**
14 Sherman ST, Hope Acts, owners, Tax Map 036, Block F, Lot 008, RN-4 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5 to operate a lodging house (Section 6.4.21). Representing the appeal for the owner is Tracie Reed. **Board voted 5-0 (Black recused) to grant the Conditional Use for a period of three years.**

2. Other Business

- A. Reviewed and discussed memo from Corporation Counsel regarding legal standards applicable to variance applications.

3. Adjournment

Meeting started at 6 pm and adjourned at 7:45 pm

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