



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 OCTOBER 2, 2025

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: October 3, 2025
RE: Actions taken by the Zoning Board of Appeals on October 2, 2025 at a hybrid meeting

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

1. New Business

- A. **Hardship Variance ([ZBA-003455-2025](#))**
1220 Brighton Avenue, Portland West Realty Inc., owner. Tax Map 265, Block A, Lot 009002, TOD-2 Transit Oriented Development Zone. The applicant is seeking a Hardship Variance for relief from the prohibition of drive-throughs in the TOD-2 Zone [14-6.6.2(C)(3)] as well as relief from the minimum build -to-zone, minimum height, and minimum building length as a percentage of street frontage requirements of the TOD-2 zone [Table 7-D of Ch 14]. Representing the owner is Brendan Barry, esquire. **The Board voted 7-0 to deny the appeal.**

- 2. Adjournment** . The meeting started at 6:00 pm and adjourned at 7:55 pm.

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