



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 16, 2025

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: October 17, 2025
RE: Actions taken by the Zoning Board of Appeals on October 16, 2025 at a hybrid meeting

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

1. New Business

A. Undue Hardship Appeal ([ZBA-003453-2025](#))

75 Northport DR, Northport Investments LLC, Tax Map 401, Block A, Lot 005, B-2 Mixed-Use Zone & Large Mixed-Use Sign District: The applicant is seeking a Hardship Variance for relief from Section 19.6.3(G)(1) limiting a lot to 1 Electronic Message Sign. Representing the owners is Preston Peabbles. **The Board voted 4-0 to deny the appeal.**

2. Adjournment . The meeting started at 6:00 pm and adjourned at 6:30 pm.

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