



# **CITY OF PORTLAND, MAINE**

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## **ZONING BOARD OF APPEALS**

Todd Morse, Chair  
Andrew Weaver, Secretary  
Thomas Loureiro  
Laura Burden  
Daniel Black  
Nancy English  
Ryan Lizanecz

### **APPEAL AGENDA**

**The Zoning Board of Appeals will hold a hybrid Public Hearing on Thursday, December 18, 2025 at 6:00 p.m. in Room 24, at Portland City Hall.**

**This meeting will be held using hybrid methods/technology in accordance with the requirements of 1 M.R.S. section 403-B and the Zoning Board of Appeal's Remote Participation Policy. To participate remotely, allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend live, a recording will be available following the meeting.**

**For remote public comment during the meeting, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit \*9. You will be unmuted by the host when it is time for public comment.**

**To submit written public comment on an agenda item, email [zoning@portlandmaine.gov](mailto:zoning@portlandmaine.gov). Submissions must be received by 12:00 pm the day before the Zoning Board of Appeals meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).**

### **ZOOM MEETING INSTRUCTIONS:**

You are invited to a Zoom webinar!  
When: Dec 18, 2025 06:00 PM Eastern Time (US and Canada)  
Topic: Hybrid Zoning Board of Appeals

Join from PC, Mac, iPad, or Android:  
<https://portlandmaine-gov.zoom.us/j/88520365274>

Phone one-tap:  
+16469313860,,88520365274# US, +19292056099,,88520365274# US (New York)

Join via audio:  
+1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC),  
+1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 253 205 0468 US,  
+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 900 6833 US (San Jose),  
Webinar ID: 885 2036 5274  
International numbers available: <https://portlandmaine-gov.zoom.us/j/88520365274>

**1. New Business**

**A. Hardship Variance ([ZBA-003481-2025](#))**

162 Hobart ST, William and Emily Dowd (purchasers), Tax Map 200, Block D, Lot 002, B-5 Mixed-Use Zone and Shoreland Zone: The applicants are seeking a Hardship Variance to reconstruct a single-family dwelling or build a two family dwelling on an unaccepted and unimproved city street. [Section 6.4.1(A)(2) of Ch. 14]. Representing the purchasers is Roy T. Pierce, Esq. The appeal was originally scheduled for November 20, 2025, but it was postponed due to the lack of a quorum.

**2. Other Business**

**A. Elections**

**3. Adjournment**

**INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS:**

Please find the appeal documents by following these steps:

1. Go to the following website: [https://selfservice.portlandmaine.gov/EnerGov\\_Prod/SelfService#/home](https://selfservice.portlandmaine.gov/EnerGov_Prod/SelfService#/home)
2. Click on “Search Public Records”
3. Choose Plan in Search Box pull down
4. Type in Plan Number from agenda (Ex: ZBA-009999-2020) and click the “Search” button.
5. Click on the blue Plan Number. This will open the record.
6. Select the “Attachments” tab and all available documents will appear and can be downloaded.