



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 DECEMBER 18, 2025

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: December 19, 2025
RE: Actions taken by the Zoning Board of Appeals on December 18, 2025 at a hybrid meeting

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

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. **The Board voted 4-0 to grant the hardship variance.**

2. Other Business

A. Elections

-Todd Morse was elected Chair & Andrew Weaver was elected Secretary.

2. Adjournment . The meeting started at 6:00 pm and adjourned at 6:35 pm.

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