



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Todd Morse, Chair
Andrew Weaver, Secretary
Dan Black
Nancy English
Nathaniel Ferguson
Ryan Lizanecz
Graham Louis

ZONING BOARD OF APPEALS DECISION FROM APRIL 2, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: April 3, 2026
RE: Actions taken by the Zoning Board of Appeals on April 2, 2026 at a hybrid meeting

Attendance: Todd Morse (Chair), Andrew Weaver (Secretary), Nancy English, Dan Black, Ryan Lizanecz, Nathaniel Ferguson and Graham Louis present.

1. New Business

- A. Hardship Variance Appeal (ZBA-003518-2026)**
30 Vaill ST, Andrew Johnson, Tax Map 433, Block D, Lot 012, RN-3
Neighborhood Residential and Shoreland Zones: The applicant is seeking relief from the 25' setback from the Highest Astronomical Tide in the shoreland zone for a deck expansion [Section 11.6.2]. Representing the owners is Andrew Johnson. **The Board voted 7-0 to deny the variance**

- 2. Adjournment:** The meeting started at 6:00 pm and adjourned at 7:05 pm.

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