



# **CITY OF PORTLAND, MAINE**

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## **ZONING BOARD OF APPEALS**

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

### **APPEAL AGENDA**

**The Zoning Board of Appeals will hold a hybrid Public Hearing on Thursday, May 7, 2026 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: **May 7, 2026 06:00 PM Eastern Time** (US and Canada)  
Topic: **Zoning Board of Appeals**

Join from PC, Mac, iPad, or Android:  
<https://portlandmaine-gov.zoom.us/j/85950239651>

Phone one-tap:  
+13052241968,,85950239651# US  
+13092053325,,85950239651# US

Join via audio:  
+1 312 626 6799 US (Chicago)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)

Webinar ID: 859 5023 9651

International numbers available: <https://portlandmaine-gov.zoom.us/j/kc2vCx3cWE>

## 1. New Business

### A. Conditional Use Appeal ([CU-003555-2026](#))

69 Falmouth Street, Bakhita Saabino, owner, Tax Map 114, Block A, Lot 15, RN-4 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5 to operate a child care facility, small. Representing the appeal is the owner, Bakhita Saabino.

### B. Miscellaneous Appeal ([ZBA-003556-2026](#))

100 Middle Street, Albany Road Portland LLC, Owner, Tax Map 029, Block E, Lot 006, B-3 Mixed-Use Zone: The applicant is seeking a variance to add one additional sign above the limits established by the ordinance [Chapter 14, Table 19-G]. Representing the appeal is Shane Moffett, Neokraft Signs.

### C. Miscellaneous Appeal ([ZBA-003569-2026](#))

1048 Brighton Avenue, Portland Pinetree LLC, Owner, Tax Map 263A, Block A, Lot 007, TOD-1, Transit Oriented Development Zone: The applicant is seeking a variance to add one additional sign above the limit established by the ordinance [Chapter 14, Table 19-G]. Representing the appeal is Sean Murphy.

### D. Miscellaneous Appeal ([ZBA-003570-2026](#))

155 Riverside Street Suite D, H.J. Associates LTD, Owner, Tax Map 267, Block B, Lot 001, B-4 Mixed-Use Zone: The applicant is seeking a variance to replace a nonconforming electronic message sign [Chapter 14, 19.2.2]. Representing the appeal is Olivia True.

## 2. 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.