



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 MAY 7, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: May 8, 2026
RE: Actions taken by the Zoning Board of Appeals on May 7, 2026 at a hybrid meeting

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

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. **The Board voted 5-0 to grant the conditional use appeal for a period of two years.**
- 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. **The board voted 4-0 (Lizanecz recused) to deny the appeal.**

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. **The Board voted 5-0 to deny the appeal.**

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. **The Board unanimously voted to postpone the application until either this Board hears a hardship variance for this property or the zoning administrator notifies the board that this application has been withdrawn, whichever comes first.**

2. **Adjournment:** The meeting started at 6:00 pm and adjourned at 8:05 pm.

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