



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a hybrid Public Hearing on Thursday, May 21, 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. 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 21, 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/82666286957>

Phone one-tap:

+13052241968,,82666286957# US

+13092053325,,82666286957# US

Join via audio:

+1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US,

+1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 719 359 4580 US,

+1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston),

+1 669 900 6833 US (San Jose), +1 689 278 1000 US

1. New Business

A. **Hardship Variance Appeal ([ZBA-003592-2026](#))**

155 Riverside Street Suite D, H.J. Associates LTD, Owner, Tax Map 267, Block B, Lot 001 & 268 A011, B-4 Mixed-Use Zone: The applicant is proposing to replace an electronic message sign in an existing free-standing sign. The existing sign is legally nonconforming because it is located in the public right-of-way [section 19.5.1(A)] and off premises [section 19.5.1(F)]. Section 19.9.2 requires that a lawfully nonconforming sign be made to conform if it is modified in any way [section 19.9.2(D)]. The applicant is seeking relief from section 19.9.2(D) in order to replace the electronic message sign in the existing free standing sign without bringing the sign into conformity with sections 19.5.1(F) and 19.5.1(A). Representing the appeal is Olivia True, lessee.

B. **Practical Difficulty Variance Appeal ([ZBA-003587-2026](#))**

279 Congress ST, St. Paul's Anglican Church, owners, Tax Map 021, Block E, Lot 007 & 008, IS-FBC India Street Form-Based Zone, UN Subdistrict: The applicant is seeking a Practical Difficulty Variance to reduce the minimum rear yard setback from the required 10' to 5' [Section 9.1.7.A] for an addition. Representing the appeal is Reverend Andrew S. Faust.

C. **Hardship Variance Appeal ([ZBA-003588-2026](#))**

58 Bean Pot CIR, Northeastern University, owner, Tax Map 447, Block A, Lot 001, B-5 Mixed-Use Zone, Roux IOZ, AE Flood Zone, CFROZ and Shoreland Zone: The applicant is requesting relief from Section 12.4.5(I) which requires the lowest floor of the building to be two feet above the Base Flood Elevation of 10.74 feet in the AE zone. They are requesting that the elevation of the lowest floor remain at 10.74 due to the historic landmark designation of the building. Representing the owners is Lauren Swett.

D. **Administrative Appeal ([ZBA-003573-2026](#)) - To be tabled per applicant request to 6/18/2026**

Administrative Appeal: 570 Congress ST, Ralph H Pride Trustee, Owner, Tax Map 037, Block G, Lot 009, B-3 Mixed-Use Zone & PAD Overlay: The applicant is appealing a Notice of Violation and requesting relief from window standards (8.5.2.B) and permitted uses on the ground floor (8.5.2.A) of the Pedestrian Activities Overlay District (PAD). Representing the appeal is the owner, Ralph Pride.

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
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.