



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 21, 2026

To: City Clerk
From: Mac Coldwell, Zoning Specialist
Date: May 21, 2026
RE: Actions taken by the Zoning Board of Appeals on May 21, 2026 at a hybrid meeting

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

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. **The board voted 5-0 to grant the hardship variance.**

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, UA 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.C] for an addition. Representing the appeal is Reverend Andrew S. Faust. **The board voted 5-0 to table the appeal until the 6/18/26 meeting at the request of the applicant.**

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. **The board voted 4-0 (Weaver recused) to deny the appeal.**

D. Administrative Appeal (ZBA-003573-2026)

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. **Tabled to 6/18/26 at the request of the applicant.**

2. Adjournment: The meeting started at 6:00 pm and adjourned at 9:09 pm.

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