



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 JUNE 18, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: June 23, 2026
RE: Actions taken by the Zoning Board of Appeals on June 18, 2026 at a hybrid meeting

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

1. Old Business

- A. 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 a future date at the request of the applicant.**
- 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 first heard the appeal on May 21, 2026. At the request of the applicant, the Board voted 5-0 to

table the appeal until the 6/18/26 meeting. **The board voted 5-1 (Black) to grant the appeal.**

2. Adjournment: The meeting started at 6:00 pm and adjourned at 6:40 pm.

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