



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 AUGUST 6, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: August 7, 2026
RE: Actions taken by the Zoning Board of Appeals on August 6, 2026 at a hybrid meeting

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

1. New Business

- A, **Practical Difficulty Variance (ZBA-003648-2026)**
28 Waterville St, Eliza Huber-Weiss, owner, Tax Map 017, Block E, Lot 034, RN-4 Residential Neighborhood Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum interior side yard setback from the required 5 feet to 0 feet [Section 14-7.3, Table 7-A)] for the purpose of enclosing an existing covered porch. Representing the appeal is Chelsea Lipham, architect.
The Board voted 7-0 to deny the appeal.

2. Adjournment: The meeting started at 6:00 pm and adjourned at 6:50 pm.

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