



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

APPEAL AGENDA

The Zoning Board of Appeals will hold a hybrid Public Hearing on Thursday, September 17, 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: Sep 17, 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/84108035682>

Phone one-tap:

+13017158592,,84108035682# US (Washington DC) +13052241968,,84108035682# US

Join via audio:

+1 301 715 8592 US (Washington DC), +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), +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US

Webinar ID: 841 0803 5682

International numbers available: <https://portlandmaine-gov.zoom.us/j/kdmK1bsorX>

1. New Business

A. Conditional Use Appeal (CU-003679-2026)

136 Ray ST, ST J Housing LLC, owner, Tax Map 172, Block A, Lot 014, RN-1

Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.6 to convert a nonresidential structure in the RN-1 zone to a multi-family dwelling (92 units). Representing the owner is David Horne.

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.