



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Todd Morse, Chair
Andrew Weaver, Secretary
Dan Black
Nancy English
Nathanial Ferguson
Ryan Lizanecz
Graham Louis

ZONING BOARD OF APPEALS DECISION FROM SEPTEMBER 17, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: September 18, 2026
RE: Actions taken by the Zoning Board of Appeals on September 17, 2026 at a hybrid meeting

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

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. **The Board voted 5-0 to approve the Conditional Use Appeal for a period of three years.**

2. Adjournment: The meeting started at 6:00 pm and adjourned at 6:30 pm.

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

Planning Board Members