



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Joseph Zamboni, Chair
Jared Falcon, Secretary
Kent Avery
Dan Black
Donna Katsiaficas
Benjamin McCall
William Sedlack

ZONING BOARD OF APPEALS DECISION FROM DECEMBER 1, 2022

To: City Clerk

From: Ann Machado, Zoning Administrator

Date: December 2, 2022

RE: Actions taken by the Zoning Board of Appeals on December 1, 2022 at a remote Zoom Webinar meeting

Attendance: Joseph Zamboni (Chair), Jared Falcon (Secretary), Ben McCall, William Sedlack, Donna Katsiaficas and Dan Black present. Kent Avery absent.

1. New Business

A. Conditional Use Appeal: ([CU-002274-2022](#))

425 Forest Ave, Vice Maine LLC, lessee, Tax Map 111, Block A, Lot 010, B2-b Mixed-Use Zone: The applicant is seeking a Conditional Use approval to operate a marijuana retail store (14-Table 6-C). Representing the appeal is the lessee Phoebe Stonbely. **The Board voted 6-0 to grant the Conditional Use Appeal for a period of two years.**

B. Practical Difficulty Variance Appeal: ([ZBA-002279-2022](#))

4 Dale Street, Regina and Walter Phillips, owners, Tax Map 273, Block E, Lot 005, R-3 Residential Zone: The applicants are seeking a Practical Difficulty Variance to reduce the minimum front setback from the required 25 feet to 3 feet [Section 14-7.3, Table 7-A)] for the purpose of constructing a one story addition

to the single family home. Representing the appeal are the owners. **The Board voted 6-0 to table the appeal until a future date as agreed upon by the applicants and the Zoning Administrator.**

2. Adjournment (meeting started at 6:00 pm) and adjourned at 8:08 pm.

cc: Danielle West, Acting City Manager
Christine Grimando, Director Planning & Urban Development
City Councilors
Planning Board Members