

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Donna Katsiaficas, Chair
Joseph Zamboni, Secretary
Kent Avery
Robert Bartels
Jared Falcon
Eric Larsson
Benjamin McCall

APPEAL AGENDA

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The Board of Appeals will hold a remote Public Hearing on Thursday, September 17, at 6:00 p.m. Virtual Meetings are allowed using emergency legislation approved by LD 2167; 1 M.R.S. §403A, that authorizes cities and towns to conduct meetings online. This meeting will be conducted using Zoom. Allow your computer to install the free Zoom app to get the best meeting experience.

ZOOM MEETING INSTRUCTIONS:

You are invited to a Zoom webinar.

When: Sep 17, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Zoning Board of Appeals

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81589666674>

Or iPhone one-tap :

US: +13017158592,,81589666674# or +13126266799,,81589666674#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799
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Webinar ID: 815 8966 6674

International numbers available: <https://us02web.zoom.us/j/81589666674>

AGENDA

1. Old Business

- A. **Interpretation Appeal ([ZBA-001237-2020](#)):**
100 Fore Street, 100 Fore Street, LLC, owner, Tax Map 019, Block A, Lot 010, B-6 Eastern Waterfront Mixed Zone: The applicant is requesting that the Stop Work orders dated June 24, 2020 and July 8, 2020 issued by the Planning and Urban Development Department be rescinded. Representing the appeal is Natalie L. Burns, Esq., on behalf of the owner. The Board heard the appeal on September 3, 2020. The Board will take a final vote on the Findings of Fact.

2. New Business

- A. **Conditional Use ([CU-001273-2020](#)):**
684 Congress Street, Claire Stretch, lessee, Geoffrey I. Rice, owner, Tax Map 055, Block E, Lot 035, B-2b Community Business Zone: The applicant is seeking a Conditional Use approval under Section 14-182 to operate a marijuana retail store within the leased unit addressed as 688 Congress Street. The last approved use of the unit was a design studio and showroom. Representing the appeal is the lessee and Hannah E. King of Drummond Woodsum.
- B. **Conditional Use ([CU-001272-2020](#)):**
64 Washington Avenue, Coast 2 Coast Extracts, LLC, owner, Tax Map 013, Block C, Lot 013, B-2b Community Business Zone: The applicant is seeking a Conditional Use approval under Section 14-182 to operate a marijuana retail store within the existing building. The approved use of the building is currently non-marijuana retail. Representing the appeal is Emile Clavet, an owner and manager of Coast 2 Coast Extracts, LLC, and Hannah E. King of Drummond Woodsum.
- C. **Hardship Variance Appeal ([ZBA-001253-2020](#)):**
513 Washington Avenue, East Deering Properties, LLC d/b/a Portland Motor Sales, owner, Tax Map 429, Block C, Lot 004, B-2 Community Business Zone: The applicant is seeking a Hardship Variance to waive the conditional use standard requiring a 5-foot wide landscaped buffer along street frontages . The property is currently used as an auto repair garage and used auto dealership. Representing the appeal is John Gove, a member of the LLC, and Steve Blake of BH2M Engineers.

3. Adjournment

INSTRUCTIONS FOR VIEWING APPEAL APPLICATIONS

Please find the appeal documents by following these steps:

1. Go to the following website: <https://egweb.portlandmaine.gov/EnerGovProd/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 "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.