

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS DECISIONS FROM SEPTEMBER 17, 2020

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: September 18, 2020
RE: Actions taken by the Zoning Board of Appeals on September 17, 2020 at a remote Zoom Webinar meeting

Attendance: Donna Katsiaficas (Chair), Joseph Zamboni (Secretary), Kent Avery, Eric Larsson, Robert Bartels, Jared Falcon and Benjamin McCall present.

1. Old Business

A. Interpretation Appeal (ZBA-001013-2020):

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the Stop Work orders dated June 24, 2020 and July 8, 2020 issued by the Planning and Urban Development Department be rescinded.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 voted 5-0 (McCall and Bartels abstained) to accept the Findings of Fact and deny the appeal.***

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. ***The Board voted 7-0 to approve the Conditional Use Appeal for a period of two years.***

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. ***The Board voted 7-0 to approve the Conditional Use Appeal for a period of two years.***

- 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 [Section 14-183(a)(3)(a)]. 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. ***At the request of the applicant, the Board voted 7-0 to table the appeal until the October 15, 2020 Zoning Board of Appeals meeting.***
3. **Adjournment (meeting started at 6:00 PM, adjourned at 7:00 PM)**

Archived audio of meetings can be heard at http://townhallstreams.com/towns/portland_maine

cc: Jon Jennings, City Manager
Christine Grimando, Director Planning & Urban Development