

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

The Board of Appeals will hold a remote Public Hearing on Thursday, October 15, 2020 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: Oct 15, 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/89074153135>

Or iPhone one-tap :

US: +19292056099,,89074153135# or +13017158592,,89074153135# Or Telephone:
Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215
8782 or +1 346 248 7799

Webinar ID: 890 7415 3135

International numbers available: <https://us02web.zoom.us/j/kpGgvO5NH>

AGENDA

1. Old Business

A. **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. The appeal was tabled by the Board at the September 3, 2020 meeting at the request of the applicant.

2. New Business

A. **Conditional Use Appeal ([CU-001030-2020](#)):**

301 Forest Avenue, Higher Concept Holdings, LLC, lessee, William C. Rowell Limited Family Partnership, owner, Tax Map 112, Block F, Lot 004, B-2b Community Business Zone: The applicant is seeking Conditional Use approval under Section 14-182 to operate a marijuana retail store within the leased unit. The last approved use of the unit was non-marijuana retail. Representing the appeal is James Duhamel, member of Higher Concept Holdings, LLC and Hannah E. King of Drummond Woodsum.

B. **Conditional Use ([CU-001313-2020](#)):**

21 Harvey Street, Megan Hevenor and Christopher Keister, owners, Tax Map 224A, Block B, Lot 008, R-3 Residential Zone and S-P Stream Protection Zone: The applicants are seeking a Conditional Use approval under Section 14-88(a)(2) to create an accessory dwelling unit within the existing single-family dwelling. Representing the appeal is Shannon Richards on behalf of the owners.

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.