

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 NOVEMBER 5, 2020

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: November 9, 2020
RE: Actions taken by the Zoning Board of Appeals on November 5, 2020 at a remote Zoom Webinar meeting

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

1. Old Business

A. Hardship Variance (ZBA-001268-2020):

84 Auburn Street, Adam Mitchell, owner, Tax Map 375, Block A, Lot 026, B-1 Neighborhood Business Zone: The applicant is seeking a Hardship Variance to allow a drive-through as part of future development of this vacant property. Drive-throughs are not a permitted use in the B-1 zone, per section 14-162. Representing the appeal is the owner. The appeal was tabled at the October 1, 2020 meeting to give the applicant time to submit additional information. **At the request of the applicant, the Board voted 7-0 to table the appeal for a second time. The appeal will be heard at the November 19, 2020 meeting.**

2. New Business

A. Conditional Use Appeal (CU-001337-2020):

371 (373) Forest Avenue, Pine Tree Maine 3, LLC, lessee (dba Landrace Cannabis Co.), 375 Forest LLC, owner, Tax Map 112, Block B, Lot 017, B-2b Community Business Zone: The applicant is seeking a Conditional Use approval under Section 14-182 to operate a marijuana retail store within a leased unit in this existing building. The approved use of the unit is currently non-marijuana retail and repairs. Representing the appeal is Hannah King of Drummond Woodsum on behalf of the lessee. **The Board voted 7-0 to grant the Conditional Use Appeal for a period of two years.**

3. Adjournment (meeting started at 6:00 PM, adjourned at 6:25 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
Mary Davis, Housing and Neighborhood Services Division
Victoria Volent, Housing and Neighborhood Services Division