

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Donna Katsiaficas, Chair
Joseph Zamboni, Secretary
Kent Avery
Dan Black
Jared Falcon
Eric Larsson
Benjamin McCall

ZONING BOARD OF APPEALS DECISION FROM MARCH 4, 2021

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: March 5, 2021
RE: Actions taken by the Zoning Board of Appeals on March 4, 2021 at a remote Zoom Webinar meeting

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

1. New Business

A. Conditional Use Appeal (CU-001477-2021):

684 Forest Avenue, Heathwood, LLC d/b/a Kind & Co., lessee, 5 Spring Hill Drive, LLC, owner, Tax Map 129, Block A, Lots 003 & 004, B-2b Community Business Zone: The applicant is seeking Conditional Use approval to operate a marijuana retail store within this existing building, as authorized in Table 6-C of Chapter 14. The approved use of the building is currently personal services. Representing the appeal is the applicant and Donna Larson Kane of LK Planning, on behalf of the applicant. **The Board voted 6-0 (Larsson recused) to grant the Conditional Use Appeal for a period of two years.**

B. Conditional Use Appeal (CU-001487-2021):

646 Forest Avenue, Pot and Pan, LLC, lessee, SM&A Properties, LLC, owner, Tax Map 125, Block M, Lot 003, B-2b Community Business Zone: The applicant is seeking Conditional Use approval to operate a marijuana retail store within a leased unit in this existing building, as authorized in Table 6-C of Chapter 14. The approved use of the unit is currently non-marijuana retail. Representing the appeal is Hannah King of Drummond Woodsum, on behalf of the applicant. **The Board voted 6-0 (Larsson recused) to grant the Conditional Use Appeal for a period of two years.**

C. Conditional Use Appeal (CU-001488-2021):

94 Portland Street, Caniba, LLC, lessee, 94 Portland Street, LLC, owner, Tax Map 036, Block H, Lot 003, B-2b Community Business Zone: The applicant is seeking Conditional Use approval to operate a marijuana retail store within a leased unit in this existing building, as authorized in Table 6-C of Chapter 14. The approved use of the unit is currently a bar/tavern. Representing the appeal is Hannah King of Drummond Woodsum, on behalf of the applicant. **The Board voted 7-0 to grant the Conditional Use Appeal for a period of two years.**

2. Adjournment (meeting started at 6:00 PM, adjourned at 7:43 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
City Councilors
Planning Board Members