

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson
Chip Gavin
Kent Avery

September 13, 2013

Nicholas DeFries
12 Romasco Lane
Portland, ME 04101

RE: 12 Romasco Lane
CBL: 013 1019
ZONE: R-6

Dear Mr. DeFries,

At the September 12, 2013 meeting, the Zoning Board of Appeals voted 5-0 to deny your appeal to reduce the required rear and side yard setbacks in order to keep the existing ground floor deck and build two more decks. I am enclosing a copy of the Board's decision.


You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the appeal. Please submit your payment on receipt of this invoice.

Since your appeal has been denied, you now need to bring your property into compliance. You have thirty days from the date of this letter to remove the existing ground level rear deck which was never permitted and does not meet the current setbacks. An inspection will be scheduled at that time to make sure that your property has been brought into compliance.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,


Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: September 13, 2013

RE: Action taken by the Zoning Board of Appeals on September 12, 2013.

Members Present: Mark Bower, William Getz Kent Avery, Eric Larsson, Sara Moppin (secretary), and Gordon Smith (chair)

Members Absent: Chip Gavin

1. New Business

A. Practical Difficulty Appeal:

12 Romasco Lane, Nicholas DeFries, owner, Tax Map 013, Block I, Lot 019, R-6 Residential Zone: There is an existing thirteen (13) foot by six (6) foot, six (6) inch ground level rear deck that was built without a permit. There is also currently a third floor landing and second floor deck above the ground floor deck with stairs leading down to the ground, also not permitted. None of these structures meet the required rear or side setback. The applicant has submitted a permit to keep the ground floor deck and remove the third floor landing, second floor deck and stairs and replace them with a second and third floor deck. The appellant is requesting a variance for the rear setback from the required twenty (20) feet to zero feet and for the side setback from the required ten (10) feet to one (1) foot [sections 14-139(a)(4)(b)&(c)]. Representing the appeal is the owner. **The Zoning Board of Appeals voted 5-0 to deny the appeal to reduce the rear and side setbacks for the exiting deck and proposed decks.**

B. Miscellaneous Appeal:

197-201 Pleasant Avenue & 457-463 Stevens Avenue, Keith Dunlap, lessee, Tax Map 132, Block J, Lot 001, B-1 Neighborhood Business Zone: The applicant is planning to open a restaurant at 463 Stevens Avenue. Five (5) off-street parking spaces are required [section 14-332(i)]. The appellant is requesting a variance under section 14-334 to locate the parking spaces off site, 180 feet from the restaurant. Representing the appeal is the lessee. **The Zoning Board of Appeals voted 5-0 to grant the appeal to have the five required parking spaces located off site.**

C. Conditional Use Appeal:

197-201 Pleasant Avenue & 457-463 Stevens Avenue, Keith Dunlap, lessee, Tax Map 132, Block J, Lot 001, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 463

Stevens Avenue. Representing the appeal is the lessee. **The Zoning Board of Appeals voted 5-0 to grant the appeal to allow the restaurant as a conditional use.**

2. Other Business

Review proposed Planning Board text amendments to Section 14-474 - Conditional Uses.
Discussed as per email input.

Enclosure:

Decision for Agenda from September 12, 2013

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

“Practical Difficulty” Variance Appeal

DECISION

Date of public hearing: September 12, 2013

Name and address of applicant: Nicholas DeFries
12 Romasco Lane
Portland, ME 04101

Location of property under appeal: 12 Romasco Lane

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Nicholas DeFries, applicant

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

The subject property is a non-conforming lot located in an R-6 residential zone. There is an existing ground floor deck, second floor deck, third floor landing and stairs, none of which were permitted (constructed by a previous owner). The applicant is seeking a variance from both side setbacks and for the rear setback in order to keep the ground floor deck and remove the third floor landing, second floor deck and stairs and replace them with a second floor deck and third floor deck. The existing decks were nonconforming to both setbacks. Section 14-139(a)(4)(B) & (c) of the Land Use Code sets the side setbacks at ten feet and rear setback at twenty feet. The decks are located 1 foot from the right side property line, and 0 feet from the rear property line. The ground floor deck is located 8' 8 1/2" from the left side property line. The reconstructed upper decks will decrease the overall deck area from 133 square feet to 108 square feet.

"Practical Difficulty" Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied Not Satisfied

Reason and supporting facts:

• Applicant is requesting variance from setback requirements, per the application.

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. "Significant economic injury" means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied Not Satisfied

Reason and supporting facts:

• Use is permitted in zone (2-family).
• Second egress is not required by code, per testimony of applicant, therefore use as 2-unit is not precluded.
• No sufficient evidence of significant economic injury to applicant because currently no doors

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied _____ Not Satisfied

Reason and supporting facts:

- * other lots in neighborhood have larger back yards and are not as close to the setbacks, per applicant's testimony.
- * However, structures on other lots are larger, and lot sizes are smaller, per tax maps. Therefore, not enough evidence to support finding.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied Not Satisfied _____

Reason and supporting facts:

- * Based on plans, improvement in neighborhood.
- * No testimony in opposition to application
- * Large commercial property to rear.

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied Not Satisfied _____

Reason and supporting facts:

- * House was built before existing zoning was applicable.
- * Lot was created prior to zoning.
- * Property owner cannot be faulted for prohibition on expansion.

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied Not Satisfied

Reason and supporting facts:

- Applicant can only have a deck on property w/ variance because other setbacks are also not met.

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied Not Satisfied

Reason and supporting facts:

- Not substantially different from existing structure.
- Size and scope of building is relatively small.
- This would be improvement on current situation.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435, nor within a shoreland zone or flood hazard zone.

Satisfied Not Satisfied

Reason and supporting facts:

- Per zoning administrator.


Conclusion: (check one)

Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated: 9/12/13


Board Chair

members present; Eric Larsson (for 1st Appeal) Kurt Avery, Mark Bower
Gordy Smith (recused from 1st Appeal) Sam Moppa, William Gretz

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

see for 1st
appeal

members absent: Chip-

APPEAL AGENDA

commenced 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, September 12, 2013 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. New Business

A. Practical Difficulty Appeal:

12 Romasco Lane, Nicholas DeFries, owner, Tax Map 013, Block I, Lot 019, R-6 Residential Zone: There is an existing thirteen (13) foot by six (6) foot, six (6) inch ground level rear deck that was built without a permit. There is also currently a third floor landing and second floor deck above the ground floor deck with stairs leading down to the ground, also not permitted. None of these structures meet the required rear or side setback. The applicant has submitted a permit to keep the ground floor deck and remove the third floor landing, second floor deck and stairs and replace them with a second and third floor deck. The appellant is requesting a variance for the rear setback from the required twenty (20) feet to zero feet and for the side setback from the required ten (10) feet to one (1) foot [sections 14-139(a)(4)(b)&(c)]. Representing the appeal is the owner.

5-0
Denied

B. Miscellaneous Appeal:

197-201 Pleasant Avenue & 457-463 Stevens Avenue, Keith Dunlap, lessee, Tax Map 132, Block J, Lot 001, B-1 Neighborhood Business Zone: The applicant is planning to open a restaurant at 463 Stevens Avenue. Five (5) off-street parking spaces are required [section 14-332(i)]. The appellant is requesting a variance under section 14-334 to locate the parking spaces off site, 180 feet from the restaurant. Representing the appeal is the lessee.

5-0
Granted

C. Conditional Use Appeal:

197-201 Pleasant Avenue & 457-463 Stevens Avenue, Keith Dunlap, lessee, Tax Map 132, Block J, Lot 001, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 463 Stevens Avenue. Representing the appeal is the lessee..

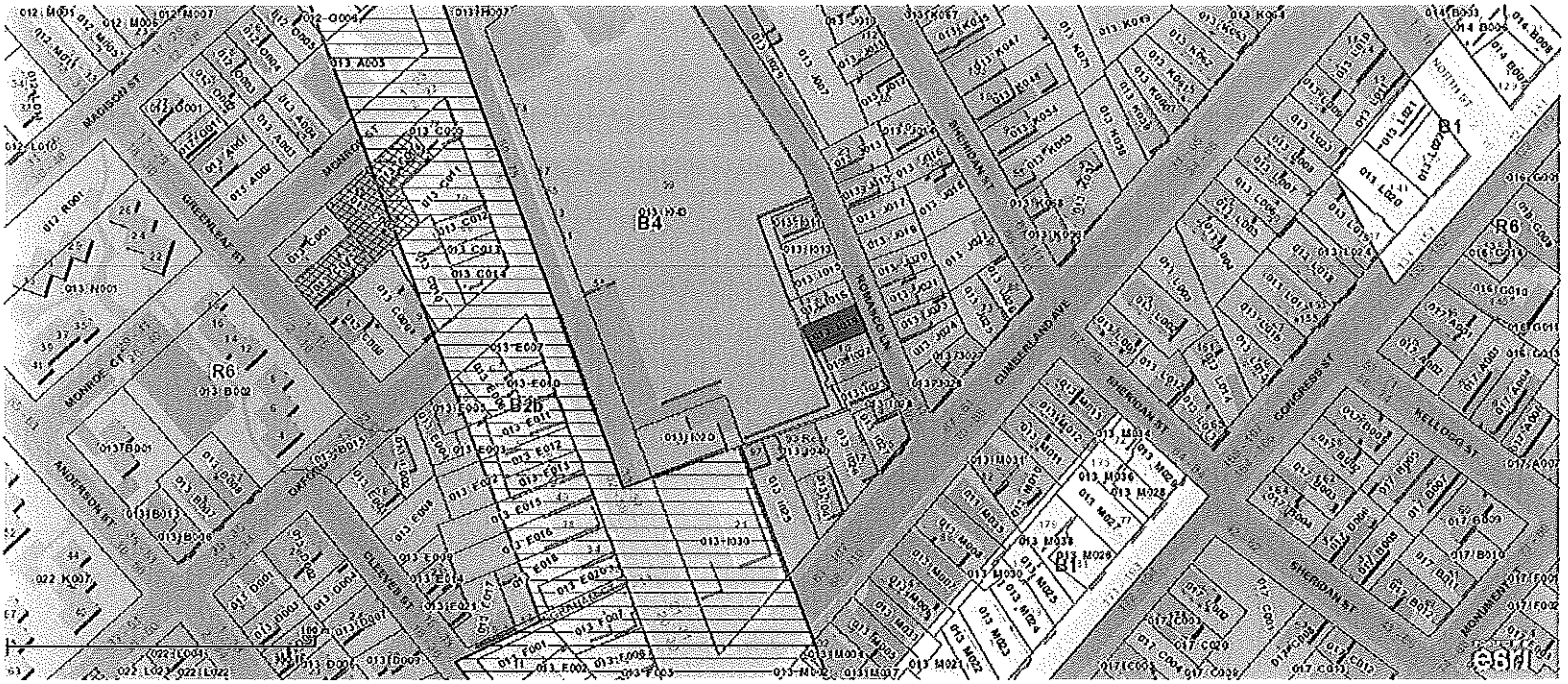
5-0
Granted

2. Other Business

Review proposed Planning Board text amendments to Section 14-474 - Conditional Uses.

3. Adjournment 7:50 pm

12 Romasco Lane



Copyright 2011 Esri. All rights reserved. Thu Jul 25 2013 04:00:43 PM.



City of Portland Zoning Board of Appeals

September 4, 2013

Nicholas DeFries
12 Romasco Lane
Portland, ME 04101

Dear Mr. DeFries,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, September 12, 2013 at 6:30 p.m.** in the City Council Chambers located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the legal ad, the notices for the appeal and the processing fee. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, attn. Ann Machado
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1760	Applicant: NICHOLAS J DEFRIES
Project Name: 12 ROMASCO LN	Location: 12 ROMASCO LN
CBL: 013 I019001	Application Type: Practical Difficulty
Invoice Date: 09/04/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$100.00		\$100.00		\$269.09		\$269.09		\$0.00	On Receipt

Previous Balance	\$100.00
Payment Received 7/22/2013 - Thank you	\$100.00

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Processing Fee	1	\$50.00
Notices - ZBA	174	\$130.50
Legal Advertisements - ZBA	1	\$88.59
		<u>\$269.09</u>
Total Current Fees:	+	\$269.09
Total Current Payments:	-	\$269.09
Amount Due Now:		\$0.00

CBL 013 I019001
Bill to: NICHOLAS J DEFRIES
 12 ROMASCO LN
 PORTLAND, ME 04101

Application No: 0000-1760
Invoice Date: 09/04/2013
Invoice No: 42476
Total Amt Due: \$0.00
Payment Amount: \$269.09

pd 10/3/13 #1239

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1760	Applicant: DEFRIES NICHOLAS J
Project Name: 12 ROMASCO LN	Location: 12 ROMASCO LN
CBL: 013 I019001	Application Type: Practical Difficulty
Invoice Date: 07/22/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fec/Deposit Charge
Appeal Application Fee	1	\$100.00
		\$100.00
	Total Current Fees:	+ \$100.00
	Total Current Payments:	- \$100.00
	Amount Due Now:	\$0.00

CBL 013 I019001
Bill to: DEFRIES NICHOLAS J
 12 ROMASCO LN
 PORTLAND, ME 04101

Application No: 0000-1760
Invoice Date: 07/22/2013
Invoice No: 41921
Total Amt Due: \$0.00
Payment Amount: \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: classified <Classified@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 9/3/2013 10:05 AM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: 4905225.pdf

Hello,

Attached you will find a proof of your notice to run on 9/6 for the amount of \$265.78.

Thanks

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, September 03, 2013 9:37 AM
To: classified
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, September 6, 2013.

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 12 ROMASCO LN

The Zoning Board of Appeals will hold a public hearing on Thursday, September 12, 2013 at 6:30 p.m. on the second floor in City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

Practical Difficulty Appeal:

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For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

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For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
012 0006001	ROOT CELLAR	94 WASHINGTON AVE PORTLAND, ME 04101	94 WASHINGTON AVE	1
013 B002001	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	24 MONROE ST	10
013 C001001	CHALMERS BRUCE	15 GREENLEAF ST #3 PORTLAND, ME 04101	15 GREENLEAF ST	3
013 C002001	PENINSULA COMMUNITY LP	707 SABLE OAKS DR SOUTH PORTLAND, ME 04106	12 MONROE ST	3
013 C004001	PEOPLES REGIONAL PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	6 MONROE ST	2
013 C005001	SHERWOOD PROPERTIES LLC	PO BOX 11182 PORTLAND, ME 04104	78 WASHINGTON AVE	6
013 C008001	DAHLEN PETER J & BEATRICE E PERRON DAHLEN	7 GREENLEAF ST PORTLAND, ME 04101	7 GREENLEAF ST	1
013 C009001	BAKER PAMELA J	9 OXFORD ST PORTLAND, ME 04101	9 OXFORD ST	1
013 C010001	FLORENDO LEA & MARICHU E FLORENDO JTS	7 OXFORD ST PORTLAND, ME 04101	7 OXFORD ST EXT	2
013 C011001	RODRIGUEZ LUIS A & ERLINDA C RODRIGUEZ JTS	70 WASHINGTON AVE PORTLAND, ME 04101	70 WASHINGTON AVE	1
013 C012001	MESERVE & LEVESQUE LLC	17 ARLINGTON ST PORTLAND, ME 04101	66 WASHINGTON AVE	3
013 C013001	SQUEAKY CLEAN LLC	463 BROWN RD DURHAM, ME 04222	64 WASHINGTON AVE	1
013 C014001	ASSELIN KATHLEEN A	62 WASHINGTON AVE PORTLAND, ME 04101	62 WASHINGTON AVE	4
013 C015001	PENINSULA COMMUNITY LP C/O PRESERVATION	707 SABLE OAKS DR SOUTH PORTLAND, ME 04106	9 GREENLEAF ST	3
013 E001001	MARTIN GREGORY S	31 CLEEVE ST #3 PORTLAND, ME 04101	29 CLEEVE ST	3
013 E002001	MCDONOUGH JOAN L	18 E OXFORD ST PORTLAND, ME 04101	18 OXFORD ST EXT	1
013 E003001	VO LE THI & TRUNG TIN NGUYEN &	10 OXFORD ST PORTLAND, ME 04101	10 OXFORD ST	2
013 E006001	6 OXFORD STREET LLC	44 WASHINGTON AVE PORTLAND, ME 04101	6 OXFORD ST	2
013 E007001	REYNOLDS PLINY D	46 CHICON ST AUSTIN, TX 78702	56 WASHINGTON AVE	1
013 E008001	MARTIN GREGORY S	31 CLEEVE ST # 3 PORTLAND, ME 04101	27 CLEEVE ST	1
013 E009001	HUNTLEY ROBERT C JR	23 CLEEVE ST PORTLAND, ME 04101	25 CLEEVE ST	1
013 E010001	DANUBE LLC THE	469C FLAMIGO RD PHILADELPHIA, PA 19128	50 WASHINGTON AVE	1
013 E011001	JERNAZIAN ARPI WID WWII VET & EDWARD JERNAZIAN	48 WASHINGTON AVE PORTLAND, ME 04101	48 WASHINGTON AVE	1
013 E012001	ALI ABDUL & HABIBO ADAM JTS	46 WASHINGTON AVE PORTLAND, ME 04101	44 WASHINGTON AVE	1
013 E014001	HUNTLEY ROBERT C JR	23 CLEEVE ST PORTLAND, ME 04101	23 CLEEVE ST	1
013 E015001	EPS BEAGLE LLC	40 WASHINGTON AVE PORTLAND, ME 04101	40 WASHINGTON AVE	1
013 E016001	KELLEY MICHELLE A	38 WASHINGTON AVE PORTLAND, ME 04101	38 WASHINGTON AVE	1
013 E017001	LAIDLEY KAREN J	19 CLEEVES PORTLAND, ME 04101	15 CLEEVE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
013 E018001	COPPI CHRIATOPHER J & SARAH SORENSON COPPI JTS	34 WASHINGTON AVE PORTLAND, ME 04101	34 WASHINGTON AVE	1
013 E021001	FLORES MARIA & PABLO FLORES JTS	122 HOLM AVE PORTLAND, ME 04102	21 CLEEVE ST	1
013 E022001	ALI ABDUL & HABIBO ADAM JTS	46 WASHINGTON AVE PORTLAND, ME 04101	42 WASHINGTON AVE	1
013 F001001	CLEVCO LLC	11 CLEEVES ST PORTLAND, ME 04101	11 CLEEVE ST	3
013 F002001	PETERMANN MATTHEW W & TERI L PETERMANN JTS	43 NEWTOWN RD BIDDEFORD, ME 04005	7 CLEEVE ST	3
013 F003001	CORNER ENTERPRISES LIMITED LIABILITY COMPANY	PO BOX 6007 FALMOUTH, ME 04105	115 CUMBERLAND AVE	4
013 F004001	CORNER ENTERPRISES LIMITED LIABILITY COMPANY	PO BOX 6007 FALMOUTH, ME 04105	109 CUMBERLAND AVE	1
013 F006001	CORNER ENTERPRISES LIMITED LIABILITY COMPANY	PO BOX 6007 FALMOUTH, ME 04105	24 WASHINGTON AVE	3
013 F007001	BIG BEN LLC	182 MASSACHUSETTS AVE PORTLAND, ME 04102	30 WASHINGTON AVE	1
013 G003001	BROWN C N COMPANY	PO BOX 200 SOUTH PARIS, ME 04281	16 WASHINGTON AVE	1
013 H007001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	83 WASHINGTON AVE	1
013 H008001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	AMITY RD	1
013 H009001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	AMITY RD	1
013 I011001	MYATT GERARD A	10 CLEVELAND ST PORTLAND, ME 04103	22 ROMASCO LN	1
013 I013001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	20 ROMASCO LN	1
013 I015001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	16 ROMASCO LN	1
013 I016001	PIKE ALEXANDER W	14 ROMASCO LN PORTLAND, ME 04101	14 ROMASCO LN	1
013 I019001	DEFRIES NICHOLAS J	12 ROMASCO LN PORTLAND, ME 04101	12 ROMASCO LN	2
013 I020001	BARTLETT ISLAND LLC	67 INDIA ST PORTLAND, ME 04101	43 WASHINGTON AVE	1
013 I022001	FONTAINE DAVID W & LAURA J	22 ROMASCO LN PORTLAND, ME 04101	10 ROMASCO LN	2
013 I023001	C AND B REATLY LLC	23 BITTERSWEET LN CUMBERLAND CENTER, ME 04021	6 ROMASCO LN	2
013 I025001	DUGAS PETER C & ANASTASIA ANTONACOS JTS	243 STATE ST PORTLAND, ME 04101	97 CUMBERLAND AVE	1
013 I026001	WAYNE THOMAS F	PO BOX 874 WESTBROOK, ME 04098	87 CUMBERLAND AVE	3
013 I027001	85 CUMBERLAND AVENUE LLC	405 WEST YALE CIR GLENWOOD SPRINGS, CO 81601	85 CUMBERLAND AVE	3
013 I028001	PIKE JAMES F & CAROL S PIKE JTS	39 ALBA ST PORTLAND, ME 04103	4 ROMASCO LN	1
013 I030001	GINN PORTLAND LLC	220 MAINE MALL RD SOUTH PORTLAND, ME 04106	21 WASHINGTON AVE	1
013 I040001	D'AMBOISE MICHAEL	93 CUMBERLAND AVE PORTLAND, ME 04101	93 CUMBERLAND AVE	2
013 I041001	PIKE CAROL S & JAMES F PIKE JTS	39 ALBA ST PORTLAND, ME 04103	93 CUMBERLAND AVE	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
013 I043001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	59 WASHINGTON AVE	1
013 J005001	HASAN LLC	134 SHERIDAN ST PORTLAND, ME 04101	134 SHERIDAN ST	2
013 J006001	OWENS DENISE M	51 ROMASCO LN PORTLAND, ME 04101	51 ROMASCO LN	1
013 J007001	A & M PARTNERS LLC	380 WARREN AVE PORTLAND, ME 04103	128 SHERIDAN ST	1
013 J008001	CAROLAN TIMOTHY P	PO BOX 4714 PORTLAND, ME 04112	120 SHERIDAN ST	2
013 J010001	SMITH GORDON R	116 SHERIDAN ST PORTLAND, ME 04101	116 SHERIDAN ST	1
013 J011001	16-18 WENTWORTH ST INC	PO BOX 934 SCARBOROUGH, ME 04070	112 SHERIDAN ST	2
013 J012001	BELL DEBORAH J	110 SHERIDAN ST PORTLAND, ME 04101	110 SHERIDAN ST	1
013 J013001	SENECA JOANNE M	25 ROMASCO LN PORTLAND, ME 04101	25 ROMASCO LN	1
013 J014001	O'DONNELL DAVID M	13 LAWRENCE AVE PORTLAND, ME 04103	106 SHERIDAN ST	3
013 J015001	QUINN MEGHAN	19 ROMASCO LN PORTLAND, ME 04101	19 ROMASCO LN	1
013 J016001	LEMIEUX JOHN A & CINDY J JTS	100 SHERIDAN ST PORTLAND, ME 04101	100 SHERIDAN ST	2
013 J020001	FONTAINE DAVID W & LAURA J JTS	13 ROMASCO LN PORTLAND, ME 04101	13 ROMASCO LN	3
013 J021001	DYER OAKLEY R & JILL B SADY JTS	11 ROMASCO LN PORTLAND, ME 04101	11 ROMASCO LN	1
013 J022001	KELLY ARLENE P	92 SHERIDAN ST PORTLAND, ME 04101	92 SHERIDAN ST	1
013 J023001	LANCASTER JUNE P	PO BOX 10042 PORTLAND, ME 04104	9 ROMASCO LN	2
013 J024001	LANCASTER JUNE P	PO BOX 10042 PORTLAND, ME 04104	5 ROMASCO LN	1
013 J025001	GEORGE JUDY D	233 SMITH RD WINDHAM, ME 04062	73 CUMBERLAND AVE	2
013 J026001	MUNJOY NECK PROPERTIES LLC	88 SHERIDAN ST PORTLAND, ME 04101	88 SHERIDAN ST	2
013 J027001	CARLSON TRACEY & WILLIAM J JTS	461 CAPISIC ST PORTLAND, ME 04102	75 CUMBERLAND AVE	1
013 J028001	ADAM ELHADI M	PO BOX 371 PORTLAND, ME 04112	79 CUMBERLAND AVE	2
013 K002001	SHERIDAN STREET LLC	477 CONGRESS ST 1012 PORTLAND, ME 04101	135 SHERIDAN ST	21
013 K002101	JARAWAN SALIM & HANI JARAWAN JTS	135 SHERIDAN ST # 101 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 101	1
013 K002102	DAVIES MATTHEW F	135 SHERIDAN ST # 102 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 102	1
013 K002201	YOUNG T RANDOLPH & CAROLYN BESHARA YOUNG JTS	135 SHERIDAN ST # 201 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 201	1
013 K002202	GRIMALDI NICHOLAS	135 SHERIDAN ST # 202 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 202	1
013 K002203	HANSON MATTHEW M	135 SHERIDAN ST # 203 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 203	1
013 K002204	ECKER JEREMIAH S	135 SHERIDAN ST # 204 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 204	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
013 K002205	KLOPPENBERG ANN MARIE	135 SHERIDAN ST # 205 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 205	1
013 K002206	HALEY COLIN W	135 SHERIDAN ST # 206 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 206	1
013 K002301	ARSENAULT LISA M	135 SHERIDAN ST # 301 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 301	1
013 K002302	SHERIDAN STREET LLC	477 CONGRESS ST 1012 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 302	1
013 K002303	NEWTON JOHN W	135 SHERIDAN ST # 303 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 303	1
013 K002304	LASKEY PAMELA J	135 SHERIDAN ST # 304 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 304	1
013 K002305	THOMAS GRACE A	135 SHERIDAN ST # 305 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 305	1
013 K002306	YORK-WILBUR SUSAN	135 SHERIDAN ST # 306 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 306	1
013 K002307	THOMPSON PETER L	135 SHERIDAN ST # 307 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 307	1
013 K002401	WHISTON DAVID P & SANDRA C WHISTON JTS	135 SHERIDAN ST # 401 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 401	1
013 K002402	O'CONNOR PATRICIA	135 SHERIDAN ST # 402 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 401	1
013 K002404	BELIVEAU SEVERIN M & CYNTHIA A MURRAY-BELIVEAU	135 SHERIDAN ST # 404 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 404	1
013 K002405	COTA DIANE & SCOTT COTA JTS	135 SHERIDAN ST # 405 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 405	1
013 K002406	NEWCOMB CAROLINE C & JASON T KENDALL JTS	135 SHERIDAN ST # 406 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 406	1
013 K002407	MEDVED STEFANO	135 SHERIDAN ST # 407 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 407	1
013 K004001	GLASS JANE E	125 SHERIDAN ST PORTLAND, ME 04101	125 SHERIDAN ST	1
013 K017001	DANIELEWSKI CHRISTINE	121 SHERIDAN ST PORTLAND, ME 04101	121 SHERIDAN ST	1
013 K028001	KRUSE SCOTT & MARGARET MAYER JTS	PO BOX 116 HIRAM, ME 04041	117 SHERIDAN ST UNIT 1	1
013 K028002	RACE CHARLES D & KELLEY C RACE JTS	117 SHERIDAN ST # 2 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 2	1
013 K028003	BERLSTEIN TED MARTIN	PO BOX 4875 PORTLAND, ME 04112	117 SHERIDAN ST UNIT 3	1
013 K028004	O'ROURKE JAMES G	117 SHERIDAN ST # 4 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 4	1
013 K028005	SHAPIRO RONALD A & MARY F DUNN JTS	117 SHERIDAN ST # 5 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 5	1
013 K028006	EUBANK LAURENCE	117 SHERIDAN ST # 6 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 6	1
013 K028007	STRAIT HAWLEY R & SARAH L KUTZEN JTS	117 SHERIDAN ST # 7 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 7	1
013 K028008	COBURN SARAH B & BRENDAN O'NEIL JTS	117 SHERIDAN ST # 8 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 8	1
013 K045001	ROUDA NEIL W	109 SHERIDAN ST PORTLAND, ME 04101	109 SHERIDAN ST	3
013 K047001	HARVEY ALBERT R JR VN VET & MARY ANN JTS	105 SHERIDAN ST PORTLAND, ME 04101	105 SHERIDAN ST	3
013 K048001	HOLMAN CRAIG E	152 MILTON ST PORTLAND, ME 04103	103 SHERIDAN ST	4

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
013 K049001	GAN RONALD L & STEPHANIE A EVANS JTS	4646 N HERMITAGE CHICAGO , IL 60640	SUMNER CT	1
013 K050001	1 SUMNER COURT LLC	4646 NORTH HERMITAGE CHICAGO , IL 60640	1 SUMNER CT	6
013 K054001	JOHNSON KIRSTEN L	99 SHERIDAN ST PORTLAND, ME 04101	99 SHERIDAN ST	2
013 K055001	CHEA SORYA SOK & JOHN D CONSTANT JTS	95 SHERIDAN ST PORTLAND, ME 04101	95 SHERIDAN ST	1
013 K056001	BLACK AMY	89 SHERIDAN ST PORTLAND , ME 04101	89 SHERIDAN ST	2
013 K057001	DOYLE LINFORD & WILLIAM BOVILLE	50 FAIRLAWN AVE SOUTH PORTLAND, ME 04106	57 CUMBERLAND AVE	5
013 K058001	HARVEY ALBERT R JR & MARY ANN JTS	105 SHERIDAN ST PORTLAND, ME 04101	53 CUMBERLAND AVE	1
013 K059001	HARVEY ALBERT R JR & MARY ANN JTS	105 SHERIDAN ST PORTLAND, ME 04101	49 CUMBERLAND AVE	2
013 K060001	GAN RONALD L	4646 N HERMITAGE AVE CHICAGO , IL 60640	47 CUMBERLAND AVE	1
013 K061001	SMITH MARK L & STEPHANIE L DUNN JTS	PO BOX 575 KINGFIELD, ME 04947	45 CUMBERLAND AVE	1
013 K063001	HELMICK GILBERT VN VET & ANI HELMICK JTS	39 CUMBERLAND AVE PORTLAND, ME 04101	39 CUMBERLAND AVE	4
013 K068001	CURRAN MICHAEL W	91 SHERIDAN ST PORTLAND, ME 04101	91 SHERIDAN ST	1
013 K070001	HELMICK GILBERT & ANI HELMICK JTS	39 CUMBERLAND AVE PORTLAND, ME 04101	SUMNER CT	1
013 K071001	GAN RONALD L & STEPHANIE A EVANS JTS	4646 N HERMITAGE CHICAGO , IL 60640	71 CUMBERLAND AVE	1
013 L001001	CUMBERLAND 66 LLC	62 CUMBERLAND AVE PORTLAND, ME 04101	66 CUMBERLAND AVE	2
013 L002001	ECO CAPITAL LLC	62 CUMBERLAND AVE PORTLAND, ME 04101	62 CUMBERLAND AVE	1
013 L003001	54 CUMBERLAND AVENUE LLC	PO BOX 8316 PORTLAND, ME 04103	56 CUMBERLAND AVE	2
013 L005001	DOMBEK LISA A	52 CUMBERLAND AVE PORTLAND , ME 04101	52 CUMBERLAND AVE	1
013 L006001	GORHAM RITA A	50 CUMBERLAND AVE PORTLAND, ME 04101	50 CUMBERLAND AVE	1
013 L007001	MALIA CAROL A	48 CUMBERLAND AVE PORTLAND, ME 04101	48 CUMBERLAND AVE	1
013 L008001	ROBERTS CHRISOPHER J & MERRIAM T ROBERTS JTS	44 CUMBERLAND AVE PORTLAND, ME 04101	44 CUMBERLAND AVE UNIT 1	1
013 L012001	HATT YUN OK	3 HOWARD ST # 3 PORTLAND , ME 04101	73 SHERIDAN ST	3
013 L013001	ENGELMAINE LLC	PO BOX 16028 PORTLAND, ME 04101	165 CONGRESS ST	4
013 L014001	MITCHELL CHARLES	58 ALDER ST PORTLAND, ME 04101	161 CONGRESS ST	1
013 L015001	MALONE PATRICK R ETALS	159 CONGRESS ST PORTLAND , ME 04101	159 CONGRESS ST	2
013 L016001	PIKE CAROL S & JAMES F JTS	39 ALBA ST PORTLAND, ME 04103	157 CONGRESS ST	3
013 L017001	MILLER ZOE S & VALERIE A WHITE	155 CONGRESS ST PORTLAND , ME 04101	155 CONGRESS ST	4
013 L018001	PYE SUSAN J	151 CONGRESS ST # 1 PORTLAND , ME 04101	151 CONGRESS ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
013 L018002	KILLARNEY GERALDINE T	311 PRIEST HILL RD NORTH VASSALBORO, ME 04962	151 CONGRESS ST UNIT 2	1
013 L018003	SMITH DEBRA M	151 CONGRESS ST # 3 PORTLAND, ME 04101	151 CONGRESS ST UNIT 3	1
013 L018004	WEAVER ADAM L	151 CONGRESS ST # 4 PORTLAND, ME 04101	151 CONGRESS ST UNIT 4	1
013 L018005	ARMSTRONG THERESE B & TOM M ARMSTRONG JTS	PO BOX 16003 PORTLAND, ME 04101	151 CONGRESS ST UNIT 5	1
013 L018006	ARMSTRONG THERESE B & TOM M ARMSTRONG JTS	151 CONGRESS ST # 6 PORTLAND, ME 04101	151 CONGRESS ST UNIT 6	1
013 L019001	RASMUSSEN KAREN E & MANUEL PENA JTS	147 CONGRESS ST PORTLAND, ME 04101	147 CONGRESS ST	1
013 M001001	LAMB RALPH W & DONNA J JTS	417 FALMOUTH RD FALMOUTH, ME 04105	108 CUMBERLAND AVE	1
013 M002001	LAMB RALPH W & DONNA J JTS	417 FALMOUTH RD FALMOUTH, ME 04105	106 CUMBERLAND AVE	4
013 M003001	GREG'S PROPERTIES WASHAVE	26 VILLAGE BROOK RD YARMOUTH, ME 04096	15 WASHINGTON AVE	1
013 M004001	102 CUMBERLAND AVENUE LLC	1831 MADISON AVE # 6K NEW YORK, NY 10035	102 CUMBERLAND AVE	3
013 M005001	BARNETT MATHEW & ANGELA OSTLUND JTS	98 CUMBERLAND AVE # 2 PORTLAND, ME 04101	98 CUMBERLAND AVE	3
013 M006001	CUMMINGS SHERYLL	PO BOX 8754 PORTLAND, ME 04104	94 CUMBERLAND AVE	4
013 M007001	WHALEY RICHARD A & RUTH L JTS	195 CONGRESS ST PORTLAND, ME 04101	90 CUMBERLAND AVE	1
013 M008001	MAI LIEN	88 CUMBERLAND AVE PORTLAND, ME 04101	88 CUMBERLAND AVE	4
013 M010001	BLACKSTONE PETER K & KATLYN BLACKSTONE JTS	82 CUMBERLAND AVE PORTLAND, ME 04101	82 CUMBERLAND AVE	1
013 M011001	BLACKSTONE PETER C & KATLYN BLACKSTONE JTS	76 CUMBERLAND AVE PORTLAND, ME 04101	76 CUMBERLAND AVE	2
013 M012001	CARLSON WILLIAM J & WALTER J CARLSON JTS	461 CAPISIC ST PORTLAND, ME 04102	74 CUMBERLAND AVE	3
013 M013001	GENOVESE ROCCO D & PAULA D GENOVESE JTS	56 CORNELL ST SOUTH PORTLAND, ME 04106	72 CUMBERLAND AVE	4
013 M015001	PEOPLE'S REGIONAL PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	215 CONGRESS ST	1
013 M017001	PEOPLE'S REGIONAL PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	207 CONGRESS ST	1
013 M018001	C & C APARTMENTS LLC	181 HARRIET ST SOUTH PORTLAND, ME 04106	205 CONGRESS ST	4
013 M019001	SSB HOLDINGS LLC	880 MAIN ST BOX 394 FRYEBURG, ME 04037	201 CONGRESS ST	3
013 M020001	TOOLEY SHAWN M	197 CONGRESS ST PORTLAND, ME 04101	197 CONGRESS ST	3
013 M022001	195 CONGRESS STREET LLC	195 CONGRESS ST PORTLAND, ME 04101	195 CONGRESS ST	3
013 M022002	REED CRAIG C & HOPE H REED JTS	479 S CONVET AVE TUCSON, AZ 85701	195 CONGRESS ST UNIT 2	1
013 M022003	NAPOLI JAMES J & LUANNE R NAPOLI JTS	195 CONGRESS ST # 3 PORTLAND, ME 04101	195 CONGRESS ST UNIT 3	1
013 M02201B	REED CRAIG C & HOPE H REED TRUSTEES	479 S CONVENT AVE TUCSON, AZ 85701	195 CONGRESS ST UNIT 1	1
013 M02201R	REED CRAIG C & HOPE H REED TRUSTEES	479 S CONVENT AVE TUCSON, AZ 85701	195 CONGRESS ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
013 M023001	H A T LLC	13 LAWRENCE AVE PORTLAND, ME 04102	193 CONGRESS ST	12
013 M024001	ANNC LLC	59 ATLANTIC ST PORTLAND, ME 04101	189 CONGRESS ST	2
013 M025001	LEO WILLIAM E	187 CONGRESS ST PORTLAND, ME 04101	187 CONGRESS ST	1
013 M026001	PATERNO ERNEST A & JILL H DALTON JTS	61 EAST OXFORD ST PORTLAND, ME 04101	181 CONGRESS ST	1
013 M027001	DREW MARGARET I	224 FOWLER RD CAPE ELIZABETH, ME 04107	177 CONGRESS ST	3
013 M028001	HOFF THREE PROPERTIES LLC	PMB 299 50 MARKET ST SOUTH PORTLAND, ME 04106	173 CONGRESS ST	3
013 M029001	SUMMERS ROBERT L & ANDREA W SUMMERS JTS	45 O'BRIEN ST PORTLAND, ME 04101	171 CONGRESS ST	3
013 M030001	ANNC LLC	59 ATLANTIC ST PORTLAND, ME 04101	189 CONGRESS ST	1
013 M034001	BABIN JOHN W	74 SHERIDAN ST PORTLAND, ME 04101	72 SHERIDAN ST	2
013 M036001	HOFF THREE PROPERTIES LLC	PMB 299 50 MARKET ST SOUTH PORTLAND, ME 04106	175 CONGRESS ST	3
013 M037001	104 CUMBERLAND AVENUE LLC	7 LITTLE BROOK DR FALMOUTH, ME 04105	104 CUMBERLAND AVE	3
013 M038001	PATERNO ERNEST A & JILL H DALTON JTS	61 EAST OXFORD ST PORTLAND, ME 04101	179 CONGRESS ST	3
017 B001001	WINSKOV INC	304 BLACKSTRAP RD FALMOUTH, ME 04105	156 CONGRESS ST	6
017 B002001	SANTOS MARSHALL S	102 PLEASANT AVE PORTLAND, ME 04103	158 CONGRESS ST	3
017 B003001	COOPER CHRISTOPHER E & TARA E PRICE JTS	162 CONGRESS ST PORTLAND, ME 04101	162 CONGRESS ST	1
017 B004001	DOWDY JASON G & MARLA D K NAUJOKS JTS	164 CONGRESS ST PORTLAND, ME 04101	164 CONGRESS ST	3
017 C001001	AFRICAN METHODIST EPIS ZION CHURCH TR OF	46 SHERIDAN ST PORTLAND, ME 04101	172 CONGRESS ST	1
017 C002001	LITTLEFIELD LEVERNA W WID WWI VET	176 CONGRESS ST PORTLAND, ME 04101	176 CONGRESS ST	1
017 C003001	CLARK BOX LLC	193 PILGRIM RD SOUTH PORTLAND, ME 04106	178 CONGRESS ST	3
017 C004001	BARTON MICHAEL C	184 CONGRESS ST PORTLAND, ME 04101	182 CONGRESS ST	1
017 C005001	BARTON MICHAEL C	184 CONGRESS ST PORTLAND, ME 04101	184 CONGRESS ST	2
017 C006001	START MICHAEL D	190 CONGRESS ST PORTLAND, ME 04101	190 CONGRESS ST	3
017 C021001	RUSSO JOSEPH A	21 DEEPWOOD DR PORTLAND, ME 04103	188 CONGRESS ST	3
017 G035001	WASHINGTON SQUARE HOME OWNERS ASSOCIATION	16 PONCE ST PORTLAND, ME 04101	196 CONGRESS ST	1
017 G036001	NOBLE WILLIAM R & MY T JTS	488 LILY BAY RD GREENVILLE, ME 04441	24 PONCE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed 193 UNITS 379

