

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Matthew Morgan
Gordon Smith-chair
Mark Bower
William Getz
Elyse Segovias

June 22, 2012

Tom Jewell
Jewell & Boutin, P.A.
477 Congress Street, Suite 1104
Portland, ME 04101

RE: Sumner Court & 53-55 R. Cumberland Avenue
CBL: 013 K049 & 071
ZONE: R-6

Dear Mr. Jewell,


At the June 21, 2012 meeting, the Zoning Board of Appeals voted 4-0 to deny the Interpretation Appeal upholding the Zoning Administrator's determination that the property has merged into one lot. The Board also voted 4-0 to postpone the Practical Difficulty Appeal until September 6, 2012. I am enclosing copies of the Board's decisions.

You will also find an invoice for \$287.35 for the fees that are still owed on the appeals for the cost of the legal ad and the noticing. Please submit your payment on receipt of the invoice.

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: June 22, 2012
RE: Action taken by the Zoning Board of Appeals on June 21, 2012.

Members Present: William Getz, Phil Saucier (acting chair), Elyse Segovias, and Matthew Morgan (acting secretary)

Members Absent: Gordon Smith, Mark Bower and Sara Moppin

1. New Business

A. Interpretation Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is challenging the Zoning Administrator's determination that the two lots are not lots of record and therefore have merged into one lot with a total square footage of 12,479 square feet. Since the lot is over 10,000 square feet, the applicant cannot develop the property under the criteria of the Small Residential Lot Development in the R-6 zone [section 14-139(2)]. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell. **The Zoning Board of Appeals voted 4-0 to deny the appeal upholding the Zoning Administrator's determination that the property has merged into one lot.**

B. Practical Difficulty Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is proposing to develop this vacant lot. Section 14-139(1)(a) requires that a lot have a minimum street frontage of forty feet. The lot has twelve feet of street frontage on North Street at the end of Sumner Court. The applicant is requesting that the minimum required street frontage be reduced from forty feet to twelve feet. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell. **The Zoning Board of Appeals voted 4-0 to postpone the Practical Difficulty Appeal until September 6, 2012.**

C. Variance Appeal:

1 South Grafton Street & East Kidder Street, Robert B. Lightfoot, owner, Tax Map 169, Block E, Lots 028, 029, 032 & 033, R-5 Residential Zone: The applicant would like to split his existing lot to create a buildable lot in the rear of the property with frontage on

East Kidder Street. This section of East Kidder Street is unimproved. Section 14-403(b) requires that if a vacant lot is to be developed on an unimproved street, the part that abuts the lot and any part between the lot and the "nearest permanently paved street" needs to be built to city standards. The appellant is requesting a variance from building the street to city standards. The appellant is proposing to build a 16' wide road (driveway) to access the proposed rear lot. Representing the appeal is the owner. **The Zoning Board of Appeals voted 4-0 to grant the appeal with the following conditions. The applicant must build the driveway to at least 16' in width. The applicant does not need to install granite curbing. The applicant must build the driveway to the dimensional layout provided on his Variance Appeal application on page 7. The applicant must comply with all other provisions in 14-403. The applicant has an extended two year period before the variance expires.**

Enclosure:

Decisions for Agenda from June 21, 2012

One DVD

CC: Mark Rees, City Manager

Greg Mitchell, Acting Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Interpretation Appeal

DECISION

Date of public hearing: June 21, 2012

Name and address of applicant: Ronald Gan
Sumner Court Land Company LLC
202 Washington Avenue
Portland, ME 04102

Location of property under appeal: 5-7 Sumner Court, rear 53-55 Cumberland Avenue

④ Louise Little 32 North St. #3
⑤ John Carolan 28 North St. #3

For the Record:

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

Applicant - Ronald Gan (Rep. by Thomas F. Jewell)
202 Washington Ave., Portland ME 04102

opponents: ① Pam Jack (26 North St., Portland, ME)
② Joseph Medley (31 North St., Portland, ME)
③ Douglas Carley (32 North St., Portland, ME)
Exhibits admitted (e.g. renderings, reports, etc.):
Anne Carley
~~Louise Little~~
Louise Little
Lorraine Carol
(35 North St.)

- Letter from Neighbors (2 separate packets) (6/11/12) (6/21/12)
- Interp. Appeal Application
- Letter from Marge Schmuckal (6/21/2012)

Findings of Fact and Conclusions of Law:

The Board's authority to review an interpretation of the building authority is pursuant to Section 14-472 of the land use code.

The Applicant owns two lots located at 5-7 Sumner Court (CBL 13-K-049) and rear 53-55 Cumberland Avenue (CBL 13-K-71). The total area of both lots is 12,479 square feet. Applicant sought an interpretation that the 5-7 Sumner Court lot qualifies as a small residential lot under Section 14-139(b).

Section 14-139(b) of the Portland City Code, in pertinent part, reads as follows:

(b) *Small residential lot development*: Residential uses on small, vacant lots located in the R-6 are subject to site plan review and may use the dimensional requirements below if all of the following conditions are met:

The lot is:

Vacant or is used exclusively for parking or contains structure not used for residential purposes as of January 1, 2005; and the lot existed as of January 1, 2005.

....

2. *Maximum lot size*: Ten thousand (10,000) square feet.

The City's Zoning Administrator determined that the Applicant's lot exceeds 10,000 square feet because the two lots owned by the Applicant merged to become one property held in the same ownership prior to the lots being purchased by the Applicant and therefore are a single tract or parcel of land pursuant to the City Code and Maine Law Title 30-A Section 4401(6).

The applicant has appealed this interpretation, arguing that the 5-7 Sumner Court lot may be developed pursuant to 14-139(b).

Finding:

Appellant has demonstrated that the Zoning Administrator's interpretation of Section 14-139(2)(b) was incorrect or improper for the following reason:

The maximum lot size does not exceed ten thousand (10,000) square feet.

Satisfied _____ Not Satisfied X

Reason and supporting facts:

- ① History indicates that these two parcels have been held as one lot since 1954.
- ② "Tracts of land" is a common legal term and these two tracts are part of a lot, not two lots.
- ③ As one lot, ~~these~~ this lot is greater than 10,000 sq. ft. and as such fails the maximum lot size allowable under 14-139(b)(2)


Decision: (check one)

Option 1: The Board finds that the Appellant has satisfactorily demonstrated that the Interpretation of the City's Zoning Administrator was incorrect or improper, and therefore GRANTS the application.

Option 2: The Board finds that the Appellant has NOT satisfactorily demonstrated that the Interpretation of the City's Zoning Administrator was incorrect or improper, and therefore DENIES the application.

Dated:

June 21, 2012



Board Chair

⑥ Dawn Platte 26 North

⑦ Mandy Johnson, 90 Quebec St, Portland

⑧ Kathleen Bender, 11 North St.

⑨ John Yetts 90 Quebec St.

⑩ William Gorham 334 Eastern Plom.

Members present: Philip Saucier - Elyse Segovids, Matthew Magan
William Getz
CITY OF PORTLAND, MAINE
Acting Sec.

Absent: Gordon Smith - GAA Moppin Mark Bower

ZONING BOARD OF APPEALS

APPEAL AGENDA

started 6:30pm -

The Board of Appeals will hold a public hearing on Thursday, June 21, 2012 at 6:30 p.m. on the second floor in Room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business

A. Interpretation Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is challenging the Zoning Administrator's determination that the two lots are not lots of record and therefore have merged into one lot with a total square footage of 12,479 square feet. Since the lot is over 10,000 square feet, the applicant cannot develop the property under the criteria of the Small Residential Lot Development in the R-6 zone [section 14-139(2)]. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell.

Denied
4-0

B. Practical Difficulty Appeal:

Sumner Court & R 53-55 Cumberland Avenue, Sumner Court Land Company, LLC, owner, Tax Map 013, Block K, Lots 049 & 071, R-6 Residential Zone: The applicant is proposing to develop this vacant lot. Section 14-139(1)(a) requires that a lot have a minimum street frontage of forty feet. The lot has twelve feet of street frontage on North Street at the end of Sumner Court. The applicant is requesting that the minimum required street frontage be reduced from forty feet to twelve feet. Representing the appeal is the owner Ronald Gan and his attorney Thomas Jewell.

Postpone
for 2 months
1st meet
in Sept 6th
4-0

C. Variance Appeal:

1 South Grafton Street & East Kidder Street, Robert B. Lightfoot, owner, Tax Map 169, Block E, Lots 028, 029, 032 & 033, R-5 Residential Zone: The applicant would like to split his existing lot to create a buildable lot in the rear of the property with frontage on East Kidder Street. This section of East Kidder Street is unimproved. Section 14-403(b) requires that if a vacant lot is to be developed on an unimproved street, the part that abuts the lot and any part between the lot and the "nearest permanently paved street" needs to be built to city standards. The appellant is requesting a variance from building the street to city standards. The appellant is proposing to build a 16' wide road (driveway) to access the proposed rear lot. Representing the appeal is the owner.

Approved
with conditions
4-0

2. Adjournment:

9:35

JEWELL & BOUTIN, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427

Thomas F. Jewell
Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

March 23, 2012

Zoning Board of Appeals
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Sumner Court

Dear Chair and Members of the Board:

Please accept this letter as an Interpretation Appeal of the decision of the Zoning Administrator dated February 24, 2012 regarding the following lots: 5-7 Sumner Court, 13-K-49; and rear 71 Cumberland Avenue, 13-K-71. A check for \$150.00 is enclosed.

5-7 Sumner Court is a buildable lot under Sec. 14-139(2)

We disagree with the determination that the lot may only be developed under Sec. 14-139(1). We contend that the owner has the ability to develop the lot at 5-7 Sumner Court (also identified as Lot A in the Zoning Administrator's letter referenced above) under the R-6 small residential lot development provisions of Sec. 14-439(2). The lot at rear 71 Cumberland Avenue is not suitable for development because of the steep slopes and it is subject to a slope easement in favor of the City of Portland and therefore the Applicant is only seeking to develop the lot at 5-7 Sumner Court.

The Zoning Administrator contends that because the lots do not qualify as "lots of record" under Section 14-433 because they have not been in separate ownership. As a result, she concludes that the resulting merged lots exceed the maximum lot size provision of 10,000 square feet and therefore the property does not qualify for small residential lot development under Sec. 14-139(2). However, this reading of the Ordinance fails to account for the difference under the Ordinance between a "lot" and a "lot of record."

The "lot of record" is defined in Section 14-433, but the definition of "lot" is found in the generally definition section 14-47 and reads as follows:

Lot: except when reference is made herein to a lot of record, a lot is a single tract of land located within a single block which at the time of filing for a building permit or certificate of occupancy is designated by its owner or developer as a tract to be used, developed, or built upon as a unit under single ownership or control.

Zoning Board of Appeals
March 23, 2012

Most significantly, unlike a "lot of record" under Sec. 14-433, "separate and distinct ownership" is not required for a "lot." Also the general definition of "lot" is based upon the ownership at the time of application. Under 14-139(2), in order to qualify for small residential lot development, the Ordinance requires only that the application have a lot, not a lot of record. That provision reads as follows:

The lot is: Vacant or is used exclusively for parking; and the lot existed as of January 1, 2005 [deleted inapplicable language]

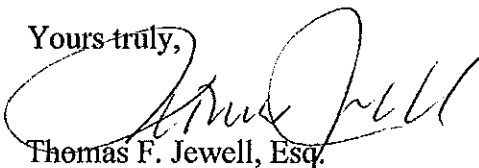
The applicant identifies 5-7 Sumner Court as the lot to be developed. As of January 1, 2005, the title was in Sumner Court Land Company, LLC, pursuant to deed of Sheldon Ashby dated June 27, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19681, Page 46. That deed describes Lots 13-K-49 and 13-K-71 as separate parcels. Under the parameters of Sec. 14-139(2), that is all that is needed to define a lot.

It was the intent of the applicant to hold title to these two lots in separate deeds. In August 2007, a corrective deed and affidavit were recorded in Book 25457, Page 130 and Page 131. The affidavit makes it clear that it was the intent of the Grantee to hold title in separate names and due to the error of the attorney preparing the deeds that the two lots were put under one owner. If the corrective deed is given its due retroactive effect, then these parcels would be under separate ownership as of January 1, 2005, and would clearly qualify as separate lots under Sec. 14-139(2).

We are not seeking to split the lots, which as pointed out by the Zoning Administrator is prohibited under Sec. 14-422, just to develop one of the lots, that being lot 13-K-49, under the provisions of the R-6 small residential lot development as set forth in Sec. 14-139(2).

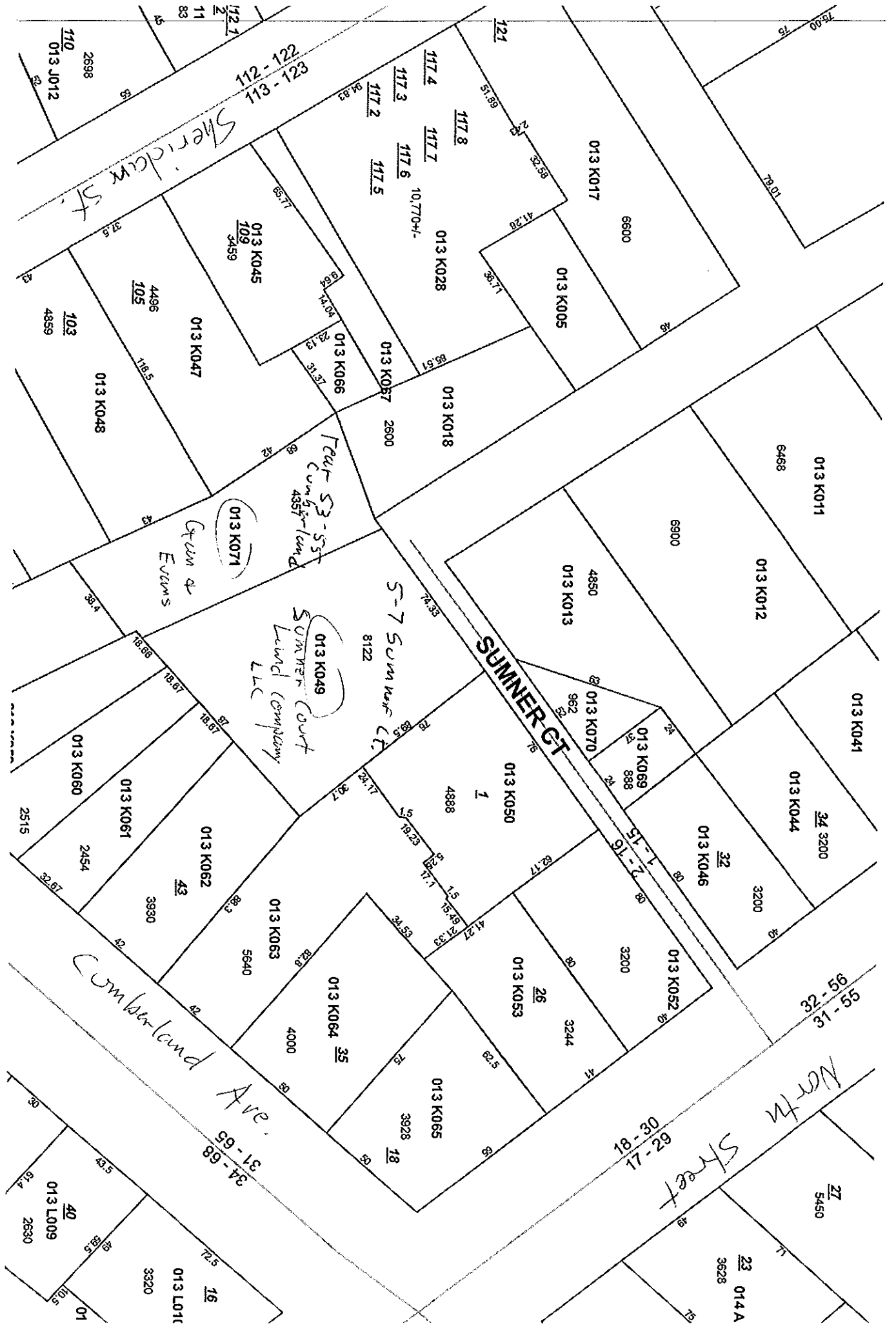
Thank you for your consideration of this matter.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t
Enclosures



JEWELL & BOUTIN, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427

Thomas F. Jewell
Daniel W. Boutin

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E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

January 4, 2012

Marge Schmuckal, Zoning Administrator
Portland Planning Department
389 Congress Street
Portland, Maine 04101

Dear Marge,

I am requesting a zoning determination regarding the following lots: 5-7 Sumner Court, 13-K-049 and rear 71 Cumberland Avenue, 13-K-71. A check for \$150.00 is enclosed.

I have reviewed section 14-139(2) Small residential lot development. The conditions listed in the ordinance state that the lot shall be: "Vacant or is used exclusively for parking or contains structures not used for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005." In addition, it goes on to say that such a lot shall be no larger than 10,000 square feet in size.

I believe both of these lots meet the requirements listed above. 5-7 Sumner Court is 8,122 square feet, has no structures on it and has been solely used for parking since 1959.

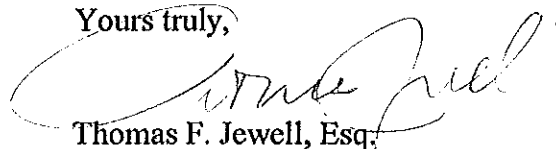
71 Cumberland is 4,357 square feet, has never had a structure on it and has been vacant since 1877.

Both lots have had the same deed description as of and prior to January 1st, 2005.

I am attaching herewith a letter dated December 15, 2006, which you wrote to Barbara A. Vestal regarding a similar set of circumstances at 71 and 77 St. Lawrence Street, in which you gave an opinion that has allowed a single family house to be built at 71 St. Lawrence utilizing the Small Residential Lot Guidelines.

Your attention to this matter is greatly appreciated.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t
Enclosures



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

December 15, 2006

Barbara A. Vestal
Chester & Vestal
107 Congress Street
Portland, Maine 04101

revised

RE: 71 and 77 St. Lawrence Street -- 16-E-23 and 16-E-12 -- R-6 Zone

Dear Barbara,

I am in receipt of your request for a zoning determination concerning the lots located at 71 and 77 St. Lawrence Street, and in more particular the vacant lot at 71 St. Lawrence Street.

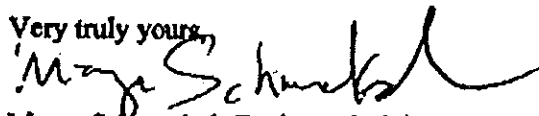
Both lots are owned in common as you have stated in your letter. As you also stated, the developed lot, 77 St. Lawrence Street, is a conforming lot in size, street frontage, lot width, and lot size per dwelling unit. Apparently the side setback abutting the vacant lot at 71 St. Lawrence is also being met.

I have reviewed section 14-139(2) Small residential lot development. The conditions listed in the ordinance state that the lot shall be: "Vacant or is used exclusively for parking or contains structure not use for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005". It goes on to say that such a lot shall be no larger than 10,000 square feet in size.

71 St. Lawrence Street, 016-E-023, has existed with the same deed description prior to and as of January 1, 2005. That same lot is vacant and has not been used for residential purposes as of January 1, 2005. This same lot is 5,250 square feet in size.

I have determined that 71 St. Lawrence Street, 016-E-023, is eligible for development under 14-139(2) small residential lot development. Please note that this determination letter is not an approval to start construction. Prior to development required permits with appropriate plans shall be submitted for review and approval.

Very truly yours,


Marge Schmuckal, Zoning Administrator



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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

February 24, 2012

Thomas F. Jewell, Esquire
Jewell & Boutin, P.A.
477 Congress Street
Suite 1104
Portland, ME 04101-3427

**RE: 5-7 Sumner Court – 13-K-49 – called “A”
R. 53-55 Cumberland Avenue – 13-K-71- called “B”**

Dear Tom,

I am in receipt of your request for a determination letter concerning the property owned by your client at 5-7 Sumner Court and R. 53-55 Cumberland Avenue.

I reviewed the copy of the 2006 determination letter addressed to attorney Barbara Vestal that was submitted with your request. The 2006 letter does not have the same or similar circumstances as the situation concerning the above property and in my opinion is inapplicable to this matter. In that instance one lot was developed and one lot was undeveloped. Both lots met the R-6 minimum lot size and yard dimensions. Your situation is different. In your case, however, both of the described properties are undeveloped. One of the properties does not meet the R-6 zone requirements and the other property appears to meet the requirements

The deed descriptions subsequently submitted seem to be incomplete. One description identified with the Assessor's chart-block-lot (CBL) of 013-K-049 is fully described in the deed by meets and bounds and which I will refer to as lot "A". The other lot, CBL 013-K-071 which I will refer to as lot "B" is not sufficiently described. The reference in the deed states that it is; "a lot numbered 2 on a plan of lots of Fort Sumner Terrace, otherwise known as the Anderson Estate....". I have not been given a copy of the Fort Sumner Terrace or Anderson Estate Subdivision for verification. If the current property "B" differs from the described lot number 2 on the Fort Sumner Terrace or Anderson Estate subdivisions, then this determination may be invalid.

Despite these errors, I have considered the original deed and the corrective deed submitted by you for review. Both properties "A" and "B" were previously owned in common by Sheldon Ashby. Historically, both properties were conveyed to Sumner Court Land Company LLC on 6/27/2003 and recorded 7/2/2003. Subsequently, a corrective deed (signed on 8/31/2007 and recorded on 9/10/2007) was recorded which attempts to reach back four (4) years and split the tract or original parcel of land into two

separate parcels, by conveying property "B" to Ronald L. Gan and Stephanie A. Evans and property "A" to Sumner Court Land Company, LLC. There is an accompanying affidavit by the attorney, Eric J. Schaeffer, who witnessed the original conveyance in 2003. The affidavit is witnessed and signed on August 14, 2007. Attorney Schaeffer affirms that the original intent of the 2003 transaction was to split the properties into two separately owned properties.

I am troubled by the corrective deed. In 2003, the corrective deed had the effect of creating a property that that was nonconforming and violated zoning requirements. Section 14-422 of the city of Portland's Land Use Code states, "No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit and space for off-street parking and/or off-street loading shall be less than the minimum required under this article". The act of splitting the properties in 2003 would allow property "B" to be nonconforming in required lot size and lot frontage.

I have determined that both of the described properties, "A" and "B", merged before Sumner Court Land Company, LLC purchased the property. This is because both parcels were held in the same ownership by Sheldon Ashby and therefore are a single tract or parcel of land under the City Code and Maine law. See 30-A M.S.R.A. section 4401(6). Consequently, section 14-139(2) does not apply since the lot in question is 12,479 square feet in size. Instead, the dimensional requirements contained in section 14-139(1) are applicable.

Your client has the right to appeal my decision concerning this matter. If he wishes to exercise his right to appeal, he has thirty (30) days from the date of this letter in which to appeal. If he should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

WARRANTY DEED

SHELDON ASHBY

of 37 William Street, Portland, ME 04103

for consideration paid, grants to

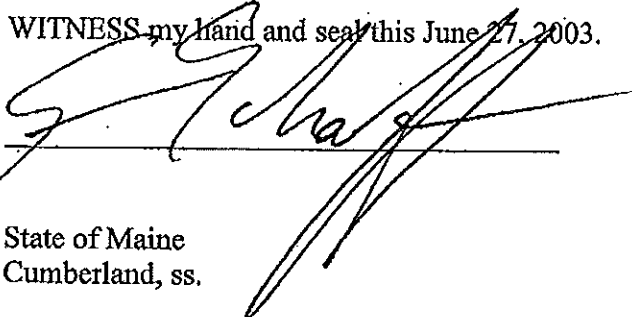
SUMNER COURT LAND COMPANY, LLC

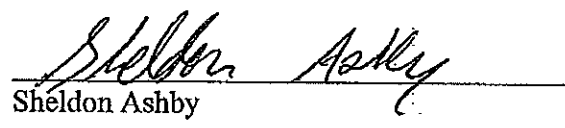
A Maine Limited Liability Company with a mailing address of 4646 North Hermitage, Chicago, IL 60640, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this June 27, 2003.



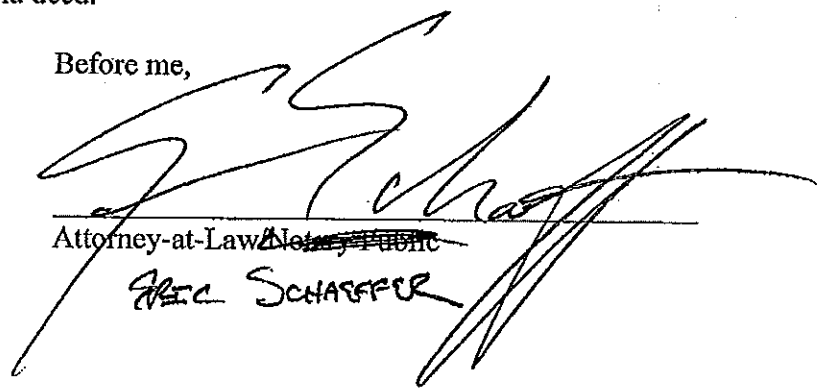

Sheldon Ashby

State of Maine
Cumberland, ss.

June 27, 2003

Personally appeared before me the above-named Sheldon Ashby and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney-at-Law ~~Notary Public~~
ERIC SCHAEFFER

SUMNER

EXHIBIT A

A certain lot or parcel of land situated on Sumner Court, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing on the southerly line of a passageway leading from North Street at right angles to said street at a point one hundred fifty-six (156) feet from North Street; thence

Southerly parallel with North Street eighty-nine and one-half (89 1/2) feet, more or less, to the southerly line of Lot No. 16; Plan A in the division of estate of Lemuel Dyer; thence

Westerly by said line, ninety-seven (97) feet, more or less, to land Anderson called the covered way; thence

Northerly by said covered way, ninety-nine and five twelfths (99 5/12) feet, more or less, to the southerly line of passageway from North Street; thence

Along said line easterly, seventy-four and four twelfths (74 4/12) feet to the point of beginning.

Also the right of way and unobstructed use of a passageway leading from North Street, being part of a lot of land deeded to C.W. Baker by H.H. Shaw by deed dated April 21, 1884, recorded in the Cumberland County Registry of Deeds in Book 505, Page 395.

Also a certain lot or parcel of land situated on the southerly side of said Cumner Court in said City of Portland and being lot numbered 2 on a plan of lots of Fort Sumner Terrace, otherwise known as the Anderson Estate, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 63, being the same lot as corrected by deed dated January 29, 1912, recorded in the said Registry of Deeds in Book 898, Page 183.

SUMNER

Received
Recorded Register of Deeds
Jul 02 2003 02:41:46P
Cumberland County
John B. O'Brien

After Recording Return to:
Hopkinson, Abbonanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

lot 49

lot 71

CORRECTIVE WARRANTY DEED

SUMNER COURT LAND COMPANY, LLC

a Maine limited liability company with a mailing address of 15 Longfellow Street, Portland, Maine 04103

for consideration paid, grants to

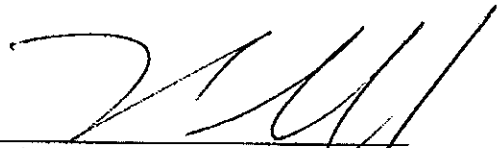
RONALD L. GAN and STEPHANIE A. EVANS

their mailing address being 15 Longfellow Street, Portland, Maine 04103, with WARRANTY COVENANTS, as Joint Tenants and not as tenants in common, the following described real property in the City of Portland, County of Cumberland and State of Maine:

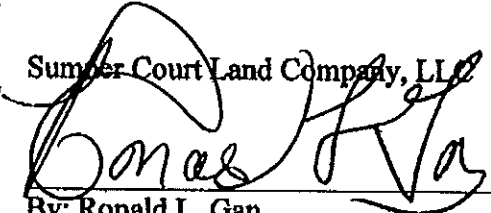
See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF Sumner Court Land Company, LLC has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Ronald L. Gan its duly authorized member this 3rd of August 2007.



Witness:

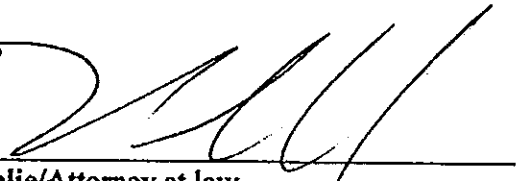
Sumner Court Land Company, LLC


By: Ronald L. Gan
Its: Member

State of Maine
County of Cumberland, ss.

August 3, 2007

Personally appeared before me the above-named Ronald L. Gan, Member of Sumner Court Land Company, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Sumner Court Land Company, LLC.

Before me,


Notary Public/Attorney at law
Name: *Nicholas J. Merrill*
Commission Expiration: _____

EXHIBIT A

A certain lot or parcel of land situated on the southerly side of said Sumner Court in said City of Portland and being lot numbered 2 on a plan of lots of For Sumner Terrace, otherwise known as the Anderson Estate, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 63, being the same lot as corrected by deed dated January 29, 1912, recorded in the Cumberland County Registry of Deeds in Book 898, Page 183.

lot 71

Being a portion of the premises as conveyed by Sheldon Ashby to Sumner Court Land Company, LLC by virtue of a Warranty Deed dated June 27, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19681, Page 46.

The purpose of this Corrective Warranty Deed is to vest title to the above-described parcel of land in the name of Ronald L. Gan and Stephanie A. Evans. It was the intent of Ronald L. Gan and Stephanie A. Evans, both individually and as Members of Sumner Court Land Company, LLC, on June 27, 2003 to take title to the above-described parcel of land in his individual name, while taking title to the other land described in the Warranty Deed recorded in the Cumberland County Registry of Deeds in Book 19681, Page 46 in the name of Sumner Court Land Company, LLC.

G:\CLIENTS\G\Gan\Sumner Court\Corrective Warranty Deed.doc

Received
Recorded Register of Deeds
Sep 10, 2007 03:34:34P
Cumberland County
Pamela E. Lovley

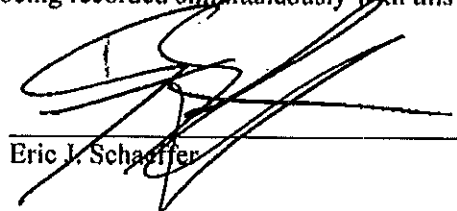
AFFIDAVIT OF ERIC J. SCHAEFFER

NOW COME the Affiant, Eric J. Schaeffer, and depose as follows:

1. My name is Eric J. Schaeffer, I am an attorney duly licensed to practice law in the State of Maine.
2. I have personal knowledge of each of the matters stated herein.
3. On June 27, 2003, I witnessed and acknowledged a Warranty Deed executed Sheldon Ashby, to my client, Sumner Court Land Company, LLC, said Warranty Deed being recorded in the Cumberland County Registry of Deeds in Book 19681, Page 46 (the "Deed").
4. As attorney for Sumner Court Land Company, LLC it was my understanding that the second parcel as described in the Deed, said second parcel being lot numbered 2 on Plan Book 11, Page 63 recorded in the Cumberland County Registry of Deeds, was to be vested in Ronald L. Gan and Stephanie A. Evans, and not Sumner Court Land Company, LLC.
5. To honor the intent of the transfer there has been prepared a Corrective Warranty Deed by Sumner Court Land Company, LLC to Ronald L. Gan and Stephanie A. Evans conveying the second parcel as described in Paragraph 4 of this Affidavit.
6. The purpose for this Affidavit is to outline the facts and circumstances surrounding the execution, delivery and recording status of the Deed.
7. The Corrective Warranty Deed by Sumner Court Land Company, LLC to Ronald L. Gan and Stephanie A. Evans is being recorded simultaneously with this Affidavit.

Dated: August 14 2007

Received
Recorded Register of Deeds
Sep 10 2007 03:33:28P
Cumberland County
Pamela E. Lovley

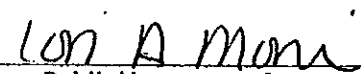

Eric J. Schaeffer

STATE OF MAINE
COUNTY OF CUMBERLAND

August 14, 2007

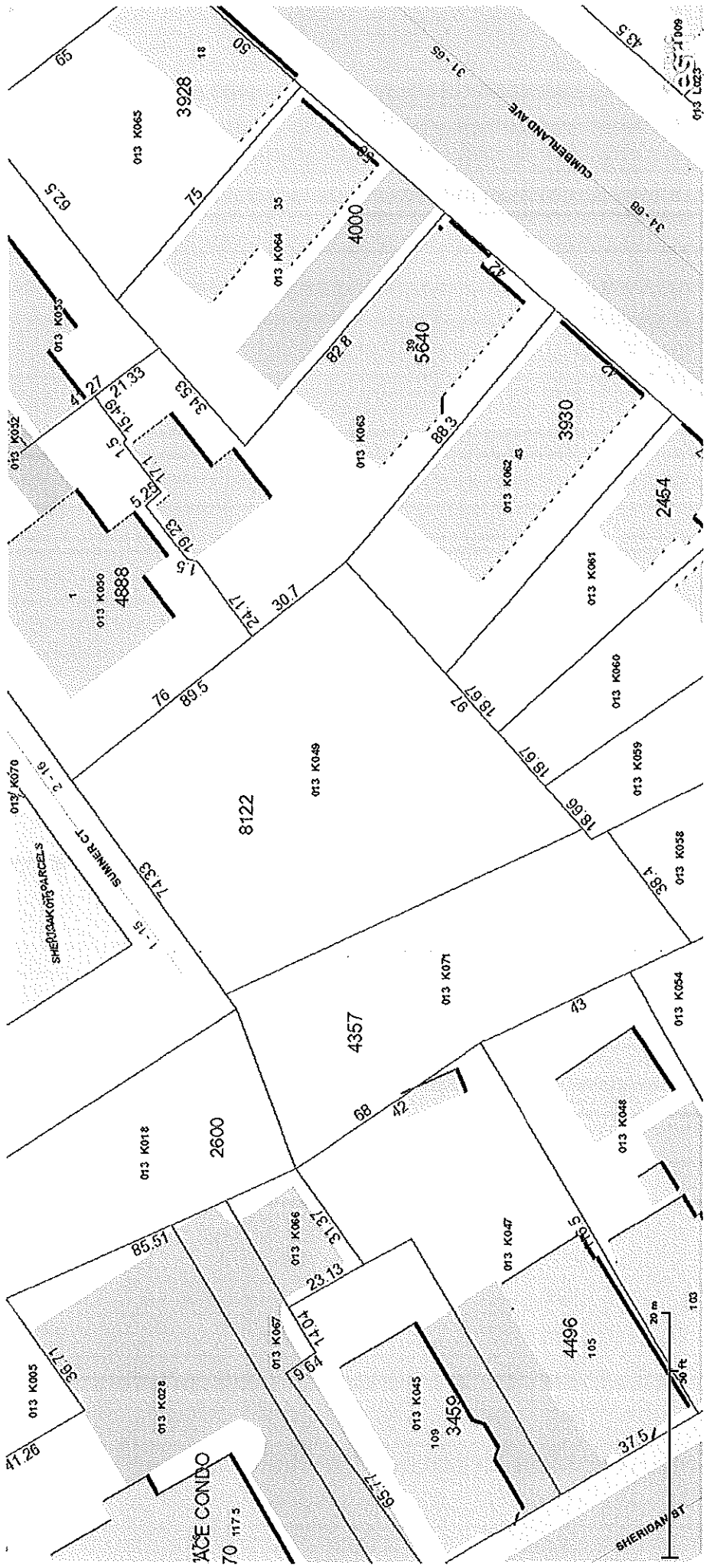
Personally appeared before me the above-named Eric J. Schaeffer and made oath that the facts stated in this Affidavit are true to the best of his personal knowledge and belief and made oath that his signature on this document is his voluntary act and deed.

Before me,


Notary Public/Attorney-at-Law

MY COMMISSION EXPIRES 1/25/20

Summer CT & R 53-55 Cumberland



Copyright 2011 Esri. All rights reserved. Thu Apr 5 2012 08:47:52 AM.

Summer CT & R 53-55 Cumberland



Copyright 2011 Esri. All rights reserved. Thu Apr 5 2012 08:50:01 AM.



City of Portland Zoning Board of Appeals

May 9, 2012

Thomas Jewell
Jewell & Boutin, P.A.
477 Congress Street, Suite 1104
Portland, ME 04101

Dear Mr. Jewell,

Your client's Interpretation Appeal and Practical Difficulty Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, May 17, 2012 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

I have included an agenda with your appeals 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 and the notices for the appeals. 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

Marge Schmuckal - RE: Ron Gan appeals

From: Tom Jewell <tjewell@jewellandboutin.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 4/11/2012 2:45 PM
Subject: RE: Ron Gan appeals

May 17 is OK by us.

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Wednesday, April 11, 2012 11:41 AM
To: Tom Jewell
Subject: Re: Ron Gan appeals

Hi Tom,

I just left you a voice mail concerning these appeals. I am hoping there is agreement between us to postpone these appeals to May 17th, 2012. The reason is that my lawyer, who represents me and not the ZBA, is on vacation next week and will not be available for the hearing. There is State Law involved with my argument, so I would prefer to have her there.

So I am hoping that works for both of us. Let me know as soon as possible because of noticing requirements (we will need to pull the ones for these appeals).

Thank you,
Marge

>>> Tom Jewell <tjewell@jewellandboutin.com> 4/11/2012 9:39 AM >>>
Just wanted to double check – the ZBA hearing will be 4/19 @ 7:00 p.m.?

Thomas F. Jewell, Esq.
Jewell & Boutin, P.A.
477 Congress Street
Suite 1104
Portland, ME 04101
Tel.: (207) 774-6665
Fax: (207) 774-1626

This e-mail message together with any attachment is confidential and is subject to the attorney-client privilege and every other privilege. The intended recipient should print a copy of this message and then delete it. If you are not the intended recipient, you must not review, retransmit, convert to hard copy, copy, use or disseminate this e-mail or any attachments to it. If you have received this e-mail in error, please immediately notify us by return e-mail or by telephone at (207) 774-6665 and delete this message. Please note that if this e-mail message contains a forwarded message or is a reply to a prior message, some or all of the contents of this message or any attachments may not have been produced by Jewell & Boutin, P.A. This notice is automatically appended to each e-mail message leaving Jewell & Boutin, P.A. Thank you.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 2012-467 & 2012-468 Applicant: Ronald Gan
CBL: 013 K049 Application Type: Interpretation & Practical Difficulty
Location: Sumner Ct & R 53-55 Cumberland Ave. Invoice Date: 5/9/12 - 2nd invoice 6/22/12

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$195.60
Notices	189	\$141.75
Processing Fee	1	\$50.00
Application Fee	2	\$200.00

Total Current Fees: \$587.35
Total Current Payments: -\$300.00
Amount Due Now: \$287.35

Bill to: CBL: 013 K049 Application No: 2012-467 & 2012-464
Tom Jewell Invoice Date: 4/11/12 **Total Amount Due: \$287.35**
Jewell & Boutin, P.A., 477 Congress St., Suite 1104 (due on receipt)
Portland, ME 04102

Make check payable to: City of Portland and mail to Room 315, Attn: Ann Machado, 389 Congress St.,
Portland, ME 04101



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 14146

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 3/26/2012

Receipt Number: 42202

Receipt Details:

Referance ID:	1539	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2012-467 - Sumner Court- 53-55 R Cumberland Ave - Interpretat			
Additional Comments:			

Thank You for your Payment!



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 14146

Tender Amount: 50.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 3/26/2012

Receipt Number: 42204

Receipt Details:

Referance ID:	1540	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-467 - Sumner Court- 53-55 R Cumberland Ave - Interpretat			
Additional Comments:			

Thank You for your Payment!

Ann Machado - Re: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 5/8/2012 4:45 PM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Agenda 5:11.pdf

Hi Ann,

All set to run your ad on Friday, May 11.
The cost is \$195.60 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 5/8/12 1:33 PM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals Legal Ad for Friday, May 11, 2012.

Thanks.

Ann Machado
874-8709

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 013 K049001
Land Use Type VACANT LAND
Property Location 0 SUMNER CT
Owner Information GAN RONALD L & STEPHANIE A EVANS JTS
 4646 N HERMITAGE
 CHICAGO IL 60640
Book and Page 25457/131
Legal Description 13-K-49
 SUMNER COURT
 8122 SF
Acres 0.186

Current Assessed Valuation:

browse city services a-z

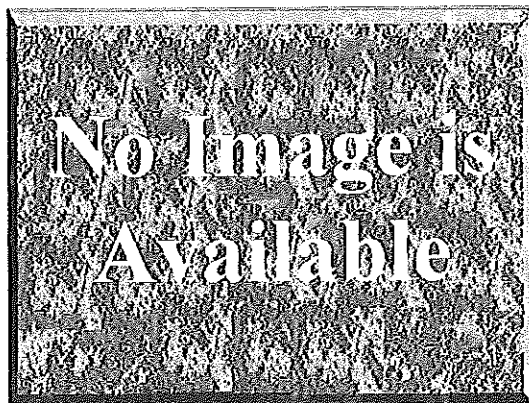
browse facts and links a-z

TAX ACCT NO.	1564	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$16,200.00	GAN RONALD L & STEPHANIE A EVANS JTS
BUILDING VALUE	\$0.00	4646 N HERMITAGE
NET TAXABLE - REAL ESTATE	\$16,200.00	CHICAGO IL 60640
TAX AMOUNT	\$296.14	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
9/10/2007	LAND + BUILDING	\$0.00	25457/131
7/1/2003	LAND	\$20,000.00	19681/46
10/11/2001	LAND	\$20,000.00	16831/3

[New Search!](#)

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	1 SUMNER COURT LLC	4646 NORTH HERMITAGE CHICAGO , IL 60640	1 SUMNER CT	6
	15 CUMBERLAND AVENUE A LLC 15 CUMBERLAND AVENUE B LLC	202 WASHINGTON AVE PORTLAND, ME 04101	15 CUMBERLAND AVE	5
	16-18 WENTWORTH ST INC	PO BOX 934 SCARBOROUGH, ME 04070	112 SHERIDAN ST	2
	63 KELLOGG STREET LLC	63 KELLOGG ST # 1 PORTLAND , ME 04101	63 KELLOGG ST UNIT 1	3
	85 CUMBERLAND AVENUE LLC	405 WEST YALE CIR GLENWOOD SPRINGS, CO 81601	85 CUMBERLAND AVE	3
	A & M PARTNERS LLC	120 EXCHANGE ST PORTLAND, ME 04101	AMITY RD	0
	A & M PARTNERS LLC	120 EXCHANGE ST PORTLAND, ME 04101	16 ROMASCO LN	0
	A & M PARTNERS LLC	120 EXCHANGE ST PORTLAND, ME 04101	20 ROMASCO LN	0
	A & M PARTNERS LLC	120 EXCHANGE ST PORTLAND, ME 04101	128 SHERIDAN ST	0
	A & M PARTNERS LLC	120 EXCHANGE ST PORTLAND, ME 04101	59 WASHINGTON AVE	1
	ADAM ELHADI M	24 MECHANIC ST #1 PORTLAND , ME 04101	79 CUMBERLAND AVE	2
	ANDERSON MICHAEL G & KELCIE MARTIN JTS	8 NORTH ST PORTLAND, ME 04101	8 NORTH ST	3
	ARMSTRONG THERESE B & TOM M ARMSTRONG JTS	151 CONGRESS ST # 6 PORTLAND , ME 04101	151 CONGRESS ST UNIT 6	1
	ARMSTRONG THERESE B & TOM M ARMSTRONG JTS	PO BOX 16003 PORTLAND , ME 04101	151 CONGRESS ST UNIT 5	1
	ARSENAULT LISA M	135 SHERIDAN ST # 301 PORTLAND , ME 04101	135 SHERIDAN ST UNIT 301	1
	AVESTA MUNJOY COMMONS LP	307 CUMBERLAND AVE PORTLAND , ME 04101	58 NORTH ST	17
	BABIN JOHN W	74 SHERIDAN ST PORTLAND , ME 04101	72 SHERIDAN ST	2
	BACHEM MICHAEL VN VET & K E SMITH JTS	80 QUEBEC ST PORTLAND , ME 04101	80 QUEBEC ST	1
	BELL DEBORAH J	110 SHERIDAN ST PORTLAND, ME 04101	110 SHERIDAN ST	1
	BENDER KATHLEEN	11 NORTH ST # 2 PORTLAND , ME 04101	11 NORTH ST	3
	BERGES JOHN F & ANN K LEAMON JTS	42 LAFAYETTE ST PORTLAND, ME 04101	42 LAFAYETTE ST	2
	BERLSTEIN TED MARTIN	117 SHERIDAN ST # 3 PORTLAND , ME 04101	117 SHERIDAN ST UNIT 3	1
	BERNHARD EMILY A	28 CUMBERLAND AVE PORTLAND , ME 04101	28 CUMBERLAND AVE	2
	BLACK AMY	89 SHERIDAN ST PORTLAND , ME 04101	89 SHERIDAN ST	2
	BLACKSTONE PETER C & KATLYN BLACKSTONE JTS	76 CUMBERLAND AVE PORTLAND , ME 04101	76 CUMBERLAND AVE	2
	BLISS SADIE C & LAUGHLIN O CHANLER JTS	142 SHERIDAN ST PORTLAND, ME 04101	142 SHERIDAN ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	CURRAN MICHAEL W	91 SHERIDAN ST PORTLAND, ME 04101	91 SHERIDAN ST	1
	DANG LOI T	57 ROMASCO LN PORTLAND, ME 04101	57 ROMASCO LN	1
	DARLING WILLIAM E JR	1254 ROOSEVELT TRAIL RAYMOND, ME 04071	29 NORTH ST	2
	DAVIS NATHAN C	27 LAFAYETTE ST PORTLAND, ME 04101	27 LAFAYETTE ST	2
	DEFRIES NICHOLAS J	12 ROMASCO LN PORTLAND, ME 04101	12 ROMASCO LN	2
	DELL'AGLIO BRANDON	22 CUMBERLAND AVE # 2 PORTLAND, ME 04101	22 CUMBERLAND AVE UNIT 2	1
	DESROSIERS PATRICK M JR	16 CUMBERLAND AVE # 2 PORTLAND, ME 04101	16 CUMBERLAND AVE UNIT 2	1
	DIDONATO ADRIENNE M	87 SKYLARK RD PORTLAND, ME 04103	19 NORTH ST	2
	DOMBEK LISA A	52 CUMBERLAND AVE PORTLAND, ME 04101	52 CUMBERLAND AVE	1
	DONATELLI EVANGELISTA	351 SHERWOOD ST PORTLAND, ME 04103	109 CONGRESS ST	1
	DONATELLI EVANGELISTA	351 SHERWOOD ST PORTLAND, ME 04103	115 CONGRESS ST	3
	DOWDY JASON G & MARLA D K NAUJOKS JTS	164 CONGRESS ST PORTLAND, ME 04101	164 CONGRESS ST	3
	DOWNS M ALEXANDER	130 DARTMOUTH ST PORTLAND, ME 04103	23 NORTH ST	4
	DOYLE LINFORD & WILLIAM BOVILLE	50 FAIRLAWN AVE SOUTH PORTLAND, ME 04106	57 CUMBERLAND AVE	5
	DREW MARGARET I	224 FOWLER RD CAPE ELIZABETH, ME 04107	177 CONGRESS ST	3
	DWYER DON E & ROBERT F GORDON JTS	7 NORTH ST PORTLAND, ME 04101	7 NORTH ST	2
	DYER OAKLEY R & JILL B SADY JTS	11 ROMASCO LN PORTLAND, ME 04101	11 ROMASCO LN	1
	ECKER JEREMIAH S	135 SHERIDAN ST # 204 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 204	1
	ECO CAPITAL LLC	PO BOX 2412 SOUTH PORTLAND, ME 04116	62 CUMBERLAND AVE	0
	EMERY SCOTT	23 LAFAYETTE ST PORTLAND, ME 04101	23 LAFAYETTE ST	2
	EMT LLC	118 CONGRESS ST PORTLAND, ME 04101	118 CONGRESS ST	1
	ENGELMAN DONALD M	227 CHURCH ST PH2A NEW HAVEN, CT 06510	165 CONGRESS ST	4
	EUBANK LAURENCE	117 SHERIDAN ST # 6 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 6	1
	FINK JEREMY B & KIRSTEN L CYR JTS	55 ROMASCO LN PORTLAND, ME 04101	55 ROMASCO LN	1
	FIRST FREE METHODIST CHURCH	140 CONGRESS ST PORTLAND, ME 04101	140 CONGRESS ST	1
	FLORIDINO DIANNA L & ANIELLO O FLORIDINO JTS	358 MIDDLE RD FALMOUTH, ME 04105	171 CONGRESS ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HELLSTEDT ERIK M & ANN M HELLSTEDT JTS	34 NORTH ST PORTLAND, ME 04101	34 NORTH ST	2
	HELMICK GILBERT & ANI HELMICK JTS	90 MORNING ST PORTLAND, ME 04101	SUMNER CT	0
	HELMICK GILBERT VN VET & ANI HELMICK JTS	39 CUMBERLAND AVE PORTLAND, ME 04101	39 CUMBERLAND AVE	4
	HOFF THREE PROPERTIES LLC	PMB 299 50 MARKET ST SOUTH PORTLAND, ME 04106	173 CONGRESS ST	3
	HOFF THREE PROPERTIES LLC	PMB 299 50 MARKET ST SOUTH PORTLAND, ME 04106	175 CONGRESS ST	3
	HOLMAN CRAIG E	152 MILTON ST PORTLAND, ME 04103	103 SHERIDAN ST	4
	HOOPS DAVID T	109 SHERIDAN ST PORTLAND, ME 04101	109 SHERIDAN ST	3
	HOULIHAN RACHEL M	46 LAFAYETTE ST PORTLAND, ME 04101	46 LAFAYETTE ST	2
	INTERNATIONAL CHRISTIAN FELLOWSHIP	35 LAFAYETTE ST PORTLAND, ME 04101	33 LAFAYETTE ST	1
	J & C ASSOCIATES	4865 S ATLANTIC AVE # 403 NEW SMYRNA BEACH, FL 32169	135 CONGRESS ST	3
	JACK PAMELA & DEVON PLATTE JTS	26 NORTH ST # 3 PORTLAND, ME 04101	26 NORTH ST	3
	JACOBSKY ANTHONY M & BRIDGET A JACOBSKY ETAL	1673 WESTBROOK ST PORTLAND, ME 04102	127 CONGRESS ST	1
	JOHNSON KIRSTEN L	99 SHERIDAN ST PORTLAND, ME 04101	99 SHERIDAN ST	2
	JOHNSON MARGARET J	30 LAFAYETTE ST PORTLAND, ME 04101	30 LAFAYETTE ST	2
	KELLEY LINDA C	66 CUMBERLAND AVE PORTLAND, ME 04101	66 CUMBERLAND AVE	2
	KELLY ARLENE P	92 SHERIDAN ST PORTLAND, ME 04101	92 SHERIDAN ST	1
	KELLY MICHAEL T & JUDITH C KELLY	38 VESPER ST SCARBOROUGH, ME 04074	SUMNER CT	0
	KELLY PETER W III & MARY A JTS	PO BOX 617 PORTLAND, ME 04104	48 NORTH ST	4
	KILLARNEY GERALDINE T	151 CONGRESS ST # 2 PORTLAND, ME 04101	151 CONGRESS ST UNIT 2	1
	KINDER MAUREEN M	16 CUMBERLAND AVE # 4 PORTLAND, ME 04101	16 CUMBERLAND AVE UNIT 4	1
	KLOPPENBERG ANN MARIE	135 SHERIDAN ST # 205 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 205	1
	KRUSE SCOTT & MARGARET MAYER JTS	PO BOX 116 HIRAM, ME 04041	117 SHERIDAN ST UNIT 1	1
	LANCASTER JUNE P	PO BOX 10042 PORTLAND, ME 04104	5 ROMASCO LN	0
	LANCASTER JUNE P	PO BOX 10042 PORTLAND, ME 04104	9 ROMASCO LN	2
	LANOU GREGORY P	P.O.BOX 723 PORTLAND, ME 04104	39 NORTH ST	3
	LASKEY PAMELA J	135 SHERIDAN ST # 304 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 304	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	O'DONNELL DAVID M	178 CONGRESS ST PORTLAND, ME 04101	106 SHERIDAN ST	3
	O'ROURKE JAMES G	117 SHERIDAN ST # 4 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 4	1
	OWENS DENISE M	51 ROMASCO LN PORTLAND, ME 04101	51 ROMASCO LN	1
	PATERNO ERNEST A & JILL H DALTON JTS	179 CONGRESS ST PORTLAND, ME 04101	179 CONGRESS ST	3
	PATERNO ERNEST A & JILL H DALTON JTS	181 CONGRESS ST PORTLAND, ME 04101	181 CONGRESS ST	1
	PATERNO ERNEST A & JILL DALTON JTS	82 CUMBERLAND AVE PORTLAND, ME 04101	82 CUMBERLAND AVE	1
	PIKE CAROL S & JAMES F JTS	39 ALBA ST PORTLAND, ME 04103	157 CONGRESS ST	3
	PIKE JAMES F & CAROL S PIKE JTS	39 ALBA ST PORTLAND, ME 04103	4 ROMASCO LN	1
	PORTER JESSICA J	2149 DANFORTH AVE # 304 TORONTO ON, CN M4C 1K2	123 CONGRESS ST	3
	PRESCOTT PAUL R	34 LAFAYETTE ST PORTLAND, ME 04101	34 LAFAYETTE ST	1
	PYE SUSAN J	151 CONGRESS ST # 1 PORTLAND, ME 04101	151 CONGRESS ST UNIT 1	1
	QUINN MEGHAN	19 ROMASCO LN PORTLAND, ME 04101	19 ROMASCO LN	1
	RASMUSSEN KAREN E & MANUEL PENA JTS	147 CONGRESS ST PORTLAND, ME 04101	147 CONGRESS ST	1
	REID WILLIAM J III	54 NORTH ST PORTLAND, ME 04101	54 NORTH ST	4
	RENNER WILLIAM P	135 SHERIDAN ST # 101 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 101	1
	ROBERTS CHRISOPHER J & MERRIAM T ROBERTS JTS	44 CUMBERLAND AVE # 1 PORTLAND, ME 04101	44 CUMBERLAND AVE UNIT 1	0
	ROY ANDREW J & COLEEN P ROY JTS	86 QUEBEC ST PORTLAND, ME 04101	86 QUEBEC ST	3
	SANTOS MARSHALL S	102 PLEASANT AVE PORTLAND, ME 04103	158 CONGRESS ST	3
	SCHNEIDER CRAIG A	56 CUMBERLAND AVE PORTLAND, ME 04101	56 CUMBERLAND AVE	2
	SCHOECK JONATHAN R	258 GLEN MEADOW RD FRANKLIN, MA 02038	34 LAFAYETTE ST	1
	SENECA JOANNE M	25 ROMASCO LN PORTLAND, ME 04101	25 ROMASCO LN	1
	SHAPIRO RONALD A	117 SHERIDAN ST # 5 PORTLAND, ME 04101	117 SHERIDAN ST UNIT 5	1
	SHEPPARD MANDY A	90 QUEBEC ST PORTLAND, ME 04101	90 QUEBEC ST	2
	SHERIDAN STREET LLC	477 CONGRESS ST 1012 PORTLAND, ME 04101	121 SHERIDAN ST	1
	SHERIDAN STREET LLC	477 CONGRESS ST 1012 PORTLAND, ME 04101	135 SHERIDAN ST	21
	SHERIDAN STREET LLC	477 CONGRESS ST 1012 PORTLAND, ME 04101	135 SHERIDAN ST UNIT 302	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 206

407

