

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

October 18, 2013

Liv Chase
Brent Adler
PO Box 15372
Portland, ME 04112

RE: 48 Hancock Street
CBL: 020 D012
ZONE: B2b

Dear Ms. Chase & Mr. Adler,

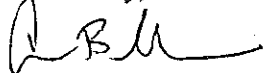
At the October 17, 2013 meeting, the Zoning Board of Appeals voted 5-1 to deny your Variance Appeal to expand the existing floor area 200% of the first floor footprint by adding two stories. I am enclosing a copy of the Board's decision.

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. Your permit cannot be issued until your payment has been received.

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: October 18, 2013
RE: Action taken by the Zoning Board of Appeals on October 17, 2013.

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

Members Absent: William Getz

1. New Business

A. Conditional Use Appeal:

209-211 Danforth Street, Keith Hickman, buyer, Tax Map 057, Block E, Lot 008, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 211 Danforth Street. Representing the appeal is the buyer and his partner Josh Kaplan. **The Zoning Board of Appeals voted 6-0 to grant the appeal to allow a restaurant as a conditional use.**

B. Variance Appeal:

48 Hancock Street, Sunny Time Solar, LLC, buyer, Tax Map 020, Block D, Lot 012, B-2b Business Zone: 48 Hancock Street is an existing two story, two family building that is nonconforming to setbacks. The applicant is proposing to demolish the two story building and build a new four story building in the same footprint. The appellant is seeking a variance from section 14-436(b) to expand the existing floor area 200 percent of the first floor footprint instead of the allowable 80 percent expansion of the first floor footprint and to raise the existing roof an additional two stories instead of the additional one story allowed. Representing the appeal are the buyers. **The Zoning Board of Appeals voted 5-1 to deny the appeal to add 200% of floor area by going up two stories.**

Enclosure:

Decision for Agenda from October 17, 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

Attendance - Board
Members Present:
Chip Gavin
Mark Baver
Gordy Smith
Kent Avery
Sara Mappin
Enikhearsan

"Undue Hardship" Variance Appeal

DECISION

Date of public hearing: October 17, 2013

Name and address of applicant: Liv Chase & Brent Adler
Sunny Time Solar LLC
PO Box 15372
Portland, ME 04112

Location of property under appeal: 48 Hancock Street

For the Record:

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

Liv Chase & Brent Adler, buyers/applicants
Robert Haines

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

Findings of Fact and Conclusions of Law:

The applicant is requesting an "undue hardship" variance from section 14-436(b) of the Portland Land Use Code. That section sets forth the permitted building extensions in the B-2b zone. The applicant proposes demolishing the existing two-story building and constructing a new four story building in the same footprint. This would expand the existing floor area by 200 percent of the first floor footprint instead of the allowable 80 percent. They also wish to raise the existing roof an additional two stories instead of the additional one story allowed.

"Undue Hardship" Variance standard pursuant to Portland City Code §14-473(c)(1):

1. The land in question cannot yield a reasonable return unless a variance is granted. (Note: "Failure to yield a 'reasonable return' means 'the practical loss of all beneficial use of the land.' . . . Reasonable return does not mean maximum return." *Rowe v. City of South Portland*, 730 A.2d 673, 675 (Me. 1999) (citations omitted).)

Satisfied 1 Not Satisfied 5

Reason and supporting facts:

~~Applicant could~~ Property would yield reasonable return if expanded under Sec. 14-436(b) under the "80% rule."

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

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Lot has unique shape and size as compared to other properties in neighborhood.

3. The granting of a variance will not alter the essential character of the locality.

Satisfied 5 Not Satisfied 1

Reason and supporting facts:

Project would be designed to be compatible with existing and transitioning neighborhood.

4. The hardship is not the result of action taken by the applicant or a prior owner.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Undersized lot that predates the zoning.

Conclusion: (check one)

Option 1: The Board finds that the standards described above (1 through 4) have been satisfied and therefore GRANTS the application.

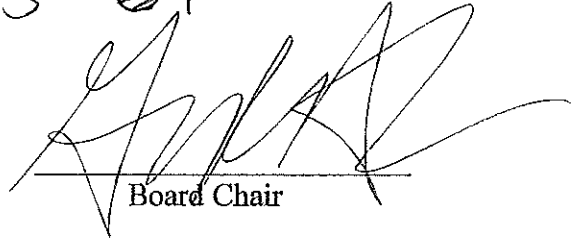
Option 2: The Board finds that while the standards described above (1 through 4) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above (1 through 4) have NOT all been satisfied and therefore DENIES the application.

Dated:

October 17, 2013

5-01



Board Chair

Members Present: MARK Bower - Chip GAVIN - Eric Larsson -
Kurt Avery - Sara Moppin - Gordon Smith

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Bill Getz

commenced,
6:35pm

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, October 17, 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. Conditional Use Appeal:

6-φ
Granted
209-211 Danforth Street, Keith Hickman, buyer, Tax Map 057, Block E, Lot 008, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 211 Danforth Street. Representing the appeal is the buyer and his partner Josh Kaplan.

B. Variance Appeal:

5-1 - denied
Denied
48 Hancock Street; Sunny Time Solar, LLC, buyer, Tax Map 020, Block D, Lot 012, B-2b Business Zone: 48 Hancock Street is an existing two story, two family building that is nonconforming to setbacks. The applicant is proposing to demolish the two story building and build a new four story building in the same footprint. The appellant is seeking a variance from section 14-436(b) to expand the existing floor area 200 percent of the first floor footprint instead of the allowable 80 percent expansion of the first floor footprint and to raise the existing roof an additional two stories instead of the additional one story allowed. Representing the appeal are the buyers.

2. Adjournment

8:45pm

Marge Schmuckal - Zoning Board of Appeals Oct 17 2013, Comments re: 48 Hancock Street

From: Hilary Bassett <hbassett@portlandlandmarks.org>
To: "mes@portlandmaine.gov" <mes@portlandmaine.gov>, "Ann Machado(AMACHADO@p...
Date: 10/17/2013 4:29 PM
Subject: Zoning Board of Appeals Oct 17 2013, Comments re: 48 Hancock Street

Hi Marge and Ann – below are Greater Portland Landmarks' comments on the request for a variance filed by the owners of 48 Hancock Street, to be discussed at tonight's Zoning Board of Appeals meeting Oct. 17. Thank you for passing them along.

Greater Portland Landmarks would like to comment on the Variance Appeal on the October 17 agenda for the Zoning Board of Appeals regarding 48 Hancock Street

Greater Portland Landmarks has strong concerns about the request for a variance for the property at 48 Hancock Street. As you know, under Maine law, a Board of Appeals may grant a variance only where strict application of the zoning ordinance would cause "undue hardship." The applicant has the burden of proving 1) the land cannot yield a reasonable return unless a variance is granted; and 2) the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood, and 3) the granting of a variance will not alter the essential character of the locality; and 4) the hardship is not the result of action taken by the applicant or a prior owner of the property.

Regarding the above, because the area developed over a long period of time, the lot size and volume of the structure on the lot is fairly typical in that neighborhood; there are many other similarly configured lots in the neighborhood that don't meet modern setback requirements.

More importantly to us, the current building is largely in scale with the rest of the neighborhood and its historic development pattern, especially upper Hancock St, Federal St., and Newbury St. With support from the planning board, the City is currently conducting a survey of the area to identify historic properties and areas that could be part of a potential future historic district. A new, larger building that is out of scale with its surroundings will harm the fabric of what is left of the historic neighborhood. It could also set a precedent for further demolitions in a neighborhood that is currently under tremendous pressure from new development, while at the same time in the midst of a master planning process which includes a potential historic district.

For these reasons, we recommend that the request for a variance be denied.

Thank you for your consideration.

Hilary Bassett
Executive Director
Greater Portland Landmarks, Inc.
93 High Street
Portland, ME 04101
www.portlandlandmarks.org
207 774-5561 ext 101



City of Portland Zoning Board of Appeals

October 9, 2013

Liv Chase
Brent Adler
PO Box 15372
Portland, ME 04112

Dear Ms. Chase & Mr. Adler,

Your Variance Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, October 17, 2013 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 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 processing fee, legal ad and the notices for the appeal. 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: 0000-1799 | Applicant: SUNNY TIMES SOLAR, LLC |
| Project Name: 48 HANCOCK ST | Location: 48 HANCOCK ST |
| CBL: 020 D012001 | Application Type: Variance |
| Invoice Date: 10/09/2013 | |

| | | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|--|-------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due | | Payment Due Date |
| \$100.00 | | \$100.00 | | \$194.95 | | \$0.00 | | \$194.95 | | On Receipt |

First Billing

| | | |
|---|---|-----------------|
| Previous Balance | - | \$100.00 |
| Payment Received 9/30/2013 - Thank you | - | \$100.00 |

| Fee Description | Qty | Fee/Deposit Charge |
|----------------------------|--------------------------------|--------------------|
| Processing Fee | 1 | \$50.00 |
| Notices - ZBA | 79 | \$59.25 |
| Legal Advertisements - ZBA | 1 | \$85.70 |
| | | \$194.95 |
| | Total Current Fees: | +\$194.95 |
| | Total Current Payments: | -\$0.00 |
| | Amount Due Now: | \$194.95 |

 Detach and remit with payment

CBL 020 D012001
Bill to: SUNNY TIMES SOLAR, LLC
 PO BOX 15372
 PORTLAND, ME 04112

Application No: 0000-1799
Invoice Date: 10/09/2013
Invoice No: 43005
Total Amt Due: \$194.95
Payment Amount:

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

| | |
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| Application No: 0000-1799 | Applicant: SUNNY TIMES SOLAR, LLC |
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| CBL: 020 D012001 | Application Type: Variance |
| Invoice Date: 09/30/2013 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| 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 | Fee/Deposit Charge |
|--------------------------------|------------|---------------------------|
| Appeal Application Fee | 1 | \$100.00 |
| | | <u>\$100.00</u> |
| Total Current Fees: | + | \$100.00 |
| Total Current Payments: | - | \$100.00 |
| Amount Due Now: | | \$0.00 |

CBL 020 D012001
Bill to: SUNNY TIMES SOLAR, LLC
 PO BOX 15372
 PORTLAND, ME 04112

Application No: 0000-1799
Invoice Date: 09/30/2013
Invoice No: 42762
Total Amt Due: \$0.00
Payment Amount:

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, MAINE

Department of Building Inspections

Original Receipt

Sept 30 2013

Received from Sunny Times Solar LLC

Location of Work 48 Hancock St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.00

Building (I1) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other ZBA - Variance Approved

CBL: 20-D-12

Check #: 411 Total Collected \$ 100

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 10/7/2013 11:49 AM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda oct 11.pdf

Hi Ann,

All set to publish your ad on Friday, October 11.
The cost is \$171.40 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
295 Gannett Drive
South Portland, ME 04106
Tel. 207-791-6157
Fax: 207-791-6910
Email: jjensen@mainetoday.com

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, October 07, 2013 10:04 AM
To: classified
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, October 11, 2013.

Thank you.

Ann

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

IN THE VICINITY OF 48 HANCOCK ST

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Variance Appeal:

48 Hancock Street, Sunny Time Solar, LLC, buyer, Tax Map 020, Block D, Lot 012, B-2b Business Zone: 48 Hancock Street is an existing two story, two family building that is nonconforming to setbacks. The applicant is proposing to demolish the two story building and build a new four story building in the same footprint. The appellant is seeking a variance from section 14-436(b) to expand the existing floor area 200 percent of the first floor footprint instead of the allowable 80 percent expansion of the first floor footprint and to raise the existing roof an additional two stories instead of the additional one story allowed. Representing the appeal are the buyers.

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

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| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|--|---|-------------------|-------|
| 017 G007001 | MONTFORT HOUSING LIMITED PARTNERSHIP | PO BOX 3879 PORTLAND, ME 04104 | 37 FORE ST | 140 |
| 017 G035001 | WASHINGTON SQUARE HOME OWNERS ASSOCIATION | 16 PONCE ST PORTLAND, ME 04101 | 196 CONGRESS ST | 1 |
| 017 G059001 | REYES ELIAS & GRACIELA PERAZA JTS | 65 MOUNTFORT ST PORTLAND, ME 04102 | 65 MOUNTFORT ST | 1 |
| 017 G060001 | BALLANTINE HAZEL M WID KW | 63 MOUNTFORT ST PORTLAND, ME 04101 | 63 MOUNTFORT ST | 1 |
| 017 G061001 | FONGEMIE KIRK M & JENNIFER M MICOLEAU JTS | 61 MOUNTFORT ST PORTLAND, ME 04101 | 61 MOUNTFORT ST | 1 |
| 017 G062001 | BAILEY KENNETH P & JANICE K BAILEY JTS | 59 MOUNTFORT ST PORTLAND, ME 04101 | 59 MOUNTFORT ST | 1 |
| 017 G063001 | FORD ANDY H | 57 MOUNTFORT ST PORTLAND, ME 04101 | 57 MOUNTFORT ST | 1 |
| 017 G064001 | PALOSKY LEWIS E TRUSTEE & LINDA T TRUSTEE | 49 CERES ST PORTSMOUTH, NH 03801 | 55 MOUNTFORT ST | 1 |
| 017 G065001 | BRETT NANCY | PO BOX 47 WATERFORD, ME 04088 | 53 MOUNTFORT ST | 1 |
| 020 A002001 | KAYEIGHT HOUSE ASSOCIATES | 261 GORHAM RD SOUTH PORTLAND, ME 04106 | 248 CONGRESS ST | 60 |
| 020 A004001 | KAYEIGHT HOUSING | 248 CONGRESS ST PORTLAND, ME 04101 | 101 INDIA ST | 1 |
| 020 A005001 | ENGINE HOUSE LLC | 83 WEST ST PORTLAND, ME 04102 | 97 INDIA ST | 1 |
| 020 A006001 | SUNENBLICK STEPHEN P & MARY BETH HAYWOOD JTS | 6 PINE ST SOUTH PORTLAND, ME 04106 | 95 INDIA ST | 1 |
| 020 A007001 | SUNENBLICK STEPHEN | 6 PINE ST SOUTH PORTLAND, ME 04106 | 63 FEDERAL ST | 1 |
| 020 A008001 | MAPS | PO BOX 772 HOULTON, ME 04730 | 105 INDIA ST | 1 |
| 020 B001001 | NAPOLITANO JOSEPH B | 24 MOUNTFORT ST # 3 PORTLAND, ME 04101 | 24 MOUNTFORT ST | 3 |
| 020 B002001 | PORT VIEW CORPORATION | 65 NEWBURY ST PORTLAND, ME 04101 | 65 NEWBURY ST | 2 |
| 020 B003001 | NAPOLITANO JOSEPH B | 24 MOUNTFORT ST # 3 PORTLAND, ME 04101 | 6 FEDERAL ST | 1 |
| 020 B004001 | MORAN MARK A & SHEILA M MORAN JTS | 17 FORESIDE COMMON FALMOUTH, ME 04105 | 69 NEWBURY ST | 1 |
| 020 B005001 | COMMITTEE TO RESTORE THE ABYSSINIAN CHURCH | 73 NEWBURY ST PORTLAND, ME 04101 | 73 NEWBURY ST | 5 |
| 020 B007001 | BOOKER JOHN L | 77 NEWBURY ST PORTLAND, ME 04101 | 77 NEWBURY ST | 1 |
| 020 B008001 | FOURNIER LOUIS G JR | 81 NEWBURY ST PORTLAND, ME 04101 | 81 NEWBURY ST | 3 |
| 020 B009001 | FOURNIER LOUIS G JR | 81 NEWBURY ST PORTLAND, ME 04101 | 18 FEDERAL ST | 1 |
| 020 B010001 | RUOTOLO GUISEPPI & ASSUNTA JTS | 83 NEWBURY ST PORTLAND, ME 04101 | 83 NEWBURY ST | 1 |
| 020 B011001 | FRANCO PROPERTIES LLC | 391 CAPISIC ST PORTLAND, ME 04102 | 26 FEDERAL ST | 3 |
| 020 B012001 | MURRAY LEONORA C WID WWII | 17 GARLAND AVE MALDEN, MA 02148 | 87 NEWBURY ST | 1 |
| 020 B013001 | ADLER BRENT L & SUNNY TIME SOLAR LLC | PO BOX 15372 PORTLAND, ME 04112 | 49 HANCOCK ST | 6 |
| 020 B014001 | CATAMONT PROPERTIES LLC | 30 LEDGEWOOD DR FALMOUTH, ME 04105 | 45 HANCOCK ST | 5 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|---|----------------------|-------|
| 020 B015001 | FRANCO PROPERTIES LLC | 391 CAPISIC ST PORTLAND, ME 04102 | 89 NEWBURY ST | 2 |
| 020 B016001 | GERMAINE ANDREW NEIL & NEIL W GERMAINE JTS | 138 DOROTHY ST PORTLAND, ME 04103 | 95 NEWBURY ST | 2 |
| 020 B017001 | GRAVES ELIZABETH S | 97 NEWBURY ST PORTLAND, ME 04101 | 97 NEWBURY ST | 2 |
| 020 B018001 | WATERBURY NATHAN | 16 FEDERAL ST PORTLAND, ME 04101 | 16 FEDERAL ST | 1 |
| 020 C001001 | 70-72 NEWBURY ST LLC | 47 INDIA ST STE B PORTLAND, ME 04101 | 62 NEWBURY ST | 1 |
| 020 C002001 | FORSLEY FRED | 12 MOUNTFORT ST PORTLAND, ME 04104 | 12 MOUNTFORT ST | 2 |
| 020 C005001 | 70-72 NEWBURY ST LLC | 47 INDIA ST STE B PORTLAND, ME 04101 | 70 NEWBURY ST | 7 |
| 020 C009001 | SHIPYARD BREWING COMPANY LIMITED LIABILITY COMPANY | 86 NEWBURY ST PORTLAND, ME 04102 | 127 FORE ST | 1 |
| 020 C010001 | CHAPIN REALTY LLC | 10 MORGAN DR STE 1A LEBANON, NH 03766 | 147 FORE ST | 179 |
| 020 D001001 | HARDY TIM J | 18 FERN AVE OLD ORCHARD BEACH, ME 04064 | 50 HANCOCK ST | 3 |
| 020 D002001 | FILIPOS DAVID P | 36 FEDERAL ST # 3 PORTLAND, ME 04101 | 36 FEDERAL ST | 3 |
| 020 D008001 | SUNNY TIME SOLAR LLC | PO BOX 15372 PORTLAND, ME 04112 | 52 FEDERAL ST | 3 |
| 020 D009001 | JUBILACION LLC | 1090 NORTH RD NORTH YARMOUTH, ME 04097 | 56 FEDERAL ST | 6 |
| 020 D010001 | DASHA LLC | PO BOX 7412 PORTLAND, ME 04112 | 85 INDIA ST | 2 |
| 020 D011001 | 44 FEDERAL STREET LLC | 4646 NORTH HERMITAGE CHICAGO, IL 60640 | 44 FEDERAL ST | 1 |
| 020 D01100A | NAZOR HUGH R & LINDA J MURNIK JTS | 50 FEDERAL ST PORTLAND, ME 04101 | 50 FEDERAL ST UNIT A | 1 |
| 020 D01100B | DESJARDINS PAUL & MARIA DESJARDINS JTS | 48 FEDERAL ST PORTLAND, ME 04101 | 48 FEDERAL ST UNIT B | 1 |
| 020 D01100C | GRISWOLD JOHN & ZDENKA S GRISWOLD JTS | 46 FEDERAL ST PORTLAND, ME 04101 | 46 FEDERAL ST UNIT C | 1 |
| 020 D01100D | ROSE STEPHEN M & WILMA ROSE JTS | 44 FEDERAL ST PORTLAND, ME 04101 | 44 FEDERAL ST UNIT D | 1 |
| 020 D01100E | PENLEY RICHARD H & WENDY E PENLEY JTS | PO BOX 34 PARIS, ME 04271 | 42 FEDERAL ST UNIT E | 1 |
| 020 D01100F | LONG MICHAEL C & DOROTHY C LONG | 40 FEDERAL ST PORTLAND, ME 04101 | 40 FEDERAL ST UNIT F | 1 |
| 020 D01100G | BAGG PETER VN VET & PATRICIA BAGG | 38 FEDERAL ST PORTLAND, ME 04101 | 38 FEDERAL ST UNIT G | 1 |
| 020 D012001 | SMALLEY ROLAND A JR | 73 WALL ST PORTLAND, ME 04103 | 48 HANCOCK ST | 2 |
| 020 D013001 | VILLAGE CAFE INC | PO BOX 487 CUMBERLAND, ME 04021 | 40 HANCOCK ST | 1 |
| 020 D022001 | MONAGHAN ELIZABETH G & KURT NIELSEN JTS | 4 SEA STAR LN CAPE ELIZABETH, ME 04107 | 123 NEWBURY ST | 2 |
| 020 D023001 | CLARKE LINDSAY B & LAURENCE W CLARKE JTS | 125 NEWBURY ST PORTLAND, ME 04101 | 125 NEWBURY ST | 2 |
| 020 D024001 | DOMINIC REALI REALTY LLC | 312 ST JOHN ST 2ND FL PORTLAND, ME 04102 | 71 INDIA ST | 1 |
| 020 D025001 | POMROY BETTY A | PO BOX 432 WESTBROOK, ME 04098 | 66 FEDERAL ST | 2 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|--|-----------------------|-------|
| 020 D029001 | DOMINIC REALI REALTY LLC | 312 ST JOHN ST PORTLAND , ME 04102 | 129 NEWBURY ST | 1 |
| 020 D031001 | DOMINIC REALI REALTY LLC | 312 ST JOHN ST PORTLAND , ME 04102 | 71 INDIA ST | 1 |
| 020 D032001 | VILLAGE CAFE INC | PO BOX 487 CUMBERLAND , ME 04021 | 113 NEWBURY ST | 1 |
| 020 E009001 | THE VILLAGE AT OCEANGATE LLC | 2730 TRANSIT RD WEST SENECA, NY 14224 | 1 MIDDLE ST | 82 |
| 020 E019001 | BARTLETT ISLAND LLC | 67 INDIA ST PORTLAND , ME 04101 | 67 INDIA ST | 1 |
| 020 E020001 | MAHC INC | 28 PORTLAND AVE OLD ORCHARD BEACH, ME 04064 | 65 INDIA ST | 1 |
| 020 E021001 | PEARL PROPERTIES LLC | 198 TUTTLE RD CUMBERLAND , ME 04021 | 61 INDIA ST | 2 |
| 020 E022001 | PEARL PROPERTIES LLC | 198 TUTTLE RD CUMBERLAND , ME 04021 | 57 INDIA ST | 1 |
| 020 E023001 | ANDREW HILARY E J & STEPHEN ANDREW JTS | 25 MIDDLE ST PORTLAND , ME 04101 | 25 MIDDLE ST | 1 |
| 020 E026001 | INDIA & MIDDLE LLC | 47 INDIA ST STE B PORTLAND, ME 04101 | 47 INDIA ST | 1 |
| 020 F001001 | OCEAN GATEWAY GARAGE LLC | 1270 SOLDIERS FIELD RD BRIGHTON, MA 02135 | 167 FORE ST | 1 |
| 020 F002001 | EIGHT MIDDLE LAND COMPANY | 86 NEWBURY ST PORTLAND, ME 04101 | 8 MIDDLE ST | 1 |
| 020 F021001 | MICUCCI RICHARD G & SHERENE M BERNIER | 11 CANTERBURY LN FALMOUTH , ME 04105 | 45 INDIA ST | 1 |
| 020 F027001 | MICUCCI BROTHERS INC | 45 INDIA ST PORTLAND, ME 04101 | 37 INDIA ST | 1 |
| 028 D014001 | ENGELMAINE LLC | PO BOX 16028 PORTLAND, ME 04101 | 98 INDIA ST | 8 |
| 028 D025001 | GOODHUE R KIRK | PO BOX 15161 PORTLAND , ME 04112 | 73 FEDERAL ST | 3 |
| 028 D026001 | SUNENBLICK STEPHEN P | 6 PINE ST SOUTH PORTLAND, ME 04106 | 69 FEDERAL ST | 1 |
| 028 J002001 | ROMAN CATHOLIC BISHOP OF PORTLAND | 510 OCEAN AVE PORTLAND, ME 04103 | 78 FEDERAL ST | 1 |
| 028 J003001 | ROMAN CATHOLIC BISHOP OF PORTLAND | 510 OCEAN AVE PORTLAND, ME 04103 | 72 FEDERAL ST | 1 |
| 028 J006001 | INDIA STREET PROPERTIES LLC | 72 SANDY POINT RD YARMOUTH, ME 04096 | 78 INDIA ST | 6 |
| 028 J011001 | NEWBURY TEMPLE LLC | 151 NEWBURY ST PORTLAND , ME 04101 | 145 NEWBURY ST | 1 |
| 028 J013001 | MCINTYRE MARK A | 244 BEECH RIDGE RD SCARBOROUGH , ME 04074 | 76 INDIA ST | 2 |
| 028 J014001 | SILVERSTEIN LESLIE S | 139 NEWBURY ST PORTLAND, ME 04101 | 139 NEWBURY ST | 3 |
| 028 J015001 | NEW EAST INDIA COMPANY LLC | 137 NEWBURY ST # 1 PORTLAND, ME 04101 | 137 NEWBURY ST UNIT 1 | 1 |
| 028 J015002 | BROAD COVE CONTRACTORS LIMITED | 4299 SHORE RD WEST PARKER'S COVE NOVA SCOTIA, | 137 NEWBURY ST UNIT 2 | 1 |
| 028 J015003 | ERIKSON PATRICIA P | 29 GREENWOOD ST PEAKS ISLAND, ME 04108 | 137 NEWBURY ST UNIT 3 | 1 |
| 028 J015004 | BROWN CHARLES B | 83 SHERMAN ST # 3 PORTLAND, ME 04101 | 137 NEWBURY ST UNIT 4 | 1 |
| 028 J017001 | MCINTYRE MARK A | 244 BEECHRIDGE ROAD SCARBOROUGH, ME 04074 | 143 NEWBURY ST | 1 |

10/04/2013

SITE PLAN APPLICATION ID: 1799 48 HANCOCK ST

8:37 AM

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---------------------|---|-------------------|-------|
| 028 P008001 | SIXTY-TWO INDIA LLC | PO BOX 361 SOUTH FREEPORT , ME 04078 | 62 INDIA ST | 1 |
| 028 P015001 | PORT CITY GLASS INC | 50 INDIA ST PORTLAND, ME 04101 | 50 INDIA ST | 1 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|--------------|-------|-----------------------|-------------------|-------|
| Total Listed | 86 | UNITS | 607 | |
