

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Philip Saucier-chair  
Sara Moppin  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz

July 20, 2010

Mark Adelson  
Portland Housing Authority  
14 Baxter Boulevard  
Portland, ME 04101

RE: 70-86 Oxford Street  
CBL: 022 H001  
ZONE: R-6

Dear Mr. Adelson:

At the July 15, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the disability variance appeal to reduce the front yard setback to eight feet, ten inches. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of July 15, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

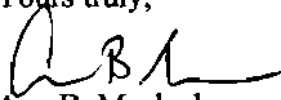
You will also find an invoice for \$182.85 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the disability variance appeal to reduce the front setback to eight feet, ten inches was approved, the building permit to build the new handicap ramp (#10-0470) will be moved forward in the review process. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within six months of the date of the hearing, July 15, 2010, referenced under section 14-473(e), or the Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a stylized flourish at the end.

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

Cc. file

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk

**From:** Marge Schmuckal, Zoning Administrator

**Date:** July 20, 2010

**RE:** Action taken by the Zoning Board of Appeals on July 15, 2010.

**Members Present:** Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

**Members Absent:** Gordon Smith

#### **1. New Business:**

##### **A. Disability Variance Appeal:**

70 – 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect. **The Board voted 4-0 to grant the disability variance appeal allowing the applicant to reduce the front yard setback to eight feet, ten inches to install a handicap ramp.**

##### **B. Practical Difficulty Variance Appeal:**

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to reduce the front yard setback to eighteen feet in order to build a farmer's porch.**

##### **C. Disability Variance Appeal:**

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son. **The Board voted 4-0 to grant the disability variance appeal allowing the applicants to reduce the front yard setback to three feet and the side yard setback to six feet in order to install a handicap ramp with the condition that the ramp be removed when no longer needed by the household member.**

**D. Variance Appeal:**

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

**E. Practical Difficulty Variance Appeal:**

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicant to have the required parking space for a proposed accessory dwelling unit be located within the required front yard setback.**

**F. Conditional Use Appeal:**

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the conditional use appeal to allow the applicant to add an accessory dwelling unit.**

**Enclosure:**

Decision for Agenda from July 15, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

members present; Jill Hunter - SARA Moppin - Bill Getz  
Philip Sauer  
CITY OF PORTLAND, MAINE  
Acting Sec.

## ZONING BOARD OF APPEALS

member Absent - Gordon Smith

### APPEAL AGENDA

called to order at 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, July 15, 2010 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. Disability Variance Appeal:

4-Ø  
Granted

70 - 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect.

##### B. Practical Difficulty Variance Appeal:

4-Ø  
Granted

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking.

##### C. Disability Variance Appeal:

4-Ø  
Granted  
with conditions

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son.

Variances only last as long as the owner of the property requires handicap access.

##### D. Variance Appeal:

Accepted  
4-Ø  
Withdrawn

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School.

4-0  
Granted  
**E. Practical Difficulty Variance Appeal:**

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016,

R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

4-0  
Granted  
**F. Conditional Use Appeal:**

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016,

R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling.

Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

2. Adjournment: — 7:45

# **CITY OF PORTLAND, MAINE**

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## **ZONING BOARD OF APPEALS**

### **Disability Variance Appeal**

#### **DECISION**

Date of public hearing: July 15, 2010

Name and address of applicant: Portland Housing Authority  
14 Baxter Blvd.  
Portland, Maine 04101

Location of property under appeal: 25 Boyd Street

#### **For the Record:**

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

*Steve Thomas architect*

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

*Summary of application*

Findings of Fact and Conclusions of Law:

Applicant is seeking a variance for a handicap ramp. The front yard setback in the R-6 zone is ten feet (10'). The applicant is seeking a variance for the ramp because it would result in a setback of eight feet ten inches (8'10").

Disability Variance standard pursuant to Portland City Code §14-473(c)(2):

1. The variance is for the purpose of making the property accessible to a person with a disability who is living on the property. "Disability" has the same meaning as a physical or mental handicap under 5 M.R.S.A. Section 4553, which is "any disability, infirmity, malformation, disfigurement, congenital defect or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions or illness, and includes the physical or mental condition of a person that constitutes a substantial disability as determined by a physician or, in the case of mental disability, by a psychiatrist or psychologist, as well as any other health or sensory impairment that requires special education, vocational rehabilitation or related services."

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts: *4 approved.*

2. Any variance granted under this subsection shall be solely for the installation of equipment or the construction of structures necessary for access to or egress from the property by the person with the disability.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts: *Testimony and + plans*



**Conclusion:** (check one)

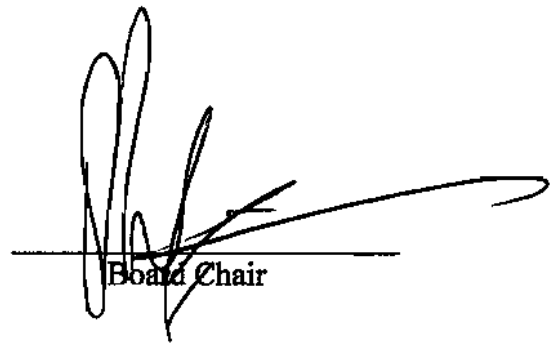
☒ Option 1: The Board finds that the standards described above have been satisfied and therefore GRANTS the application.

3. ☐ Option 2: The Board finds that while the standard described above has 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: (Note that the board may limit the variance to the duration of the disability or to the time that the person with the disability lives on the property).

4 approved

☐ Option 3: The Board finds that the standard described has NOT been satisfied and therefore DENIES the application.

Dated: 7/15/10

  
Board Chair



## CITY OF PORTLAND

### CERTIFICATE OF DISABILITY VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15th day of July, 2010, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Portland Housing Authority**
2. **Property: 25 Boyd Street, Portland, ME CBL: 022-H-001**  
Cumberland County Registry of Deeds, Book 8541 Page 1  
Last recorded deed in chain of Title: November 1, 1988
3. **Variance and Conditions of Variance:**  
To grant relief from section 14-139(D)(1) of the Land Use Zoning Ordinance which requires a minimum ten foot front yard setback and thereby allowing an approximate eight foot ten inch front yard setback to install a handicap ramp in the R-6 Residential Zone.

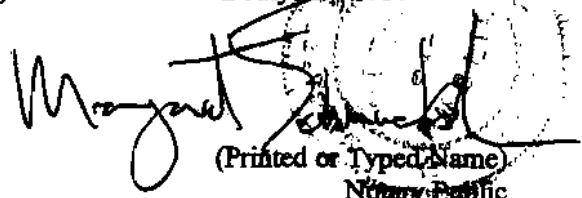
IN WITNESS WHEREOF, I have hereto set my hand and seal this 15th day of July, 2010

  
Chair of  
City of Portland Zoning Board,

Philip Saucier (Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on July 15, 2010:

  
(Printed or Typed Name)  
Notary Public

Margaret Schmuckal

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.



City of Portland, Maine  
Planning and Development Department  
Zoning Board of Appeals  
Disability Variance Appeal Application

Applicant Information:

Name

Portland Housing Authority

Business Name

14 Baxter Blvd.

Address

Portland, ME 04101

Telephone

773-4753

Fax

761-5886

Applicant's Right, Title or Interest in Subject Property:

owner

(e.g. owner, purchaser, etc.):

Current Zoning Designation:

R-6

Existing Use of Property:

Residential - Rental

HUD - Public Housing

10 Unit Apartment Bld.

Subject Property Information:

Property Address

25 Boyd St. (70-86 Old St.)

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone

Fax

Variance from Section 14 -

473(c)(2)

RECEIVED

JUN - 7 2010

Dept. of Building Inspections  
City of Portland Maine

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above described and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Man B. Gilson

Signature of Applicant

6-4-10

Date

## Disability Variance Application

### WARNING

This application contains health care information and is CONFIDENTIAL, pursuant to 22 M.R.S.A., § 1711-C (Confidentiality of Health Care Information) and 1 M.R.S.A., § 402(3) (Freedom of Access Law).

THE MEDICAL INFORMATION CONTAINED HEREIN MAY NOT BE DISCLOSED TO ANY PERSON WITHOUT THE WRITTEN CONSENT OF THE PATIENT.

The Board of Appeals is authorized to grant disability variances by 30-A M.R.S.A., §4-A and Port Municipal Code §14-473 (c)(2).

1. What is the nature of the disability which supports the request for a variance?

25 Boyd ST is a 10 unit public Housing property. Apartment #1 & 2 were originally constructed in 1972 as handicapped accessible dwellings. However, the ramps do not meet Uniform Federal Accessibility Standards and need to be replaced.

2. Does the disability constitute a physical or mental handicap as defined by 5 M.R.S.A., §4553?

Yes \_\_\_\_\_ No \_\_\_\_\_

PHA is requesting a permanent disability variance for the ramp to be constructed. PHA is required to have 50 apartments that are fully accessible to physically handicapped residents.

3. Does the person with the disability reside in the dwelling?

Yes \_\_\_\_\_ No ☒

At this time, the residents in these apartments do not require fully accessible apartments. We anticipate they will be occupied by handicapped tenants in the future.

- 
4. Is the variance which is requested restricted solely to the installation of equipment or the construction of structures\* necessary for access to or egress from the dwelling by the person with the disability?

Yes ✓ No           

Construction of an exterior handicapped ramp.

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#### Conditions

The Board may impose conditions on the variance, including limiting the term of the variance to the duration of the disability or the time that the person with the disability lives in the dwelling.

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\* The phrase "structure necessary for access to or egress from the dwelling" includes railing, wall or roof systems necessary for the safety or effectiveness of the structure.

**PORTLAND HOUSING AUTHORITY**  
14 BAXTER BOULEVARD, PORTLAND, ME 04101-1822

[www.porthouse.org](http://www.porthouse.org)

Administrative Office (207) 773-4753 TDD (207) 774-2570

Fax (207) 774-6471

Maintenance (207) 774-2815

Mark B. Adelson  
Executive Director  
And Secretary

Deputy Executive  
Director

June 7, 2010

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

Dear Board Members,

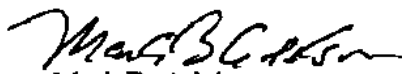
The Portland Housing Authority is requesting a permanent disability variance to construct a handicapped ramp at 25 Boyd Street. As designed, the ramp will encroach on the required setback approximately 4" on the westerly end and approximately 14" on the easterly end.

25 Boyd Street is a 10 unit public housing rental property owned and managed by the Portland Housing Authority. When the building was originally constructed in 1972, apartments #1 and #2 were designed to be handicapped accessible. However, the original ramps do not meet ADA or Uniform Federal Accessibility Standards (UFAS) and need to be replaced. This was brought to our attention by HUD during an EEO/Section 504 evaluation in February 2009. PHA is required to have 5% or 50 of our public housing units fully accessible to physically handicapped residents. Apartments #1 and #2 meet the federal standards in all ways other than the exterior ramp. Replacing the existing ramp is a condition of compliance that PHA must meet.

At this time, the residents in these apartments do not require fully accessible units. The husband of the tenant in #2 required a fully accessible unit when they moved in. He has since passed away. The tenant in apartment #1 is disabled, but does not require the use of a ramp. HUD regulations permit housing authorities to rent accessible units to non-disable tenants as long as there is no one on the waiting list at that time in need of an accessible unit. We fully expect these apartments to be rented to physically disabled tenants in the future.

Please don't hesitate to contact me if you need additional information. Thank you for your consideration.

Sincerely,



Mark B. Adelson  
Executive Director

COMMISSIONERS:  
MARYANN CARROLL, Chairperson  
FAITH MCLEAN, Vice Chairperson

CLIFFORD GINN, Commissioner  
TOM VALLEAU, Commissioner  
KATHERINE DURGERIAN, Commissioner

SHIRLEY PETERSON, Commissioner  
ROBYN TUCKER, Commissioner

057392

PK 8541 PG 0001

# Declaration of Trust (Grant Projects)

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing



Whereas PORTLAND HOUSING AUTHORITY

(herein called the "Public Housing Agency (PHA)", a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the State of Maine, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of June 30, 1964 (herein called the "Annual Contributions Contract") providing for a grant to be made by HUD to assist the PHA in financing (a) lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust the Annual Contributions Contract covers certain lower income housing in the City of Portland, County of Cumberland, State of Maine which will provide approximately 370 dwelling units; and which lower income housing will be known as

[Project No. ME36P003908-2 and ME36P003907-2

Project No. ME 3-8 with approximately 150 dwelling units,

Project No. ME 3-2 with approximately 46 dwelling units,

and Project No. ME 3-3 with approximately 24 dwelling units); and

\* ME 3-5 and/or 100 units and ME 3-10 50 units

Whereas, each Project and/or acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in the

City of Portland, County of Cumberland,  
State of Maine, To Wit:

See legal description attached hereto:

(\* Includes 25 Bayd)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public rights-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The enforcement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public rights-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest herein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project(s) in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 12th day of October, 19 88.

(Seal)

SEAL

Attest:

PORTLAND HOUSING AUTHORITY

*[Signature]*

Secretary

*[Signature]*

By:

Chairman

082541260002

STATE OF MAINE  
Cumberland, ss.

October 28, 1988

Then personally appeared the above-named JOHN A. WHIPPLE, Chairman of the PORTLAND HOUSING AUTHORITY, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Portland Housing Authority.

Before me,

Martha Alexis Hurd  
NOTARY PUBLIC  
Print Name: Martha Alexis Hurd  
Commission expires: 10-16-89

SEAL



\* 3-5

SCHEDULE A

170

\* 3-5 is  
Bayside East  
includes  
25 Bayd ST.

A certain lot or parcel of land situated on the south-westerly side of Mayo Street and the northwesterly side of Oxford Street in the City of Portland, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning at a point on the northwesterly side of Oxford Street, which point is the most southerly corner of land now or formerly of the Mekail Amergian heirs; thence South 67° 09' 14" West along the northwesterly side of Oxford Street, one hundred fifty-two and seventy hundredths (152.70) feet to the intersection of the northwesterly side of Oxford Street with the northeasterly side of Boyd Street; thence North 23° 53' 37" West along the northeasterly side of Boyd Street, one hundred six and seventy hundredths (106.70) feet to the most southerly corner of land now or formerly of Maria Pesce; thence North 66° 24' 23" East along said land of Maria Pesce, one hundred twelve and ten hundredths (112.10) feet to the most easterly corner of said Pesce land; thence North 25° 01' 37" West by said Pesce land and by land now or formerly of Frank P. Briggs, one hundred twenty-five and ninety-one hundredths (125.91) feet to other land of the Portland Housing Authority known as Project ME 3-2; thence North 67° 24' 23" East by said land of the Portland Housing Authority, sixty-six and twelve hundredths (66.12) feet to a point on an arc; thence in a general south-easterly direction along an arc having a radius of forty-two (42) feet, forty-three and sixty-six hundredths (43.66) feet to the southwesterly side of Mayo Street; thence South 25° 03' 24" East along the southwesterly side of Mayo Street, one hundred forty and seventy-four hundredths (140.74) feet to the most northerly corner of land now or formerly of the Mekail Amergian heirs; thence South 67° 09' 14" West along said land of the Amergian heirs, sixty-two (62) feet to the most westerly corner of said land of the Amergian heirs; thence South 25° 03' 24" East by said land of the Amergian heirs, seventy (70) feet to the northwesterly side of Oxford Street and the point of beginning; containing 30,732.850 square feet.

Also another lot or parcel of land situated on the south-easterly side of Oxford Street and the southwesterly side of Mayo Street in said Portland, being more particularly bounded and described as follows:

Beginning at a monument at the intersection of the south-easterly side of Oxford Street with the southwesterly side of Mayo Street; thence South 25° 03' 24" East along the south-westerly side of Mayo Street, two hundred thirty-six and forty hundredths (236.40) feet to the most northerly corner of land now or formerly of Jehovah's Witnesses, Inc.; thence South 69° 19' 36" West along said land of Jehovah's Witnesses, Inc., one hundred ten and seventy-nine hundredths (110.79) feet to the most westerly corner of said land of Jehovah's Witnesses, Inc.; thence South 23° 53' 37" East along said land of Jehovah's Witnesses, Inc. and land now or formerly of Warren and Grace DiPietro, one hundred forty-six and twenty-four hundredths (146.24) feet to the northwesterly side of Cumberland Avenue; thence South 68° 51' 13" West along the northwesterly side of Cumberland Avenue, one hundred nine and ninety-eight hundredths

(109.98) feet to a monument at the intersection of the northwesterly side of Cumberland Avenue with the northeasterly side of Boyd Street; thence North 23° 53' 37" West along the northeasterly side of Boyd Street, three hundred seventy-five and five hundredths (375.05) feet to a monument at the intersection of the northeasterly side of Boyd Street with the southeasterly side of Oxford Street; thence North 67° 09' 14" East along the southeasterly side of Oxford Street, two hundred fifteen and seventy-one hundredths (215.71) feet to the southwesterly side of Mayo Street at the point of beginning; containing 66,714.892 square feet.

Also another certain lot or parcel of land situated on the northwesterly side of Oxford Street and the southwesterly side of Anderson Street in said Portland, and being more particularly bounded and described as follows:

Beginning at a point on the southwesterly side of Anderson Street at the most easterly corner of land now or formerly of Jacob S. Lamport, et al; thence South 22° 45' 26" East by the southwesterly side of Anderson Street, two hundred twenty-eight (228) feet to the intersection of the southwesterly side of Anderson Street with the northwesterly side of Oxford Street; thence South 67° 09' 11" West by the northwesterly side of Oxford Street, one hundred ninety-one and fifty-three hundredths (191.53) feet to a monument at the intersection of the northwesterly side of Oxford Street with the northeasterly side of Smith Street; thence North 24° 12' 56" West along the northeasterly side of Smith Street, two hundred and seventeen hundredths (200.17) feet to the most southerly corner of land now or formerly of Robert W. Dunn; thence North 66° 18' 21" East by said land of Dunn, seventy-nine and eighty-six hundredths (79.86) feet to the most southerly corner of Bronet S. Sanuk, et al; thence North 68° 08' 34" East by said land of Sanuk, et al, thirty-six and eighty-one hundredths (36.81) feet to the most easterly corner of said Sanuk land; thence North 22° 45' 26" West by said Sanuk land, twenty-seven and forty-four hundredths (27.44) feet to said land of Jacob S. Lamport, et al; thence South 67° 14' 34" West by said land of Lamport, et al, eighty (80) feet to the southwesterly side of Anderson Street and the point of beginning; containing 41,153.96 square feet.

Also another lot or parcel of land situated on the southwesterly side of Greenleaf Street and the northwesterly side of Oxford Street in said Portland, and being more particularly bounded and described as follows:

Beginning on the northwesterly side of Oxford Street at a point which is North 67° 09' 11" East, one hundred twenty and thirteen hundredths (120.13) feet from the intersection of the northwesterly side of Oxford Street with the northeasterly side of Anderson Street, which point marks the most easterly corner of land now or formerly of Nicholas DiPietro, et al; thence North 22° 50' 45" West along said land of DiPietro seventy-nine and ninety-two hundredths (79.92) feet to the most northerly corner of said DiPietro land; thence South 67° 09' 11" West by said DiPietro land, forty (40) feet to the most easterly corner of land now or formerly of Beverly Ann Hayden; thence North 22° 45' 26" West by said land of Hayden, one hundred (100) feet to the southeasterly side of Munroe Street; thence

North 22° 42' 43" West, crossing said Munroe Street, fifty (50) feet to the northwesterly side of said Munroe Street; thence South 67° 17' 17" West, eighty and eleven hundredths (80.11) feet to the intersection of the northwesterly side of Munroe Street (now Monroe Court) with the northeasterly side of Anderson Street; thence North 22° 45' 26" West by the northeasterly side of Anderson Street, one hundred sixty and thirty-two hundredths (160.32) feet to the intersection of the northeasterly side of Anderson Street with the southeasterly side of Madison Street; thence North 67° 19' 47" East by the southeasterly side of Madison Street, two hundred thirty-nine and sixty-five hundredths (239.65) feet to the intersection of the southeasterly side of Madison Street with the southwesterly side of Greenleaf Street; thence South 22° 43' 36" East by the southwesterly side of Greenleaf Street, one hundred sixty and fourteen hundredths (160.14) feet to the intersection of the southwesterly side of Greenleaf Street with the northwesterly side of Munroe Street; thence continuing on the same course by the southwesterly side of Greenleaf Street across Munroe Street, fifty (50) feet to the intersection of the southwesterly side of Greenleaf Street with the southeasterly side of Munroe Street; thence continuing on the same course of South 22° 43' 36" East along the southwesterly side of Greenleaf Street, one hundred seventy-nine and fifty-five hundredths (179.55) feet to the intersection of the southwesterly side of Greenleaf Street with the northwesterly side of Oxford Street; thence South 67° 09' 11" West by the northwesterly side of Oxford Street, one hundred nineteen and twenty-four hundredths (119.24) feet to said land of Nicholas DiPietro, et al, to the point of beginning; containing 71,814.13 square feet.

Also a certain lot or parcel of land situated on the southwesterly side of Kellogg Street in said Portland, and being more particularly bounded and described as follows:

Beginning at a point on the southwesterly side of Kellogg Street which is South 36° 49' East, eighty (80) feet from the intersection of the southwesterly side of Kellogg Street with the southeasterly side of Monument Street, which point is the most easterly corner of land of Portland Renewal Authority; thence South 36° 49' East by the southwesterly side of Kellogg Street, three hundred forty (340) feet to a point which is North 36° 49' West, twenty (20) feet from the most northerly corner of land now or formerly of Michael J. Conely; thence South 53° 11' West along a course that is parallel to and twenty (20) feet from the northwesterly side line of said Michael J. Conely land, eighty (80) feet to land now or formerly of Hilda Blunda; thence North 36° 49' West by land of said Hilda Blunda, land now or formerly of Ida C. Tucci, land now or formerly of Ralph Grimaldi, land now or formerly of Antonio DiPietrantonio, land now or formerly of Joseph N. Gorham, land now or formerly of Robert Bowdoin, and land of the Portland Renewal Authority, three hundred forty (340) feet to the most southerly corner of land now or formerly of Eleuterio Guidi; thence North 53° 11' East by said Guidi land and by land of the Portland Renewal Authority, eighty (80) feet to the southwesterly side of Kellogg Street and the point of beginning; containing 27,200 square feet.

Also a certain lot or parcel of land situated on the northeasterly side of Kellogg Street and the southeasterly side of Monument Street in said Portland, and being more particularly bounded and described as follows:

Beginning at a spike set at the intersection of the northeasterly side of Kellogg Street with the southeasterly side of Monument Street; thence North  $57^{\circ} 41'$  East by the southeasterly side of Monument Street, eighty and twenty-five hundredths (80.25) feet to the most westerly corner of land now or formerly of Lee H. Jones; thence South  $36^{\circ} 49'$  East by said land of Jones, by land now or formerly of Guido and Mary Pardi, and land now or formerly of Mary T. Solak, one hundred sixty-six and seventy hundredths (166.70) feet to a stake at the most westerly corner of land now or formerly of Phyllis R. Terroni; thence South  $53^{\circ} 11'$  West by land now or formerly of Mariangela D'Ambri, eighty (80) feet to the northeasterly side of Kellogg Street; thence North  $36^{\circ} 49'$  West along the northeasterly side of Kellogg Street, one hundred seventy-three (173) feet to the southeasterly side of Monument Street and the point of beginning; containing 13,588.0 square feet.

Also another lot or parcel of land situated on the southeasterly side of Lancaster Street and the southwesterly side of Boyd Street in said Portland, and being more particularly bounded and described as follows:

Beginning at a drill hole at the corner formed by the intersection of the southwesterly side of Boyd Street with the southeasterly side of Lancaster Street; thence South  $48^{\circ} 56' 21''$  West by the southeasterly side of Lancaster Street, one hundred fifty-two and ten hundredths (152.10) feet to an iron on the northeasterly side of the Franklin Street Arterial Highway; thence by said Franklin Street Arterial Highway by convex curve to the southeast, having a radius of 2,827.79 feet, a distance of one hundred twelve and seventy-seven hundredths (112.77) feet measured on the arc thereof to an iron set at a point of tangent in said curve; thence continuing by said Franklin Street Arterial Highway South  $48^{\circ} 46' 15''$  East, thirty-one and ninety-eight hundredths (31.98) feet to an iron at the former location of the northwesterly side of Heath Street; thence North  $48^{\circ} 56' 21''$  East by said former northwesterly side of Heath Street, one hundred thirty-eight and fifteen hundredths (138.15) feet to a drill hole in the southwesterly side of Boyd Street; thence North  $42^{\circ} 21' 07''$  West by the southwesterly side of Boyd Street, one hundred forty-three and seventy-five hundredths (143.75) feet to the southeasterly side of Lancaster Street and the point of beginning.

Said above described courses are based on true meridian as determined by the Maine State Highway Commission.

The above described lot is hereby conveyed subject to an easement granted to the City of Portland, dated March 9, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3121, Page 708.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

## LOCATION

Issued to Portland Housing Authority

Date of Issue March 15, 1972

**This is to certify** that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. . has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

### PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

### APPROVED OCCUPANCY

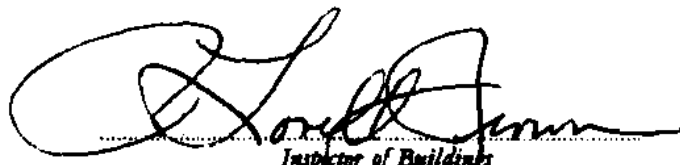
100 Housing Units  
for Project ME 3-5

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

3-5 is Bayside East  
includes 25 Boyd ST.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION Bounded by Boyd, Oxford and Mayo Streets  
and Cumberland Ave.

Issued to Stewart & Williams Construction Co.

Date of Issue November 1, 1971

This is to certify that the building, premises, or part thereof, at the above location, built—~~altered~~  
~~—changed in use or structure~~—, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Building Type A

Buildings 1, 2, 3 and 4

Limiting Conditions:

Without prejudice to framing

APPROVED OCCUPANCY

40-families

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from  
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Building #4 is 25 Bond St.

VERRILL & DANA  
ONE PORTLAND SQUARE

P. O. BOX 886  
PORTLAND, MAINE 04112-0586  
207/774-4000  
TELECOPIER 207/774-7488 OR 774-7884

EDWARD F. DANA  
COUNSEL

ROGER A. PUTNAM  
ROBERT B. WILLIAMSON, JR.  
JOHN A. MITCHELL  
LOUIS A. WOOD  
JOHN L. SULLIVAN  
PETER B. WEBSTER  
HOWARD W. DANA, JR.  
CHARLES R. GOSTREICHER  
MICHAEL T. NEALT  
CHRISTOPHER J. W. COGGESHALL  
CHARLES L. CRASIN  
THOMAS J. VAN NEEB  
ROBERT S. PATTERSON, JR.  
BRUCE W. BERGEN  
ROBERT A. MOORE  
CHARLES A. THURVEY, JR.  
JUDITH M. COBURN

LEWIS D. EPSTEIN  
CHRISTOPHER S. NEALE  
DAVID C. MILLMAN  
JOHN D. DUNCAN  
ANDREW M. MORTON  
WILLIAM S. HERWOOD  
THOMAS A. BURNHOTH  
JAMES S. GOODIN  
ROBERT J. KEACH  
BETH DOBSON  
GREGORY S. FRYER  
GREGORY L. FOSTER  
KURT E. GLAFSEN  
GREGG H. GINN  
WILLIAM C. KIMBLE  
NORMAN R. DELANDER  
BENE R. LIEBY

ROBERT S. FRANK  
JAMES C. PALMER  
MARTIN B. AMICK  
S. CATHERINE LONGLEY  
MARK K. GOODINE  
MATTHEW L. CARAS  
MARY ANN LYNN  
DAVID C. BOWEN, JR.  
RICHARD A. BRANT  
DOUGLAS R. CURRIER  
TIMOTHY S. KEITER  
J. GORDON SCANNELL, JR.  
RICHARD A. BENNETT  
TIMOTHY W. COLLIER  
DEBORAH C. FRIEDMAN

WILLIAM R. SHUMAKER  
MARY LEE MOSELEY  
CHARLES C. BOLIAN  
HERBERT M. FRIEDMAN, JR.  
MARK A. CHAVAREE  
EILEEN M. KING  
RAYMOND A. PELLETER, JR.  
LISA C. SHAPIRO  
LEONARD F. MORLEY, JR.  
ROY S. MCCANDLESS  
ADAM A. KLAUSNER  
ELIZABETH S. ADAMS  
LAURIE C. RADDOCH  
CARL E. RANOUTSCH  
DAVID T. ANDERSON

\* ADMITTED IN CONNECTICUT ONLY

DONALD W. PHILBRICK  
(1995-1996)

AUGUSTA OFFICE  
207/523-3888  
TELECOPIER 207/522-3117  
100 STATE STREET  
P.O. BOX 957  
AUGUSTA, MAINE 04330-0957

YORK COUNTY OFFICE  
207/885-7183  
TELECOPIER 207/885-3857  
LAFAYETTE CENTER  
P.O. BOX 208  
KENNEBUNK, MAINE 04043-0208

January 5, 1989



Peter A. Howe  
Executive Director  
Portland Housing Authority  
211 Cumberland Avenue  
Portland, ME 04101

Re: Declaration of Trust

Dear Peter:

Please find enclosed for your files the Declaration of Trust which was recently recorded in the Cumberland County Registry of Deeds at the request of the Department of Housing and Urban Development.

The document was returned to me after being recorded in said Registry on November 1, 1988 in Book 8541, Page 1.

Please give me a call should you have any questions.

Sincerely,

Christopher J. W. Coggeshall

CJWC/pjt  
Enc.

**PORTLAND HOUSING AUTHORITY**  
14 BAXTER BOULEVARD, PORTLAND, ME 04101-1822

[www.porthouse.org](http://www.porthouse.org)  
Administrative Office (207) 773-4753 TDD (207) 774-2570  
Fax (207) 774-6471  
Maintenance (207) 774-2815

Mark B. Adelson  
*Executive Director  
And Secretary*

*Deputy Executive  
Director*

June 4, 2010

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

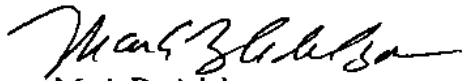
Subject: 25 Boyd Street – Application for Disability Variance

Dear Zoning Board of Appeals,

This letter grants permission to Architect Stephen Thomas of Portland, Maine, to serve as agent for the Portland Housing Authority in regard to its application for a Disability Variance at 25 Boyd Street.

Please contact me if you need additional information.

Sincerely,

  
Mark B. Adelson  
Executive Director

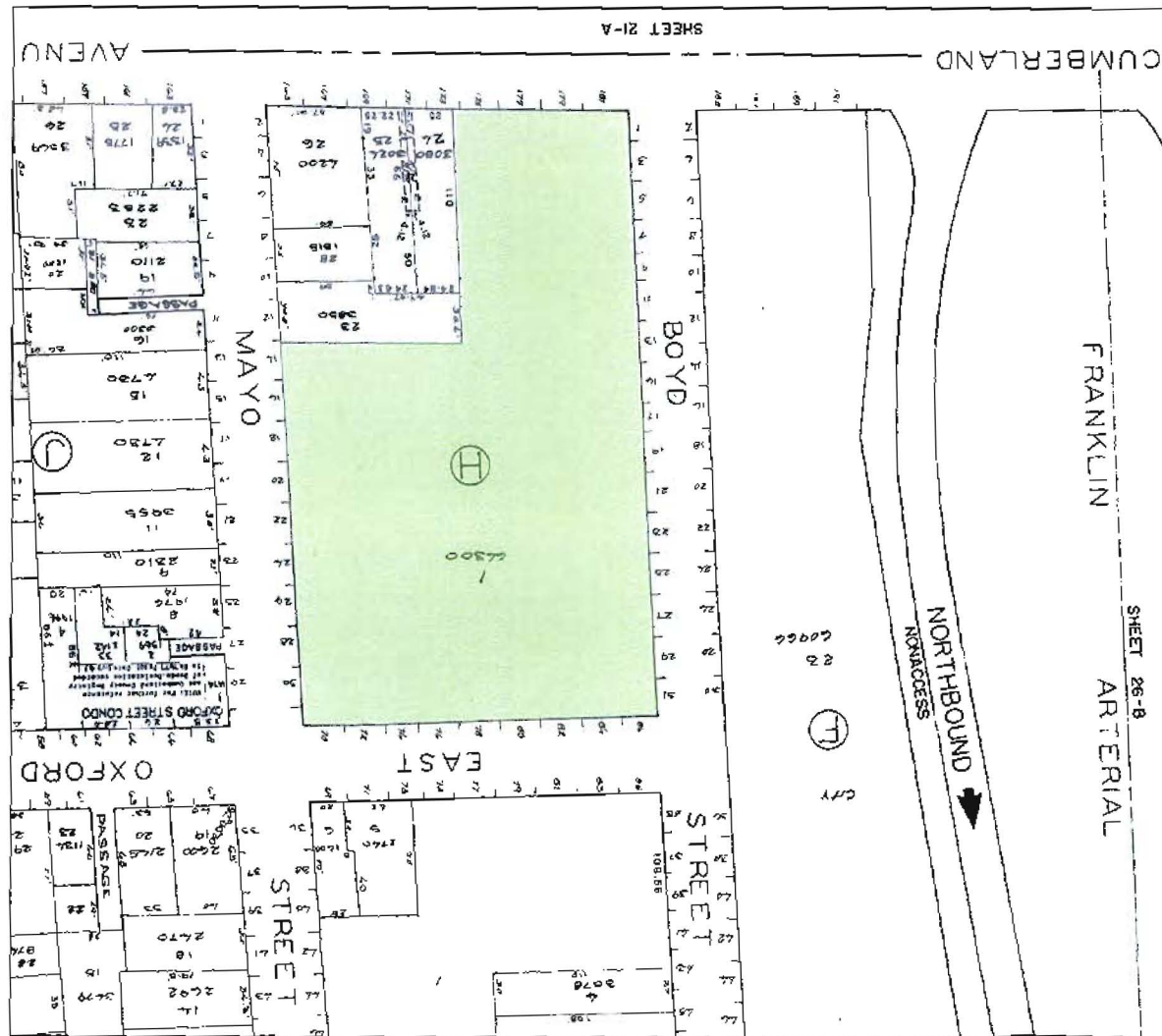
**COMMISSIONERS:**  
MARYANN CARROLL, Chairperson  
FAITH MCLEAN, Vice Chairperson

CLIFFORD GINN, Commissioner  
TOM VALLEAU, Commissioner  
KATHERINE DURGERIAN, Commissioner

SHIRLEY PETERSON, Commissioner  
ROBYN TUCKER, Commissioner

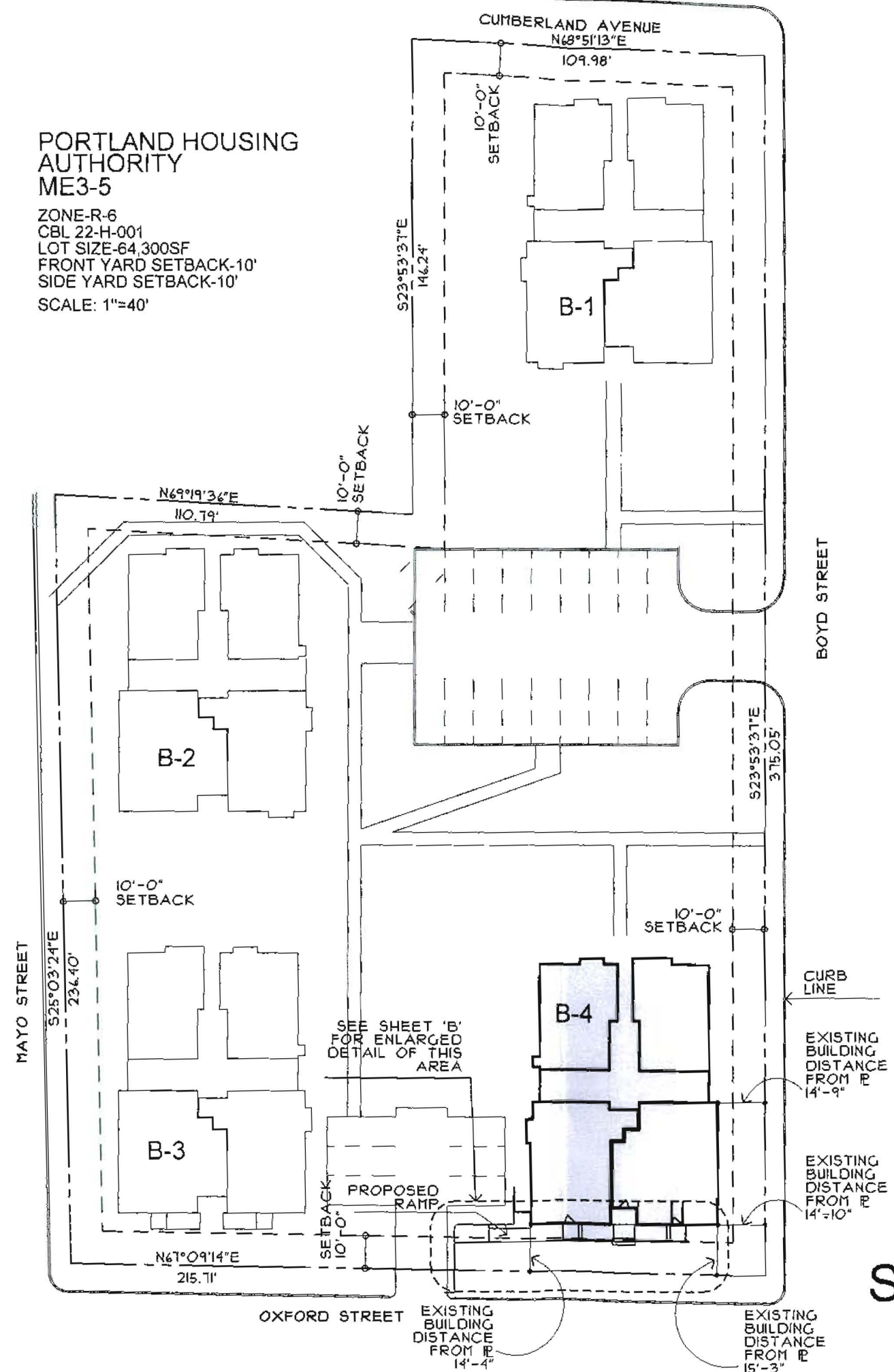


# TAX MAP INFO

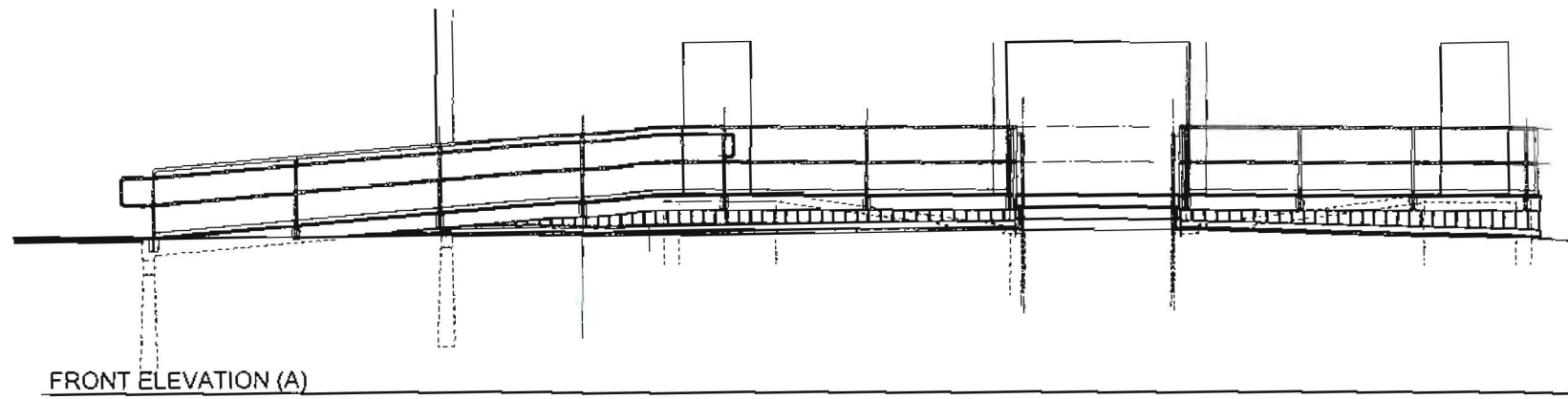


## PORTLAND HOUSING AUTHORITY ME3-5

ZONE-R-6  
CBL 22-H-001  
LOT SIZE-64,300SF  
FRONT YARD SETBACK-10'  
SIDE YARD SETBACK-10'  
SCALE: 1"=40'

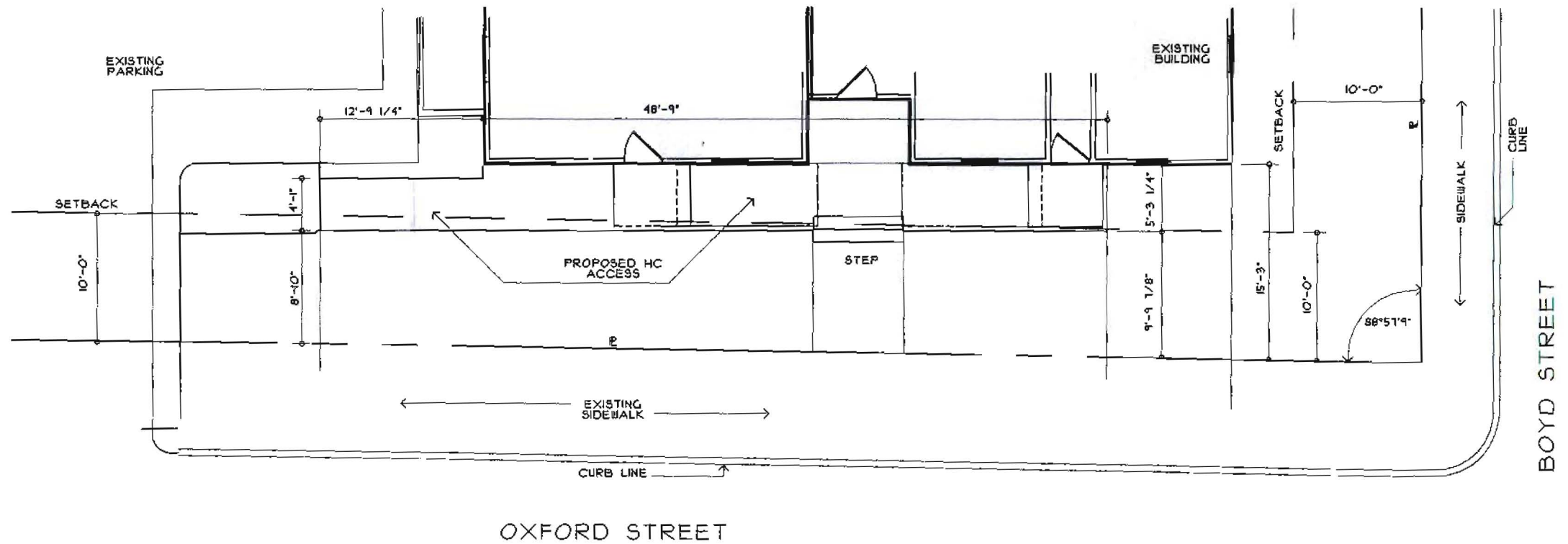


SHEET 'A'



PORTLAND HOUSING  
AUTHORITY ME3-5  
ACCESSIBLE MODIFICATIONS

ZONE-R-6  
CBL 22-H-001  
LOT SIZE-64,300SF  
FRONTYARD SETBACK-10'  
SIDEYARD SETBACK-10'  
SCALE: 1/8"=1'-0"



PLAN OF ACCESSIBLE RAMP

SCALE: 1/8"=1'-0"

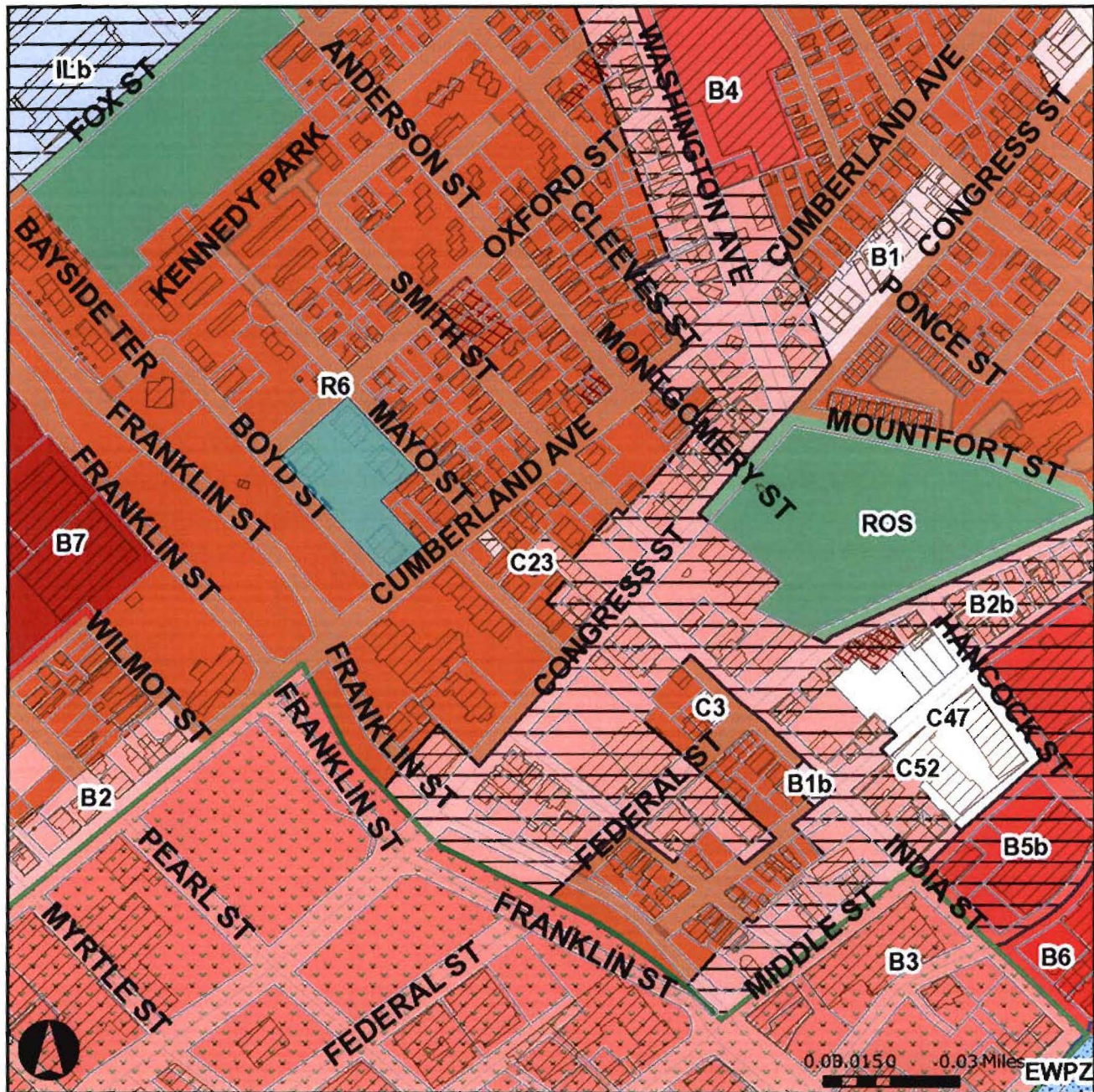








# Map



Parcels

- Interstate
- Streets

Buildings

- Building
- Out Building

Stream Overlay Zone

- Stream\_protection

Island Zoning

- C43
- I-B
- I-TS
- I-R1
- I-R2

Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open
- Space

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31



## City of Portland Zoning Board of Appeals

August 31, 2010

Mark Adelson  
Portland Housing Authority  
14 Baxter Boulevard  
Portland, ME 04101

Dear Mr. Adelson,

Enclosed is the receipt for the payment for the processing fee, notices and legal ad for the Disability Variance Appeal for 70-86 Oxford Street (25 Boyd Street). The fees are now paid in full for the appeal.

The permit (#10-0470) has been issued to build the handicap ramp, but we still have not received a copy of the recorded Certificate of Variance Approval. The Certificate of Variance Approval must be recorded within 90 days of July, 15, 2010, or it will be void, and you will have to go through the appeal process all over again.

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 Zoning Board of Appeals

July 7, 2010

Mark Adelson  
Portland Housing Authority  
14 Baxter Boulevard  
Portland, ME 04101

Dear Mr. Adelson,

Your Disability Variance Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, July 15, 2010 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 legal ad, the notices for the appeal and a processing fee. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland  
MAILING ADDRESS: Room 315  
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



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**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

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Application No: 10-59800001

Statement Date: 07/20/2010

Project Name: 70-86 Oxford Street

Applicant: Portland Housing Authority

Development Type: ZONING DISABILITY VARIANCE

CBL: 022 - H-001-001 70 OXFORD ST

---

**SUMMARY OF OUTSTANDING FEES**

---

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$68.35	\$0.00	\$68.35
NOTICING ZONING BOARD	\$64.50	\$0.00	\$64.50
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
ZONING PROCESSING FEE	\$50.00	\$0.00	\$50.00
<b>Outstanding Charges</b>	<b>\$282.85</b>	<b>\$100.00</b>	<b>\$182.85</b>

---

PA 8/16/10  
# 061845

---

Detach and remit with payment

Application No: 10-59800001

Project Name: 70-86 Oxford Street

Portland Housing Authority  
14 Baxter Boulevard  
Portland, ME 04101

Total Due Now \$182.85  
Amount Remitted \_\_\_\_\_

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



City of Portland

DATE: 6/09/10

TIME: 15:45:04

PZ CASH RECEIPT

PROJECT #: 10-59800001

PROJECT DESC: DISABILITY VARIANCE 70-86 OXFORD STREET

RECEIVED FROM: Portland Housing Authority

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
---	-----	-----	-----
Z1	ZONING BOARD OF APPEALS		100.00
		TOTAL AMOUNT:	100.00

City of Portland

DATE: 8/16/10

TIME: 8:46:09

PZ CASH RECEIPT

PROJECT #: 10-59800001

PROJECT DESC: DISABILITY VARIANCE 70-86 OXFORD STREET

RECEIVED FROM: Portland Housing Authority

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
---	-----	-----	-----
L2	LEGAL AD ZONING BOARD		68.35
N1	NOTICING ZONING BOARD		64.50
ZP	ZONING PROCESSING FEE		50.00
TOTAL AMOUNT:			182.85

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	111 FRANKLIN STREET LLC	PO BOX 7225 PORTLAND, ME 04112	113 FRANKLIN ST	19
	247 CONGRESS STREET LLC	PO BOX 7225 PORTLAND, ME 04112	247 CONGRESS ST	16
	277 CONGRESS LLC	36 LOCUST LN SOUTH BERWICK, ME 03908	277 CONGRESS ST	4
	ADAMSON JERRY F	41 MAYO ST PORTLAND, ME 04101	41 MAYO ST	2
	ADMIN VET AFFAIRS TAX	78 SMITH ST PORTLAND, ME 04101	49 MAYO ST	3
	BAILEY LLOYD H JR	429 SLIGO RD YARMOUTH, ME 04096	145 CUMBERLAND AVE	4
	BAYSIDE EAST LP	510 CUMBERLAND AVE PORTLAND, ME 04101	47 SMITH ST	20
	BERG CARRIE M	13 MAYO ST PORTLAND, ME 04101	13 MAYO ST	1
	BOYD STREET PARTNERS LLC	96 LINDEN TERR BURLINGTON, VT 05401	47 BOYD ST	9
	BRANDT MICHAEL J & MARGARET E ALLEN JTS	28 ANDERSON ST PORTLAND, ME 04101	28 ANDERSON ST	3
	BUTIRI IONEL	21 MAYO ST PORTLAND, ME 04101	21 MAYO ST	1
	CABANA JASON R	69 WASHBURN AVE PORTLAND, ME 04102	57 OXFORD ST	0
	CABANA JASON R	69 WASHBURN AVE PORTLAND, ME 04102	66 SMITH ST	2
	CHADWICK JOHN E & VALERIE	68 OXFORD ST PORTLAND, ME 04101	68 OXFORD ST	1
	CONGREGATION ETZ CHAIM	154 CUMBERLAND AVE PORTLAND, ME 04101	265 CONGRESS ST	1
	DAUPHIN GERALD R	38 SMITH ST PORTLAND, ME 04101	38 SMITH ST	2
	DAUPHIN GERALD R	38 SMITH ST PORTLAND, ME 04101	42 SMITH ST	2
	DIPIETRO ELEANOR R	171 CUMBERLAND AVE PORTLAND, ME 04101	171 CUMBERLAND AVE	1
	DISCO PANTS AND HAIR CUTS LLC	83 VESPER ST # 3 PORTLAND, ME 04103	37 SMITH ST	4
	DOEUR CHENDA & SARITH MEAS JTS	16 VICTORIA DR WESTBROOK, ME 04092	12 LANCASTER ST	1
	EAST END STUDIOS LLC	273 CONGRESS ST PORTLAND, ME 04101	273 CONGRESS ST	1
	FARRAR PAMELA J & RICHARD L JTS	77 SMITH ST PORTLAND, ME 04101	77 SMITH ST	1
	FERRAR ARLENE D & DAVID P FERRAR	76 SMITH ST PORTLAND, ME 04101	43 MAYO ST	0
	FERRAR ARLENE D WID WWII VET	78 SMITH ST PORTLAND, ME 04101	78 SMITH ST	1
	FERRAR ARLINE D	76 SMITH ST PORTLAND, ME 04101	70 SMITH ST	1
	FLEHINGER RACHEL & LENDRE L FLEMING JTS	58 OXFORD ST PORTLAND, ME 04101	58 OXFORD ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	FOWLER-GREAVES	681 ALLEN AVE PORTLAND, ME 04103	35 MAYO ST	3
	FRIEDRICH ROBERT	6057 SANDY RIVER CIRCLE CARRABASSETT VALLEY, ME	11 LOCUST ST	7
	GORELOV VYACHESLAV A	23 MAYO ST PORTLAND, ME 04101	23 MAYO ST	1
	GREENE THERESA A	367 STEVENS AVE PORTLAND, ME 04103	32 SMITH ST	1
	GRESIK ROBERT J	152 CUMBERLAND AVE # 1 PORTLAND, ME 04101	152 CUMBERLAND AVE	3
	GRISCOM ELIZA	157 4TH ST PROVIDENCE, RI 02906	12 SMITH ST	3
	HALEY CONNIE B & DANIEL T HALEY JR TRUSTEES	140 EASTERN PROMENADE PORTLAND, ME 04101	166 CUMBERLAND AVE	2
	HALEY CONNIE B & DANIEL T HALEY JR TRUSTEES	140 EASTERN PROMENADE PORTLAND, ME 04101	170 CUMBERLAND AVE	0
	HALL BRUCE F & JUDITH R JTS	38 MAYO ST PORTLAND, ME 04101	38 MAYO ST	1
	HAM JOANNE	15 A MAYO ST PORTLAND, ME 04101	15 MAYO ST	1
	HOUGHTON JOSHUA S & MICHELE A LEVESQUE JTS	156 CUMBERLAND AVE PORTLAND, ME 04101	156 CUMBERLAND AVE	2
	INGRAHAM HOUSING CORP INC	237 OXFORD ST PORTLAND, ME 04101	165 CUMBERLAND AVE	12
	INGRAHAM HOUSING INC	237 OXFORD ST PORTLAND, ME 04101	169 CUMBERLAND AVE	1
	JORDAN ROBERT K	1050 ISLAND AVE LONG ISLAND, ME 04050	21 LOCUST ST	6
	KIEN CHOUNG & SOPHANH THACH	22 ANDERSON ST PORTLAND, ME 04101	22 ANDERSON ST	2
	KONTOS CAROL & GREGORY C	PO BOX 1785 WINDHAM, ME 04062	160 CUMBERLAND AVE	6
	KROMALICH KIM & THI TRIEU PEK JTS	10 E LANCASTER ST PORTLAND, ME 04101	10 LANCASTER ST	2
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	283 CONGRESS ST	0
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	272 CONGRESS ST	1
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	148 CUMBERLAND AVE	0
	MARTIN BRENDA L	129 HOLM AVE PORTLAND, ME 04102	41 SMITH ST	2
	MCKENZIE MERITA G	36 SMITH ST PORTLAND, ME 04101	36 SMITH ST	3
	MCNEIL CHRISTIAN N & JESSICA B MILNE JTS	45 SMITH ST PORTLAND, ME 04101	45 SMITH ST	2
	MERRIGAN MARY ELIZABETH	79 SMITH ST PORTLAND, ME 04101	79 SMITH ST	1
	NGUYEN DUNG TRUNG	PO BOX 3522 PORTLAND, ME 04104	2 E LANCASTER ST	1
	NICOLAI MICHAEL P VN VET	PO BOX 7434 PORTLAND, ME 04112	11 SMITH ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	NODDIN RICHARD A & EDMUND O BROZEK	679 DEERWANDER RD HOLLIS CENTER, ME 04042	46 SMITH ST	3
	NOYES EARLE W & SONS	PO BOX 938 PORTLAND, ME 04104	127 OXFORD ST	1
	NUNAN JOHN & RHONDA L BARKER JTS	32 ANDERSON ST # 3 PORTLAND, ME 04101	32 ANDERSON ST UNIT 3	1
	O'MALLEY SEAN M	32 ANDERSON ST # 2 PORTLAND, ME 04101	32 ANDERSON ST UNIT 1	1
	OAKES KEVIN G	4 MECHANIC ST # 2 WINDHAM, ME 04082	181 CUMBERLAND AVE	3
	PATERNO ERNEST A & JILL H DALTON JTS	74 SMITH ST PORTLAND, ME 04101	45 MAYO ST	0
	PATERNO ERNEST A & JILL H DALTON JTS	61 OXFORD ST PORTLAND, ME 04101	61 OXFORD ST	1
	PATERNO ERNEST A & JILL H DALTON JTS	74 SMITH ST PORTLAND, ME 04101	61 OXFORD ST R	0
	PATERNO ERNEST A & JILL H DALTON JTS	74 SMITH ST PORTLAND, ME 04101	62 SMITH ST	2
	PATERNO ERNEST A & JILL H DALTON JTS	74 SMITH ST PORTLAND, ME 04101	74 SMITH ST	1
	PEARL CUMBERLAND LLC	ONE CITY CENTER PORTLAND, ME 04101	119 PEARL ST	0
	PENINSULA COMMUNITY LP 3	707 SABLE OAKS DR SOUTH PORTLAND, ME 04106	139 CUMBERLAND AVE	4
	PHANORD ISMITH	155 CUMBERLAND AVE PORTLAND, ME 04101	155 CUMBERLAND AVE	3
	PICKUS OWEN B	2 CHABOT DR WESTBROOK, ME 04082	290 CONGRESS ST	1
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	38 ANDERSON ST	6
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	43 BOYD ST	0
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	128 FOX ST	14
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	54 LANCASTER ST	1
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	33 MAYO ST	4
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	70 OXFORD ST	10
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	80 SMITH ST	39
	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	61 WILMOT ST	200
	PURINTON KYLE D	66 OXFORD ST PORTLAND, ME 04101	66 OXFORD ST UNIT 1	1
	RAY BELINDA & WARD WILLIS JTS	65 OXFORD ST PORTLAND, ME 04101	63 OXFORD ST	1
	RICCI MARK D	PO BOX 514 BRIDGTON, ME 04009	20 SMITH ST	3
	ROACH DANIEL R	PO BOX 15308 PORTLAND, ME 04112	14 ANDERSON ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ROMAN CATHOLIC BISHOP OF PORTLAND	P O BOX 11559 PORTLAND, ME 04104	307 CONGRESS ST	4
	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	307 CONGRESS ST	1
	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	313 CONGRESS ST	1
	SAINTCROSS CULLEN & JAMES LUSSIER JTS	280 CONCORD ST W # 1 PORTLAND, ME 04103	18 ANDERSON ST	3
	SEARS AMANDA K	8 ANDERSON ST PORTLAND, ME 04101	8 ANDERSON ST	1
	SEASIDE PARTNERS LLC	544 GOULDSBORO POINT RD GOULDSBORO, ME 04007	12 MAYO ST	1
	SEEKINS BRIANNE I	76 SMITH ST PORTLAND, ME 04101	76 SMITH ST	2
	SHALOM HOUSE INC	PO BOX 560 PORTLAND, ME 04112	284 CONGRESS ST	6
	SOMERO SCOTT	13 ATLANTIC ST PORTLAND, ME 04101	149 CUMBERLAND AVE	4
	SOMERO SCOTT	13 ATLANTIC ST PORTLAND, ME 04101	151 CUMBERLAND AVE	3
	SOMERO SCOTT	13 ATLANTIC ST PORTLAND, ME 04101	153 CUMBERLAND AVE	0
	SOMERO SCOTT J	13 ATLANTIC ST PORTLAND, ME 04101	9 MAYO ST	2
	SOMERO SCOTT J	13 ATLANTIC ST PORTLAND, ME 04101	33 SMITH ST	3
	SOMERO SCOTT J	13 ATLANTIC ST PORTLAND, ME 04101	68 SMITH ST	3
	SOUTHWICK WILLIAM & BRENDA	12 ANDERSON ST PORTLAND, ME 04101	12 ANDERSON ST	1
	ST PAUL'S PARISH CHURCH	279 CONGRESS ST PORTLAND, ME 04101	279 CONGRESS ST	1
	ST PAUL'S PARISH CHURCH	279 CONGRESS ST PORTLAND, ME 04101	281 CONGRESS ST	1
	STONE GREGORY B & DONNA L B STONE JTS	32 ANDERSON ST # 2 PORTLAND, ME 04101	32 ANDERSON ST UNIT 2	1
	THERIAULT GUY E JR	40 ALBION RD WINDHAM, ME 04062	52 SMITH ST	2
	TIT SOLY & VANH NA NEANG JTS	11 MAYO ST PORTLAND, ME 04101	11 MAYO ST	2
	TURCOTTE DARRELL D & CHRISTOPHER W THIELE	P.O.BOX 10402 PORTLAND, ME 04104	183 CUMBERLAND AVE	3
	TURCOTTE DARRELL D & CHRISTOPHER W THIELE JTS	12 GLENWOOD AVE WESTBROOK, ME 04092	13 MAYO ST	1
	VAN NGUYEN DONG & TOT T HARRIMAN JTS	PO BOX 2313 SOUTH PORTLAND, ME 04106	141 CUMBERLAND AVE	3
	WEBBER BRUCE H & SANDRA WEBBER JTS	406 GRAY RD FALMOUTH, ME 04105	158 CUMBERLAND AVE	4
	WELLS FARGO BANK NA	8501 IRVING CENTER DR IRVING, CA 92616	5 MAYO ST	3
	WINSLOW NORMA	6 E LANCASTER ST PORTLAND, ME 04101	6 E LANCASTER ST	1

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WRIGHT CHRISTOPHER B	8 MAYO ST PORTLAND , ME 04101	8 MAYO ST	2
	YOB DENISE & JAMES M DOHERTY JTS	PO BOX 7663 PORTLAND , ME 04112	142 CUMBERLAND AVE	1

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	106			530



