

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Philip Saucier-chair  
Sam Moppin  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz  
Mark Bower

October 13, 2010

Michael DeAngelis  
27 Sherman Street  
Portland, ME 04101

RE: 27 Sherman Street  
CBL: 036 E015  
ZONE: R-6

Dear Mr. DeAngelis,

At the October 7, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty variance appeal to reduce the side setback to nine feet, the rear setback to ten feet and to increase the allowable lot coverage to 54.63% in order to add a side porch. I have enclosed 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 October 7, 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.

Now that the practical difficulty appeal has been approved, you need to submit a building permit application to build the porch. I have enclosed an application. You have six months from the date of the hearing, October 7, 2010, referenced under section 14-473(e), to obtain the building permit and start construction, or your Zoning Board approval will expire.

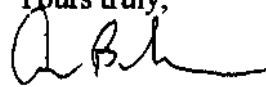
I have also included an Application for Administrative Authorization. Section 14-523(e)(3) states any building addition of less than 10,000 square feet requires a Level II Site Plan Review. The Application for Administrative Authorization is a request to exempt your project from complete or partial siteplan review. If you have any questions about this application, please feel free to contact Barbara Barhydt, Development Review Services Manager, at 874-8699.

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', written in a cursive style.

Ann B. Machado  
Zoning Specialist

Cc. file

**CITY OF PORTLAND, MAINE**  
**ZONING BOARD OF APPEALS**

**“Practical Difficulty” Variance Appeal**

**DECISION**

Date of public hearing: October 7, 2010

Name and address of applicant: Michael DeAngelis  
27 Sherman Street  
Portland, ME 04101

Location of property under appeal: 27 Sherman Street

**For the Record:**

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

Michael DeAngelis, Applicant

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

Findings of Fact and Conclusions of Law:

The subject property is located in an R-6 residential zone. The applicant is seeking a variance from the side and rear setbacks and the maximum allowable lot coverage in order to build a 5' x 20' porch to connect the existing side and back porches. Sections 14-139(1)(d)(3) and 14-139(1)(d)(2) of the Land Use Code set the minimum side and rear yard setbacks at ten and twenty feet respectively. The porch would be located nine feet from the side property line and ten feet from the rear property line. Section 14-139(1)(e) of the Code sets the maximum allowable lot coverage at 50% of the lot area. Currently, the structure covers 52.52% of the lot. The porch would result in an increase of lot coverage to 54.63% of the lot.

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

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

Satisfied  Not Satisfied

Reason and supporting facts:

Setback + lot coverage variances sought

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

Satisfied  Not Satisfied

Reason and supporting facts:

potential liability ~~is~~ created by icing during winter months; increased difficulty in renting property

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

Satisfied

Not Satisfied

Reason and supporting facts:

Use ~~contingent~~ is unusual in having multiple ingress / egress on different sides

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

Satisfied

Not Satisfied

Reason and supporting facts:

no testimony from abutters objecting; Applicant to fill in between existing structures

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

Satisfied

Not Satisfied

Reason and supporting facts:

difficulty caused by elements

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

Satisfied  Not Satisfied

Reason and supporting facts:

Applicant has explored multiple options w/ half a dozen contractors; no other solutions

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

Satisfied  Not Satisfied

Reason and supporting facts:

No Impervious created

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

Satisfied  Not Satisfied

Reason and supporting facts:

Per zoning Administrator


**Conclusion:** (check one)

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

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

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

Dated: 10/7/10



Board Chair



**CITY OF PORTLAND**

**CERTIFICATE OF 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 7th day of October, 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: Michael DeAngelis and Norman R. Levasseur**
2. **Property: 27 Sherman Street, Portland, ME CBL: 036-E-015**  
Cumberland County Registry of Deeds, Book: 6466 Page: 283  
Last recorded deed in chain of Title: June, 1986
3. **Variance and Conditions of Variance:**  
To grant relief from section 14-139(1)(d)(3) of the Land Use Zoning Ordinance to allow side setback of 9' instead of the required 10' side setback to erect a 5' x 20' porch to connect the existing back and side porches. And to grant relief from section 14-139(1)(d)(2) of the Land Use Zoning Ordinance to allow a rear setback of 10' instead of the required 20' rear setback. And to grant relief from section 14-139(1)(e) of the Land Use Zoning Ordinance to allow a lot coverage of 54.63% instead of the maximum allowed lot coverage of 50%. The allowance realizes that the existing lot coverage is currently at 52.52%.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 7th day of October, 2010

  
Philip Saucier, Chair of  
City of Portland Zoning Board,

(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 October 7, 2010.

  
(Printed or Typed Name)

Notary Public

Margaret Schmuckel

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

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk

**From:** Marge Schmuckal, Zoning Administrator

**Date:** October 12, 2010

**RE:** Action taken by the Zoning Board of Appeals on October 7, 2010.

**Members Present:** Phil Saucier (chair), William Getz, Gordon Smith (secretary), Mark Bower

**Members Absent:** Sara Moppin, and Jill Hunter

#### **1. Old Business:**

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

27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone: The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner. **The Board voted 4-0 to grant the practical difficulty variance appeal to reduce the required side setback to nine feet, the required rear setback to ten feet and to increase the maximum allowable lot coverage to 54.63% in order to add a side porch.**

#### **2. New Business:**

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

220-224 Virginia Street, Hazel Rideout, owner, Tax Map 400, Block B, Lots 021 & 022, R-3 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 instead of the required twenty five foot setback [section 14-90(d)(1)]. Representing the appeal is the contractor, David DiPietro. **The Board voted 4-0 to grant the disability variance appeal to reduce the required front setback to eight feet in order to install a handicap ramp.**

##### **B. Conditional Use Appeal:**

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Board voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit.**

**C. Practical Difficulty Appeal:**

343-349 Palmer Avenue, Mary Heselton, owner, Tax Map 353, Block C, Lot 008, 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 thirteen feet for the required off street parking. Representing the appeal is the owner's ex-husband, Dale Heselton. **The appeal was withdrawn because section 14-332(a)(2) no longer requires an additional parking space if the parking spaces that exist exceed one space for each dwelling unit.**

**D. Conditional Use Appeal:**

343-349 Palmer Avenue, Mary Heselton, owner, Tax Map 353, Block C, Lot 008, 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 the owner's ex-husband, Dale Heselton. **The Board voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit.**

**2. Other Business:**

Election of Chair and Secretary for the Zoning Board of Appeals. **The Board voted to postpone the elections until the next meeting.**

**Enclosure:**

Decision for Agenda from October 7, 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: Phil Saucier - Gordon Smith - Bill Getz -  
MARK Bower

## CITY OF PORTLAND, MAINE

Members Absent: Jill Hunter - SARA Hoppin -

### APPEAL AGENDA

Wed at 9:00 AM to meet with New  
ZBA member

The Board of Appeals will hold a public hearing on Thursday, October 7, 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:

*Granted*  
4-0

#### 1. Old Business:

##### A. Practical Difficulty Variance Appeal:

27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone: The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner.

*Granted*  
4-0

#### 2. New Business:

##### A. Disability Variance Appeal:

220-224 Virginia Street, Hazel Rideout, owner, Tax Map 400, Block B, Lots 021 & 022, R-3 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 instead of the required twenty five foot setback [section 14-90(d)(1)]. Representing the appeal is the contractor, David DiPietro.

*not funded to be removed when  
No longer Needed*

*Granted*  
4-0

##### B. Conditional Use Appeal:

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner.

##### C. Practical Difficulty Appeal:

343-349 Palmer Avenue, Mary Heselton, owner, Tax Map 353, Block C, Lot 008, 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 thirteen feet for the required off street parking. Representing the appeal is the owner's ex-husband, Dale Heselton.

*Jill Hunter  
no longer  
required  
for 332(a)(2)*

Granted  
4-0

**D. Conditional Use Appeal:**

343-349 Palmer Avenue, Mary Heselton, owner, Tax Map 353, Block C, Lot 008, 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 the owner's ex-husband, Dale Heselton.

**3. Other Business:**

Election of Chair and Secretary for the Zoning Board of Appeals. →

**4. Adjournment:**

7:30pm



**Planning and Development Department  
Zoning Board of Appeals  
Practical Difficulty Variance Application**

**Applicant Information:**

Name Michael De Angelis

**Business Name**

Address 27 Sherman St

Portland, ME

Telephone 772-5521 Fax \_\_\_\_\_

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

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

Current Zoning Designation: R10

**Existing Use of Property:**

APARTMENT Building

**Subject Property Information:**

Property Address 27 Sherman St

Assessor's Reference (Chart-Block-Lot) 036-E-015001

**Property Owner (if different):**

Name SAME

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

**Practical Difficulty Variance from Section 14 -**

Rear setback section 14 -  
139(i)(d)(2) from 20' → 10'  
Side Back section 14 -  
139(i)(d)(3) from 10' → 9'  
LOT COVERAGE, SECTION 14 -  
139(i)(e) from 50% → 52%  
52% → 54%

AUG 16 2010

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

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

Signature of Applicant Michael De Angelis

Date 8-10-10

1. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood:  
**This is correct. The property is bordered on one side by a building that is very close to it. The present egress for one of the apartments is on this side of the building. There is very little room to maneuver since this is basically an ally. During the winter time there are icicles on both of the buildings which, of course, sometimes fall. The intent of this project is to move the egress to the other side of the building which has a safer walkway that is away from the building.**
2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of the abutting properties:  
**This is correct. This project will not have any effect on any other property. There is an existing side porch that this project will add length to, in order to connect to the back porch. On this side of the building, the neighbor has a tall fence and will not even see the addition from his yard and none of this will have any impact on his property.**
3. The Practical Difficulty is not the result of action taken by the applicant or a prior owner:  
**No, these conditions have existed for years but some winters have been worse than others due to variable weather conditions. I am presently planning to update my back porches and for practical and financial reasons would like to make this change at the same time.**
4. No other feasible alternative is available to the applicant, except a variance:  
**This is correct. I have fully investigated the issue. I have spoken to several contractors about the situation but no other option is as practical, safe and financially feasible.**
5. The granting of a variance will not have an unreasonably adverse effect on the natural environment: **This is correct. There will be no adverse effect at all on the environment.**
6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:  
**This is an apartment building which is a permitted use in this zone. However, allowing this variance will allow me to provide a safer regular egress during the winter and will also provide a much better emergency egress.**
7. Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant:  
**Yes. Presently an elderly man lives here and I am attempting to make egress better for him. Further, future attempts to rent the apartment at fair market value could be jeopardized because of the difficulty in coming and going during the winter months. Any other option, would be a financial burden and it is not certain that any other solution would work.**
8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. Section 435, nor within a shoreland of flood hazard zone as defined in this article: **Correct.**

August 10, 2010  
27 Sherman Street  
Portland, Maine 04101

Zoning Board of Appeals  
Portland, Maine

Re; 27 Sherman Street

This property is a six unit apartment building. The proposed project is to connect an existing back porch to a side porch which will allow a new egress for a tenant in apartment 2 (first floor back apartment). This will add approximately 21 feet to the side porch.

Presently, the tenant (an 86 year old man) exits using a side walkway on the left side of the building. This walkway is between two buildings (this building and abutting property) in an alley. During the winter months, little sun makes this area difficult to keep ice free and with minimal amount of room to maneuver in, it is a chore for the tenant to avoid falling icicles. On the right side of the building there is more room and there is a walkway that is away from the building. In addition to the existing egress in this alley, Apartment 2 has access to the back porch. Connecting the back porch to the side porch will allow the tenant to use the side porch and walkway on the right side of the building as an egress.

Pictures:

Picture 1 – shows the present method of egress for the tenant. Looking down the walkway and overhead shows that the tenant has little room to maneuver and during the winter time there are icicles and lots of ice.

Picture 2 – shows the new egress. I have built a second walkway that is away from the building. This is also a better egress in an emergency as the present emergency egress leaves the tenant(s) on the ground level, below the porch in a backyard.

The tenant has access to the back porch, so to provide this new egress requires adding on to the side porch in order to connect to the back porch, and allow the tenant to use the new egress.

Picture 3 – shows where the side porch and back porch would meet. This also shows the distance to the ground level from the first floor porch is 7.5 feet. This prohibits building a staircase directly from this point as this would require a footprint of almost 10 feet into the side yard. The present proposal would require using less space.

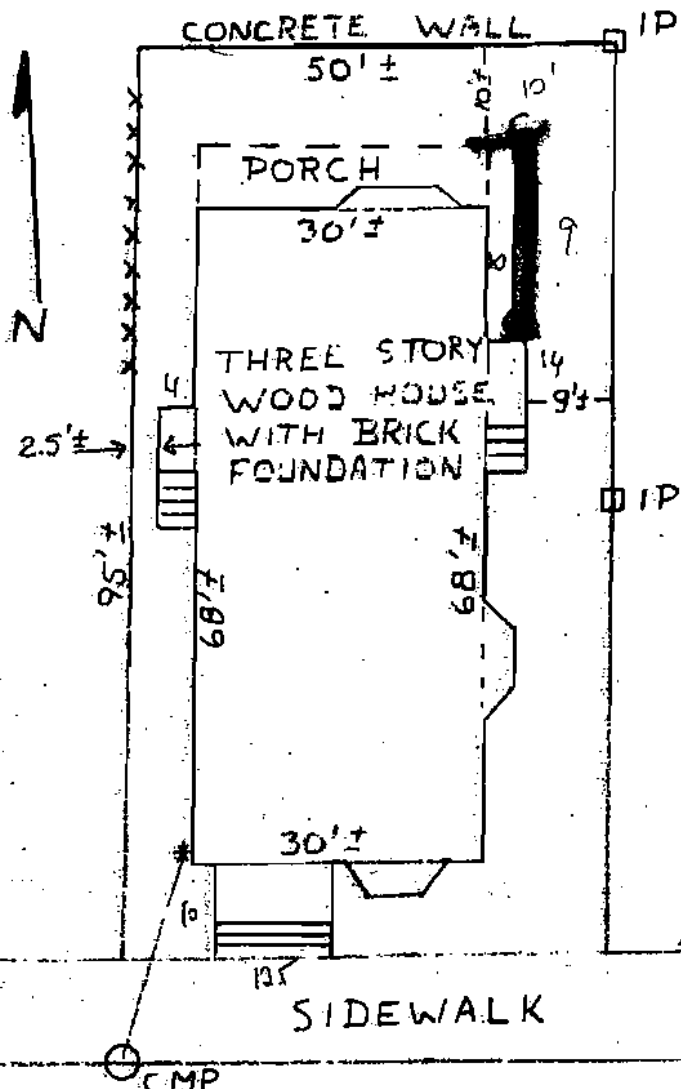
Michael DeAngelis

**MORTGAGE LOAN INSPECTION PLAN**

27-29 SHERMAN ST. No. 249-03  
 PORTLAND, MAINE  
 PB 3 PG 37 BLKG LOT 7

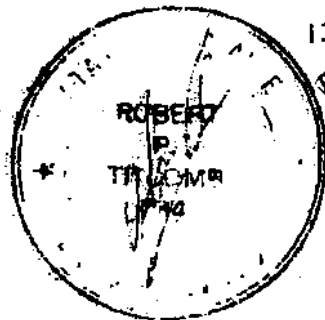
TO THE LENDING INSTITUTION AND ITS TITLE INSURER  
 I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

rear setback section 14-139(1)(d)(2) from 20' → 10'  
 Side setback " 14-139(1)(d)(3) from 10' → 9'  
 lot coverage - section 14-139(1)(e) from ~~50%~~ 52.52% → 54.63%



BUYERS: MICHAEL DEANGELIS  
 AND NORMAN LEVASSEUR  
SELLER: JOHN PELOSI

30 X 68 = 2070  
 7 X 30 = 210  
 4 X 12.5 = 50  
 12.5 X 10 = 125  
 54 X 14 = 756



2487 2495  
 100.  
 2587 2595

existing 52.52%  
 proposed 54.63%

APPARENT R/W

SHERMAN ST. (BITUMINOUS)

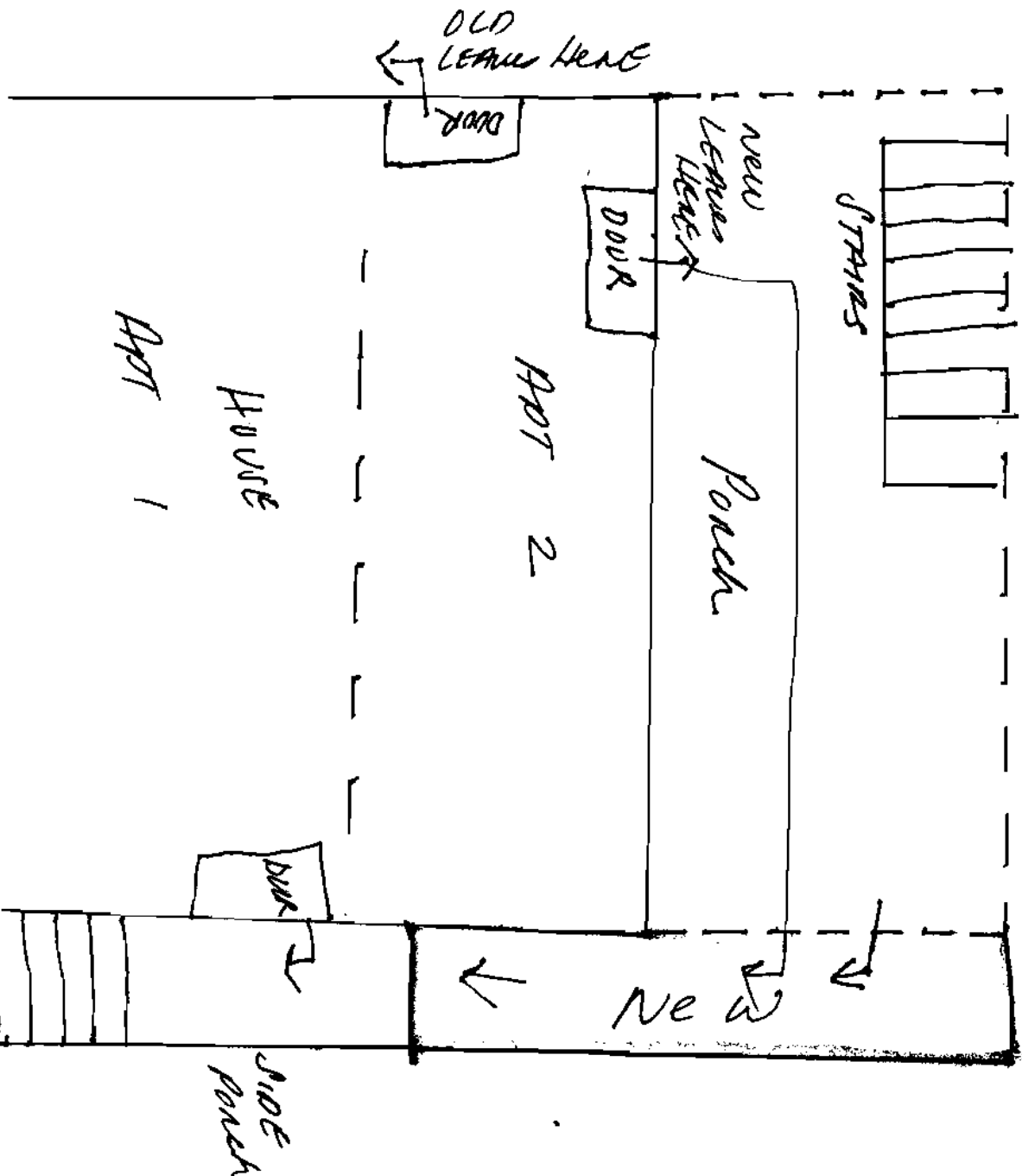
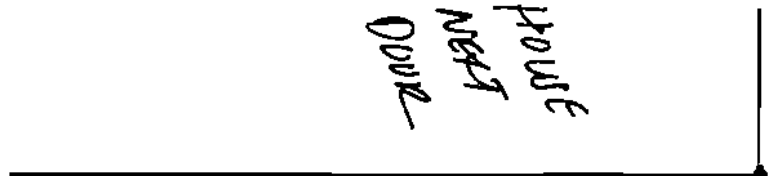
This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

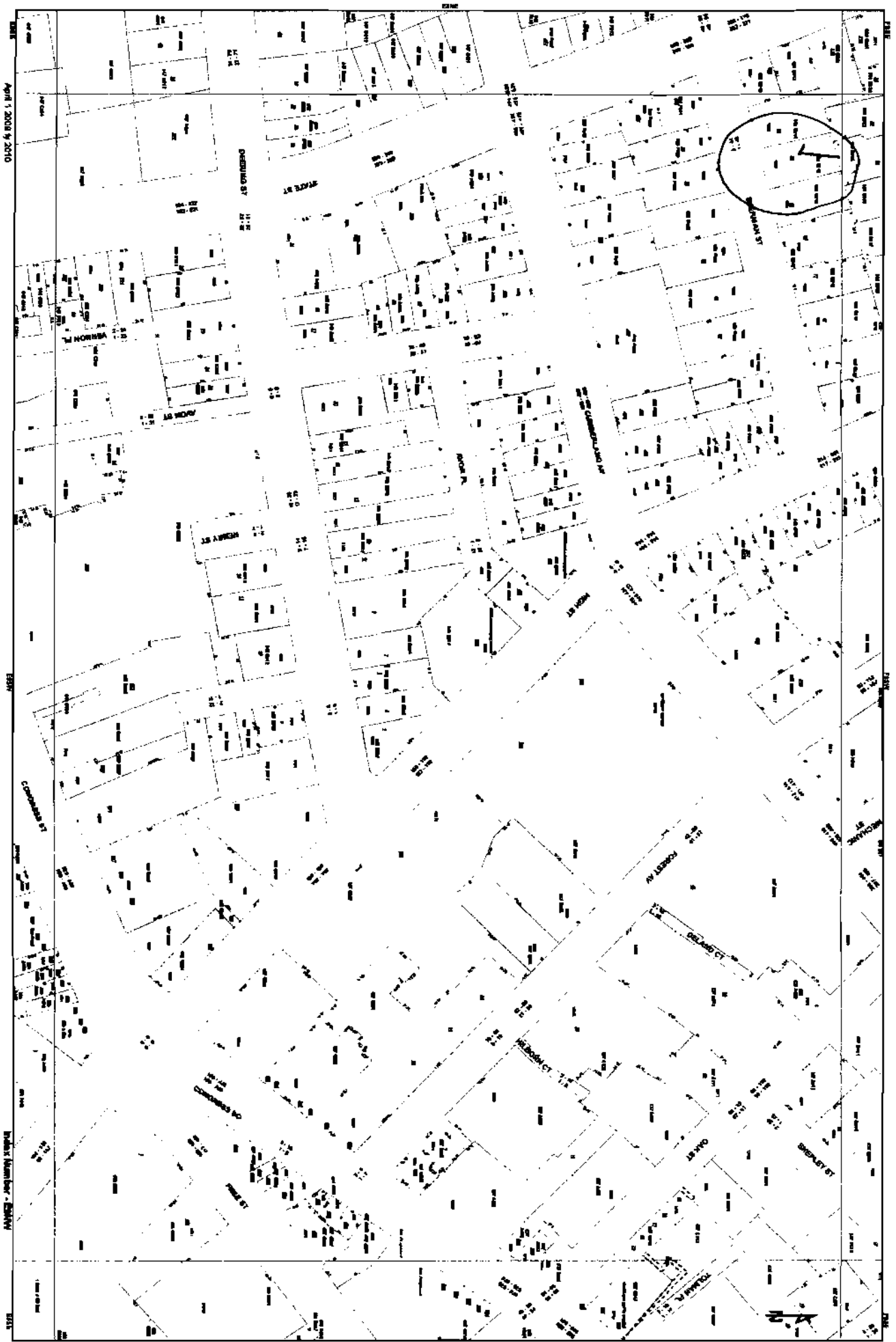
Date 5-16-84 Scale 20' = 1"

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By J.B.W.







April 1, 2008 to 2010

Index Number - 8541



#1



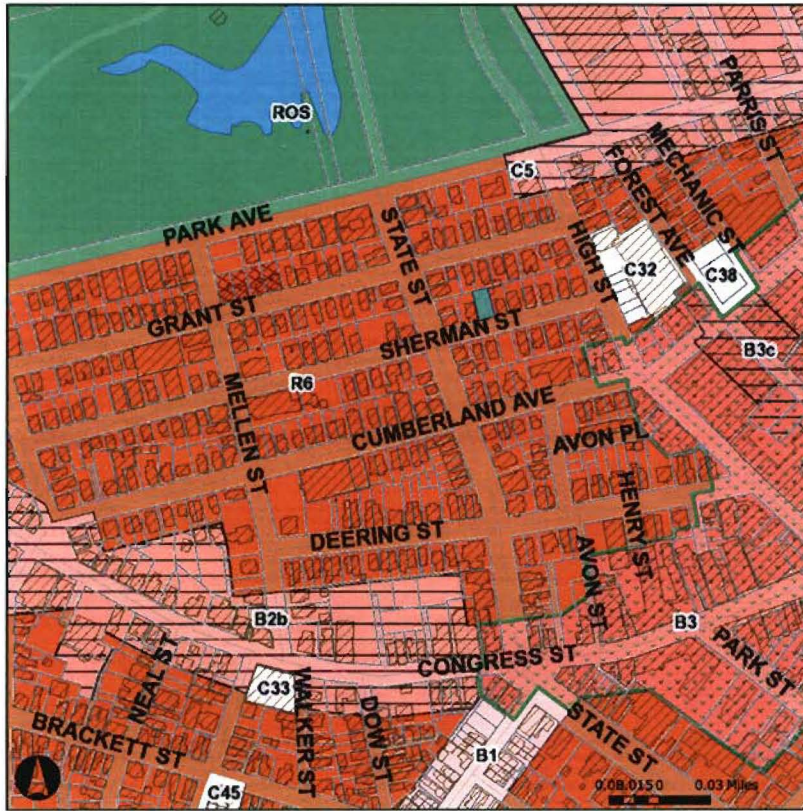
#2



#3



# Map



<ul style="list-style-type: none"> <li>Parcels</li> <li>Parcels</li> <li>Interstate</li> <li>Streets</li> <li>Buildings</li> <li>Parcels</li> <li>Traveled Ways</li> <li>Stream</li> <li>Wetland</li> <li>Lake/Pond</li> <li>Jetport</li> <li>Coastal Bluff</li> <li>Overlay Zones</li> </ul>	<ul style="list-style-type: none"> <li>Shoreland Overlay Zone</li> <li>Stream Overlay Zone</li> <li>Island Zoning</li> <li>Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Zoning (continued)</li> <li>Zoning (continued)</li> </ul>	<ul style="list-style-type: none"> <li>Zoning (continued)</li> <li>County Streets</li> <li>ME Towns</li> <li>Ocean</li> </ul>
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# 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:** September 3, 2010

**RE:** Action taken by the Zoning Board of Appeals on September 2, 2010.

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

**Members Absent:** Gordon Smith

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

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

24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The applicants are proposing to build a twenty-two foot by twenty-four foot addition to accommodate a handicapped mother. The appellants are requesting a variance for the side setback from the required twelve feet to ten feet [section 14-80(d)(3)]. Representing the appeal are the owners. **The Board voted 4-0 to deny the practical difficulty variance appeal to reduce the required side setback for the proposed addition.**

##### **B. Conditional Use Appeal:**

24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners. **The Board voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit with the condition that the addition not exceed 981 square feet.**

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

27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone: The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner. **The Board voted 4-0 to postpone the practical difficulty variance appeal until the next available meeting, due to the lack of a quorum.**

Members Present: Phil P. Sawyer, Paul Geitz, Julie Plumb, Jay A. Moynihan

## CITY OF PORTLAND, MAINE

### ZONING BOARD OF APPEALS

Members Absent: Gordon Smith

#### APPEAL AGENDA

called to order at 6:30 pm -

The Board of Appeals will hold a public hearing on Thursday, September 2, 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:

*revised*  
1. New Business:

A. Practical Difficulty Variance Appeal:

*4-φ*  
24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The applicants are proposing to build a twenty-two foot by twenty-four foot addition to accommodate a handicapped mother. The appellants are requesting a variance for the side setback from the required twelve feet to ten feet [section 14-80(d)(3)]. Representing the appeal are the owners.

*granted*  
B. Conditional Use Appeal:

*4-φ*  
24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners. *with conditions*

C. Practical Difficulty Variance Appeal:

*4-φ*  
27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone: The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner.

*postponing*  
*next available meeting*

2. Adjournment:

*7:30 pm*



## City of Portland Zoning Board of Appeals

September 29, 2010

Michael DeAngelis  
27 Sherman Street  
Portland, ME 04101

Dear Mr. DeAngelis,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, October 7, 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.

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

August 25, 2010

Michael DeAngelis  
27 Sherman Street  
Portland, ME 04101

Dear Mr. DeAngelis,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, September 2, 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 and the processing fee for the appeal. 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





City of Portland

DATE: 8/17/10

TIME: 15:05:22

PZ CASH RECEIPT

PROJECT #: 10-59500009

PROJECT DESC: PRACTICAL DIFFICULTY, 27 SHERMAN ST. - R

RECEIVED FROM: Michael DeAngelis

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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Z1	ZONING BOARD OF APPEALS		100.00

TOTAL AMOUNT: 100.00

City of Portland

DATE: 9/22/10

TIME: 13:13:12

PZ CASH RECEIPT

PROJECT #: 10-59500009

PROJECT DESC: PRACTICAL DIFFICULTY, 27 SHERMAN ST. - R

RECEIVED FROM: Michael DeAngelis

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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L2	LEGAL AD ZONING BOARD		76.12
N1	NOTICING ZONING BOARD		129.00
ZP	ZONING PROCESSING FEE		50.00
		TOTAL AMOUNT:	255.12

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	24 GRANT STREET LLC	34 RICHARDSON ST PORTLAND, ME 04103	24 GRANT ST	6
	279 STATE STREET LLC	38 DORIS AVE NORTHPORT, NY 11768	279 STATE ST	5
	446 CUMBERLAND AVENUE LLC	PO BOX 7225 PORTLAND, ME 04112	446 CUMBERLAND AVE	12
	485 CUMBERLAND AVENUE LLC	34 RICHARDSON ST PORTLAND, ME 04103	485 CUMBERLAND AVE	25
	ANDERSON CATHERINE M	6-8 GRANT ST PORTLAND, ME 04101	6 GRANT ST	2
	ANDREN PAMELA J & BRAD M ANDREN JTS	46 GOVERNOR DINSMORE RD WINDHAM, NH 03087	90 FOREST AVE	3
	ANDREWS HAROLD T POST #17	23 DEERING ST PORTLAND, ME 04101	23 DEERING ST	1
	ANDREWS HAROLD T POST #17 AMERICAN LEGION	23 DEERING ST PORTLAND, ME 04101	454 CUMBERLAND AVE	0
	BALDWIN MICHAEL R	100 WINN RD FALMOUTH, ME 04105	287 STATE ST	6
	BARKLEY JILL A	198 HIGH ST # 6 PORTLAND, ME 04101	198 HIGH ST UNIT 8	1
	BAYLEY CHRISTOPHER M & ALLAN J RICHARDSON JTS	94R FOREST AVE PORTLAND, ME 04101	92 FOREST AVE	3
	BEAL KEVIN J	462 CUMBERLAND AVE PORTLAND, ME 04101	462 CUMBERLAND AVE	1
	BECKSVOORT KAJ & JAMIE TURCOTTE JTS	85 SHERMAN ST # 5 PORTLAND, ME 04101	65 SHERMAN ST UNIT 5	1
	BERGERON CATHERINE M	579 SAGAMORE AVE # 4 PORTSMOUTH, NH 03801	65 SHERMAN ST UNIT 7	1
	BERGERON CATHERINE M	579 SAGAMORE AVE # 4 PORTSMOUTH, NH 03801	85 SHERMAN ST UNIT 8	1
	BERLIN MARC N	PO BOX 851 BANGOR, ME 04402	198 HIGH ST UNIT 7	1
	BLAKE PAULA	194 HIGH ST # 5 PORTLAND, ME 04101	198 HIGH ST UNIT 5	1
	BOUCHER ERIK	66 GRANT ST APT 4 PORTLAND, ME 04101	66 GRANT ST	4
	BREDICE ALFRED L II	240 STATE ST # 4 PORTLAND, ME 04101	240 STATE ST UNIT 404	1
	BRENTON KYLE A	180 HIGH ST # 20 PORTLAND, ME 04101	238 STATE ST UNIT 383	1
	BROOKS ROBERT E	18 SHERMAN ST # 3 PORTLAND, ME 04101	18 SHERMAN ST UNIT 3	1
	BROWN C N COMPANY	PO BOX 200 SOUTH PARIS, ME 04281	2 PARK AVE	1
	BURNHAM COURT ASSOCIATES	PO BOX 34 SCARBOROUGH, ME 04070	10 AVON PL	18
	BURNHAM HAROLD PAGE	PO BOX 2282 SCARBOROUGH, ME 04070	427 CUMBERLAND AVE	0
	BURNHAM HAROLD PAGE	PO BOX 2282 SCARBOROUGH, ME 04070	433 CUMBERLAND AVE	0
	BURNHAM HAROLD PAGE	PO BOX 2282 SCARBOROUGH, ME 04070	HIGH ST	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BURNHAM TOWERS ANNEX LLC	PO BOX 2282 SCARBOROUGH , ME 04070	207 HIGH ST	5
	BURNHAM TOWERS ANNEX LLC	PO BOX 2282 SCARBOROUGH , ME 04070	217 HIGH ST	0
	CABOT EDMUND C & KAREN CABOT JTS	198 HIGH ST # 10 PORTLAND , ME 04101	198 HIGH ST UNIT 10	1
	CAHILL ANDREA L	65 SHERMAN ST # 10 PORTLAND , ME 04101	65 SHERMAN ST UNIT 10	1
	CAMP CAROL J & JAMES W CAMP JTS	65 SHERMAN ST # 6 PORTLAND, ME 04101	65 SHERMAN ST UNIT 6	1
	CASTONGUAY HOWARD A	PO BOX 10884 PORTLAND, ME 04104	19 SHERMAN ST	4
	CATALDO BRIAN C	65 SHERMAN ST # 13 PORTLAND , ME 04101	65 SHERMAN ST UNIT 13	1
	CCYSRO LP	307 CUMBERLAND AVE PORTLAND , ME 04101	231 HIGH ST	32
	CHURCH OF GOD	28 PARK AVE PORTLAND, ME 04104	28 PARK AVE	1
	CLARK MICHAEL S	65 SHERMAN ST # 3 PORTLAND , ME 04101	65 SHERMAN ST UNIT 3	1
	CLEGG NICOLE D	239 HARRIET ST SOUTH PORTLAND , ME 04106	3 GRANT ST	3
	CLEMENTS CARY P & ALISSA B FEINBERG JTS	50 AVON ST PORTLAND , ME 04101	50 AVON ST	3
	CLOUTIER FRANCIS R	PO BOX 4271 STATION A PORTLAND, ME 04101	486 CUMBERLAND AVE	4
	CLOUTIER FRANCIS R	PO BOX 4271 STATION A PORTLAND, ME 04101	488 CUMBERLAND AVE	5
	CONLEY PAUL E & CORINNE J JTS	PO BOX 8418 PORTLAND, ME 04104	52 GRANT ST	1
	COUGHLAN DOUGLAS	63 BRADLEY HILL RD PEMAQUID , ME 04558	65 SHERMAN ST UNIT 15	1
	CUMBERLAND COUNTY YMCA	PO BOX 1078 PORTLAND, ME 04101	221 HIGH ST	0
	DEANGELIS MICHAEL	27 SHERMAN ST PORTLAND, ME 04101	27 SHERMAN ST	6
	DEFLUMERE FAMILY SERIES 15-17 SHERMAN STREET SERIES	2 SURREY RD WINCHESTER , MA 01890	17 SHERMAN ST	3
	DEVINE MARK B	200 STEVENS AVE PORTLAND , ME 04102	65 SHERMAN ST UNIT 12	1
	DOZET BARBARA I	28 GRANT ST PORTLAND, ME 04101	28 GRANT ST	3
	DUGAS PETER C	243 STATE ST PORTLAND, ME 04101	243 STATE ST	4
	DUPLISSIE JAMES M	70 WINNOCKS NECK RD SCARBOROUGH , ME 04074	17 GRANT ST	6
	DUPLISSIE JAMES M	70 WINNOCKS NECK RD SCARBOROUGH , ME 04074	21 GRANT ST	6
	EAST END CORP	PO BOX 10281 PORTLAND, ME 04104	481 CUMBERLAND AVE	16
	ELDRIDGE NATHAN W & EVA R ELDRIDGE JTS	257 STATE ST # 3 PORTLAND , ME 04101	257 STATE ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ENGLISH NANCY	40 PARK AVE PORTLAND, ME 04101	40 PARK AVE	1
	FEDERAL NATIONAL MORTGAGE ASSOCIATION	3900 WISCONSIN AVE WASHINGTON, DC 20016	33 GRANT ST	3
	FERNALD GEORGE H	PO BOX 223 FRYEBURG, ME 04037	238 STATE ST UNIT 384	1
	FINCKE ANNA J & JOHN B WENTZELL JTS	468 CUMBERLAND AVE PORTLAND, ME 04101	468 CUMBERLAND AVE	1
	FLYNN KATHERINE	452 CUMBERLAND AVE PORTLAND, ME 04101	452 CUMBERLAND AVE	3
	FOLLO TIMOTHY J & MARY B JTS	18 EUREKA RD FALMOUTH, ME 04105	48 AVON ST	4
	FOSTER DOLORES	90 CARROLL ST PORTLAND, ME 04102	58 SHERMAN ST	7
	FOSTER DOLORES	90 CARROLL ST PORTLAND, ME 04102	60 SHERMAN ST	6
	FOWLER JEFFREY E & SARAH J E FOWLER JTS	65 SHERMAN ST # 17 PORTLAND, ME 04101	65 SHERMAN ST UNIT 17	1
	FULLER DENNY A & DENNIS W KIERNAN	PO BOX 7341 PORTLAND, ME 04112	469 CUMBERLAND AVE	4
	FULLER WILLIAM E VN VET	65 SHERMAN ST # 4 PORTLAND, ME 04101	65 SHERMAN ST UNIT 4	1
	GIATAS DYONISA	238 STATE ST # 6 PORTLAND, ME 04101	238 STATE ST UNIT 388	1
	GIROUX JAMES R & DAVID A GIROUX & MARIA E	PO BOX 11082 PORTLAND, ME 04104	18 GRANT ST	4
	GOSS MARJORIE A & PAUL A GOSS JTS	62 GRANT ST PORTLAND, ME 04101	62 GRANT ST	4
	GRABOWSKI JONATHAN H & ERIKA CLESCERJ JTS	25 SHERMAN ST PORTLAND, ME 04101	25 SHERMAN ST	1
	GRANT JOAN H	PO BOX 7 ROUND POND, ME 04564	440 CUMBERLAND AVE UNIT 2	1
	GRASSHOPPER APARTMENTS	55 SHERMAN ST PORTLAND, ME 04101	55 SHERMAN ST	7
	GRAY JOSEPH E JR & MARIE L	263 STATE ST PORTLAND, ME 04101	31 SHERMAN ST	6
	GRAY JOSEPH E JR & MARIE L	263 STATE ST PORTLAND, ME 04101	263 STATE ST	1
	GREATER PORTLAND YMCA	70 FOREST AVE PORTLAND, ME 04104	219 HIGH ST	0
	HALFWAY HOUSE INC	7 GRANT ST PORTLAND, ME 04101	5 GRANT ST	10
	HAYDEN LAWRENCE F & MARY ALICE JTS	244 STATE ST PORTLAND, ME 04101	244 STATE ST	1
	HAYNOR ROBERT S	23 WEST TREVOR HILL PLYMOUTH, MA 02360	198 HIGH ST UNIT 1	1
	HERBSIRA LLC	100 WILD FERN DR LONGWOOD, FL 32779	231 HIGH ST	10
	HERBSIRA LLC	100 WILD FERN DR LONGWOOD, FL 32779	241 HIGH ST	6
	HOME STATE PROPERTIES LLC	150 GLENWOOD AVE PORTLAND, ME 04103	25 GRANT ST	7

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HOME STATE PROPERTIES LLC	150 GLENWOOD AVE PORTLAND , ME 04103	27 GRANT ST	6
	HUGHES PHILIP R & ANN D HUGHES JTS	242 STATE ST PORTLAND, ME 04101	242 STATE ST	1
	HUSE WHITNEY & KATHLEEN MCKEEN &	198 HIGH ST # 12 PORTLAND , ME 04101	198 HIGH ST UNIT 12	1
	INGRAHAM VOLUNTEERS INC	PO BOX 1668 PORTLAND, ME 04104	275 STATE ST	9
	J & P LLC	1234 19TH ST SAN FRANCISCO , CA 94107	250 HIGH ST	6
	JAMES CAROLE A & FREDERICK O JR JTS	299 TUTTLE RD CUMBERLAND CENTER, ME 04021	462 CUMBERLAND AVE	6
	JAMES CAROLE A & FREDERICK O JR JTS	299 TUTTLE RD CUMBERLAND CENTER, ME 04021	484 CUMBERLAND AVE	10
	JAMES FREDERICK O JR & CAROLE A JAMES	299 TUTTLE RD CUMBERLAND , ME 04021	477 CUMBERLAND AVE	10
	JEDDY INC	PO BOX 129 NORWAY, ME 04268	65 GRANT ST	6
	KALLIN JOAN	65 SHERMAN ST # 11 PORTLAND, ME 04101	65 SHERMAN ST UNIT 11	1
	KIBBEE MARY A TRUSTEE	438 OCEAN AVE PORTLAND, ME 04103	439 CUMBERLAND AVE	3
	KILBOURN JONATHAN & MOLLY HOADLEY JTS	14 BOURNE ST KENNEBUNK , ME 04043	442 CUMBERLAND AVE UNIT 3	1
	KIMBALL WILLIAM J JR & HEATHER KIMBALL JTS	265 STATE ST PORTLAND , ME 04101	265 STATE ST	1
	KNUDSEN CHILTON R & MICHAEL J KNUDSEN &	240 STATE ST # 2 PORTLAND , ME 04101	240 STATE ST UNIT 402	1
	KOERBER KYLE	10 SHERMAN ST PORTLAND , ME 04101	11 SHERMAN ST	5
	KOKEMULLER LINDA K HEIRS	442 CUMBERLAND AVE # 5 PORTLAND, ME 04101	442 CUMBERLAND AVE UNIT 3	1
	KOUFMAN ELAINE G & JILL M KOUFMAN JTS	276 STATE ST # 1 PORTLAND , ME 04101	276 STATE ST UNIT 1	1
	KROHN MICHAEL J	276 STATE ST # 3 PORTLAND , ME 04101	276 STATE ST UNIT 3	1
	LA BASH STEPHEN C	RR 1 BOX 93 OBERLIN, KS 67749	198 HIGH ST UNIT 6	1
	LABERGE SUZANNE C	440 CUMBERLAND AVE # 1 PORTLAND, ME 04101	440 CUMBERLAND AVE UNIT 1	1
	LAMB RALPH & DONNA JTS	417 FALMOUTH RD FALMOUTH , ME 04105	100 FOREST AVE	5
	LANGE JASON ALEXANDER	48 AVON ST PORTLAND, ME 04101	48 AVON ST	1
	LAROCHELLE PETER M	276 STATE ST # 2 PORTLAND , ME 04101	276 STATE ST UNIT 2	1
	LAVOIE CHRISTOPHER E	291 STATE ST # 2 PORTLAND, ME 04101	291 STATE ST UNIT 2	1
	LEAVITT LYNNE A	18 SHERMAN ST # 4 PORTLAND , ME 04101	18 SHERMAN ST UNIT 4	1
	LEE FRANK J	7 WEST 96TH # 1G NEW YORK , NY 10025	240 STATE ST UNIT 405	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	LINDSAY SCOTT A	PO BOX 7626 PORTLAND, ME 04101	238 STATE ST	13
	LYNCH MARY G	32 SHERMAN ST PORTLAND, ME 04101	32 SHERMAN ST	1
	MACLEAN MARK A	18 SHERMAN ST # 1 PORTLAND, ME 04101	18 SHERMAN ST UNIT 1	1
	MARSHALL ANDREW S	198 HIGH ST # 9 PORTLAND, ME 04101	198 HIGH ST UNIT 9	1
	MARTINES DAVID A	236 STATE ST # 5 PORTLAND, ME 04101	236 STATE ST UNIT 385	1
	MATHEW'S APARTMENTS INC	12 GRANT ST 1ST FLOOR PORTLAND, ME 04101	10 GRANT ST	6
	MAYO ROGER E & JAMES R NEAL JTS	28 SHERMAN ST #1 PORTLAND, ME 04101	28 SHERMAN ST	3
	MCLEAN ELIZABETH A TRUSTEE	1 MAPLE DR SACO, ME 04072	243 HIGH ST	8
	MCLEAN ELIZABETH A TRUSTEE	1 MAPLE DR SACO, ME 04072	245 HIGH ST	8
	MCPMAHON JILL M & TIMOTHY J MCPMAHON JTS	236 STATE ST PORTLAND, ME 04101	236 STATE ST	3
	MERRILL SCOTT R	240 STATE ST # 7 PORTLAND, ME 04101	240 STATE ST UNIT 407	1
	MID-TOWN PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	13 GRANT ST	11
	MID-TOWN PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	261 STATE ST	7
	NEEDLE LAWRENCE A & MARISOL M NEEDLE JTS	291 STATE ST # 1 PORTLAND, ME 04101	291 STATE ST UNIT 1	1
	NELSON ANDREW D	4 PAYEUR CIR FALMOUTH, ME 04105	260 STATE ST	4
	NELSON JENNIFER L	187 STANFORD ST SOUTH PORTLAND, ME 04106	240 STATE ST UNIT 401	1
	NEWSOME JOSEPH W & ANTOINETTE M NEWSOME JTS	256 STATE ST PORTLAND, ME 04101	256 STATE ST	1
	NEWSOME JOSEPH W & ANTOINETTE N NEWSOME JTS	256 STATE ST PORTLAND, ME 04101	256 STATE ST	0
	NORTHGATE APARTMENTS LLC	55 JOHNSON RD FALMOUTH, ME 04105	231 STATE ST	30
	NUTTER JAMES W & JEANNE TITHERINGTON-NUTTER	4800 YOAKUM BLVD HOUSTON, TX 77006	234 STATE ST	2
	O'DONNELL PATRICIA M	PO BOX 1184 PORTLAND, ME 04104	440 CUMBERLAND AVE UNIT 1	1
	OLD CUMBERLAND ASSOCIATES	170 NEWBURY ST BOSTON, MA 02116	447 CUMBERLAND AVE	43
	OP PROPERTY LLC	PO BOX 3838 PORTLAND, ME 04104	210 HIGH ST	6
	PARKSIDE APARTMENTS LLC	757 CONGRESS ST PORTLAND, ME 04102	76 PARK AVE	6
	PARKSIDE HIGH LLC	104 GRANT ST PORTLAND, ME 04101	212 HIGH ST	10
	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	471 CUMBERLAND AVE	13



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PEACOCK STEVEN	102 FOREST AVE PORTLAND, ME 04101	102 FOREST AVE	2
	PETTENGILL ERIC & HEATHER	13 PRINCE ST CUMBERLAND, ME 04021	278 STATE ST	3
	PORTLAND WEST PLANNING COUNCIL	155 BRACKETT ST PORTLAND, ME 04102	14 SHERMAN ST	5
	PRK42 LLC	503 OCEAN HOUSE RD CAPE ELIZABETH, ME 04107	235 STATE ST	8
	QUINT MICHAEL W	32 GRANT ST PORTLAND, ME 04101	32 GRANT ST	1
	RAWLINGS RAYMOND W & NANCY W RAWLINGS JTS	18 SHERMAN ST # 2 PORTLAND, ME 04101	18 SHERMAN ST UNIT 2	1
	RICE GEOFFREY I	658 CONGRESS ST 1 ST FLOOR PORTLAND, ME 04101	60 GRANT ST	7
	RICE GEOFFREY I	658 CONGRESS ST 1 ST FLOOR PORTLAND, ME 04101	52 SHERMAN ST	6
	RIDGWAY JAMES R III & STACY K LANG JTS	4657 BAY SUMMIT PL SAN DIEGO, CA 92117	252 STATE ST	1
	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	60 SHERMAN ST	1
	ROSENCRANZ BARBARA & GERALD ROSENCRANZ JTS	99 NEAL ST # 4 PORTLAND, ME 04102	238 STATE ST UNIT 382	1
	ROURKE ERIN J & GABRIEL S COLEMAN JTS	464 CUMBERLAND AVE PORTLAND, ME 04101	464 CUMBERLAND AVE	1
	RUDMAN SANDRA L & CARL P RUDMAN JTS	440 CUMBERLAND AVE # 3 PORTLAND, ME 04101	440 CUMBERLAND AVE UNIT 2	1
	RUTTER JASON T	48 PARK AVE PORTLAND, ME 04101	48 PARK AVE	3
	S S & M LLC	88 ANNAFRAN ST ROSLINDALE, MA 02131	264 STATE ST	12
	SABATINO GERALD	PO BOX 391 CAMDEN, ME 04843	198 HIGH ST UNIT 2	1
	SALVAN MARTA HERNANDEZ	62 SHERMAN ST PORTLAND, ME 04101	62 SHERMAN ST	2
	SARIC ADIS & GORDANA SARIC JTS	198 HIGH ST # 3 PORTLAND, ME 04101	198 HIGH ST UNIT 3	1
	SCHARDT THOMAS P	340 E 83TH # 5B NEW YORK, NY 10065	65 SHERMAN ST UNIT 14	1
	SCHOENFELD FRAYLA A & HARRIS SCHOENFELD JTS	481 CUMBERLAND AVE PORTLAND, ME 04101	481 CUMBERLAND AVE	4
	SCIPIONE STEPHEN A	100 MARION ST # B BROOKLINE, MA 02446	240 STATE ST UNIT 403	1
	SEEVERS CRAIG R & TERESA R BRADY JTS	314 E MMA ST LAFAYETTE, CO 80025	20 GRANT ST	4
	SHAFTER WILLIAM L	443 CUMBERLAND AVE PORTLAND, ME 04101	443 CUMBERLAND AVE	3
	SHW PROPERTIES LLC	661 ALLEN AVE PORTLAND, ME 04103	55 GRANT ST	6
	SIDELINGER GARY A & MAUREEN L JTS	PO BOX 1003 PORTLAND, ME 04104	66 SHERMAN ST	7
	SIDELINGER GARY A & MAUREEN L JTS	PO BOX 1003 PORTLAND, ME 04104	71 SHERMAN ST	12

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SIEGFRIED DAVID	44 PARK AVE PORTLAND, ME 04101	44 PARK AVE	1
	SIMPSON WILLIAM P	PO BOX 10250 PORTLAND, ME 04104	232 HIGH ST	6
	SIMPSON WILLIAM P	POBOX 10250 PORTLAND, ME 04104	236 HIGH ST	6
	SIMPSON WILLIAM P	PO BOX 10250 PORTLAND, ME 04104	1 SHERMAN ST	10
	SMITH FRANCIS & CATHLEEN SMITH JTS	65 SHERMAN ST # 18 PORTLAND, ME 04101	65 SHERMAN ST UNIT 16	1
	SMITH STEPHEN A & ELSIE A SMITH JTS	13 DEERING ST PORTLAND, ME 04101	5 SHERMAN ST	4
	SMITHFREE PROPERTIES LLC	24 ST LAWRENCE ST PORTLAND, ME 04101	469 CUMBERLAND AVE	6
	SNEED G DOUGLAS & REBECCA WAXMAN SNEED JTS	1 GRANT ST PORTLAND, ME 04101	1 GRANT ST	4
	SPAR INC	104 GRANT ST PORTLAND, ME 04101	72 PARK AVE	12
	SPRING STREET WEST CORP	104 GRANT ST PORTLAND, ME 04101	284 STATE ST	0
	SPRING STREET WEST CORP	104 GRANT ST PORTLAND, ME 04101	286 STATE ST	28
	ST ONGE ANITA M	198 HIGH ST # 11 PORTLAND, ME 04101	198 HIGH ST UNIT 11	1
	STEPHENSON SUSAN E & MICHAEL A STEPHENSON JTS	31 FOWLER RD BANGOR, ME 04401	65 SHERMAN ST UNIT 1	1
	STRAND JEROME J	PO BOX 5222 PORTLAND, ME 04101	198 HIGH ST UNIT 4	1
	SULLIVAN KELLIE A	238 STATE ST # 1 PORTLAND, ME 04101	238 STATE ST UNIT 361	1
	TOOTHAKER CRANDALL K	PO BOX 4271 PORTLAND, ME 04101	200 HIGH ST	1
	TROTMAN PROPERTIES LLC	10 SHERMAN ST PORTLAND, ME 04101	8 SHERMAN ST	6
	TROUT GROUP INVESTMENTS LIMITED LIABILITY COMPANY	PO BOX 7051 PORTLAND, ME 04112	493 CUMBERLAND AVE	6
	TROUT GROUP INVESTMENTS LIMITED LIABILITY COMPANY	PO BOX 7051 PORTLAND, ME 04112	497 CUMBERLAND AVE	12
	VARDIS LANCE & GINA M VARDIS JTS	248 DARTMOUTH ST PORTLAND, ME 04102	450 CUMBERLAND AVE	4
	VELIGOR VINCENT D JR & SUSAN J JTS	61 SHERMAN ST PORTLAND, ME 04101	61 SHERMAN ST	2
	WALSH JOSEPH KEVIN	240 STATE ST # 6 PORTLAND, ME 04101	240 STATE ST UNIT 406	1
	WEATHERHEAD STEPHEN W & ANNETTA L JTS	458 CUMBERLAND AVE PORTLAND, ME 04101	458 CUMBERLAND AVE	1
	WEIMER CHERYL L	65 SHERMAN ST # 2 PORTLAND, ME 04101	65 SHERMAN ST UNIT 2	1
	WEISS LESLIE D & DENNIS P DEMUTH JTS	65 SHERMAN ST # 9 PORTLAND, ME 04101	65 SHERMAN ST UNIT 9	1
	WHALEBACK ASSOCIATES LLC	PO BOX 1769 PORTLAND, ME 04104	22 SHERMAN ST	6

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WHITON TANYA K & GALEN A RICHMOND JTS	291 STATE ST # 3 PORTLAND, ME 04101	291 STATE ST UNIT 3	1
	WOITASEK STEVEN W	57 GRANT ST PORTLAND, ME 04101	57 GRANT ST	3
	WOITASEK WALTER J & DOROTHY M WOITASEK JTS	141 TEMBY ST SPRINGFIELD, MA 01119	54 GRANT ST	4
	YOUNG MEN'S CHRISTIAN ASSOCIATION	70 FOREST AVE PORTLAND, ME 04101	98 FOREST AVE	0
	YOUNG MEN'S CHRISTIAN ASSOC	70 FOREST AVE PORTLAND, ME 04101	HIGH ST	0
	YOUNG MENS CHRISTIAN ASSOC PORTLAND	70 FOREST AVE PORTLAND, ME 04101	70 FOREST AVE	1
	YOUNG MENS CHRISTIAN ASSOC PORTLAND	70 FOREST AVE PORTLAND, ME 04101	28 SHERMAN ST	0
	YOUTH ALTERNATIVES	50 LYDIA LN SOUTH PORTLAND, ME 04106	22 PARK AVE	8

