

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Gordon Smith-chair  
Sara Moppin-secretary  
William Getz  
Mark Bower  
Eric Larsson

February 8, 2013

Neil Reiter  
227 Restaurant Group  
PO Box 275  
Brooklin, ME 04616

RE: 227 York Street  
CBL: 044 E002  
ZONE: B-1

Dear Mr. Reiter,

At the February 7, 2013 meeting, the Zoning Board of Appeals voted 4-0 to grant the Miscellaneous Appeal to locate the three required off -street parking spaces less than four hundred feet from the restaurant. The Board also voted 4- 0 to grant the Conditional Use Appeal to open a restaurant. The appeal is good for up to two years from the date of the hearing, February 7, 2013. I am enclosing a copy of the Board's decisions.

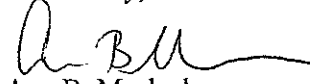
You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the Miscellaneous Appeal. Please submit your payment on receipt of this invoice. Your permit cannot be issued until your payment has been received.

Now that the Miscellaneous and Conditional Use appeals have been approved, you need to submit a building permit application to fit up the restaurant and establish the use. I have enclosed an application for the building permit and change of use. You have two years from the date of the hearing, February 7, 2013, referenced under section 14-474(f), to obtain the building permit and start work, or your Zoning Board approval will expire.

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

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

Yours truly,



Ann B. Machado  
Zoning Specialist

Cc. file

# **CITY OF PORTLAND, MAINE**

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## **ZONING BOARD OF APPEALS**

### **ZONING BOARD APPEAL DECISION**

**To:** City Clerk

**From:** Marge Schmuckal, Zoning Administrator

**Date:** February 8, 2013

**RE:** Action taken by the Zoning Board of Appeals on February 7, 2013.

**Members Present:** Gordon Smith (chair), William Getz, Sara Moppin (secretary) and Eric Larsson

**Members Absent:** Mark Bower

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

##### **A. Miscellaneous Appeal:**

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required [section 14-332(i)]. The appellant is requesting an appeal under section 14-334 to locate the parking spaces off site, 368 feet from the restaurant. Representing the appeal is the lessee, Neil Reiter and Stella Hernandez. **The Zoning Board of Appeals voted 4-0 to grant the appeal.**

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

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the lessee's representative, Stella Hernandez **The Zoning Board of Appeals voted 4-0 to grant the appeal with an acknowledgement that it is good for a maximum of a two year period.**

#### **Enclosure:**

Decision for Agenda from February 7, 2013

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Barbara Barhydt, Planning Division

Mary Davis, Housing and Neighborhood Services Division

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

Attendance:  
Present -  
Bill betz  
Barry Smith  
Sara Mappin  
Erik Larson

B-1 Zone Off-Site Parking:

**Miscellaneous Appeal**

**DECISION**

Date of public hearing: February 7, 2013

Name and address of applicant: Neil Reiter  
c/o Lauren J. Reiter, Architect  
PO Box 274  
56 Fox Lane  
Brooklin, ME 04616

Location of property under appeal: 227-229 York Street

**For the Record:**

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

Neil Reiter on behalf of the applicant  
Stella Hernandez  
Joe Gyn 36 Salem Street  
Victoria Delest 88 Salem Street  
Roseanne Grane 30 Salem Street  
Robert Aimes Holm Ave.

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

Bollard Article: That's My Dump Feb. 2013

Findings of Fact and Conclusions of Law:

The Applicant proposes opening a small fine-dining restaurant on the lower level of this two-story building. Under Section 14-332(i), the Applicant is required to have three off-street parking spaces located either on the same lot with the principal building or within 100 feet measured along lines of public access. Applicant has filed this Miscellaneous Appeal under Section 14-334 asking the Board of Appeals to approve the use of three parking spaces located further than 100 feet from the principal building.

A. Standard for Granting Off-Site Parking Under §14-334:

The Board of Appeals may approve the use of off-street parking located more than one hundred (100) feet from the principal building when:

1. The off-street parking is located no more than 1500 ft. from the principal building or use site measured along lines of public access.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Parking is located <sup>more than 100'</sup> less than 400' via line of public access from the proposed restaurant. ~~100'~~ from the building

2. The premises to be used for parking is held under the same ownership as the principal building or use or by lease with a term of not less than five (5) years with an option to renew. Evidence of such control, shall be required by showing for review and approval by City Corporation Counsel, at a minimum, a signed letter of intent, purchase and sale agreement, or option for sale or lease at the time of approval, and an executed deed or lease prior to issuance of any certificate of occupancy.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

An <sup>executed</sup> 5-year lease agreement has been provided. Corporation Counsel has reviewed and approved such lease<sup>2</sup>, which has an option to renew.

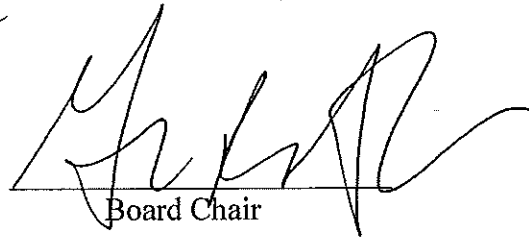
**Conclusion:** (check one)

☒ Option 1: The Board finds that the relevant standard described in section A above has been satisfied and therefore GRANTS the application.

☐ Option 2: The Board finds that the relevant standard described in section A above has NOT been satisfied and therefore DENIES the application.

4-0 Vote

Dated: February 7, 2013



Board Chair

O:\OFFICE\VENZBA\B-1 miscellaneous appeal off-site parking.docx

Members Present: Gordon Smith chair, Sara Mappin, Secretary-Eric Larson  
William Getz

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Member Absent: MARK Bower

APPEAL AGENDA

yes The Board of Appeals will hold a public hearing on Thursday, February 7, 2013 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. Old Business

A. Miscellaneous Appeal:

227-229 York Street, Neil Reiter, lessee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required [section 14-332(i)]. The appellant is requesting a variance under section 14-334 to locate the parking spaces off site, 368 feet from the restaurant. Representing the appeal is the lessee's representative, Stella Hernandez.

B. Conditional Use Appeal:

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Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the lessee's representative, Stella Hernandez.

2. Adjournment

Granted  
A-Ø

note  
variance

Granted  
A-Ø

with condition it be

An Acknowledgement it is for 2 years

8:05 pm

MAX.

**Marge Schmuckal - Re: Agenda for the ZBA meeting on 2/7/13**

**From:** Marge Schmuckal  
**To:** Ann Machado; Anne Pringle  
**Date:** 2/7/2013 2:30 PM  
**Subject:** Re: Agenda for the ZBA meeting on 2/7/13

Anne,

I quickly scanned what you wrote. I think you have misunderstood what is before the Board. They are not hearing another variance for parking. They have found 3 parking spaces in the distance allowed for the Board to approve. That is the first Miscellaneous Appeal - for parking. The second appeal is a conditional use appeal for the actual restaurant use.

I hope this clarifies the appeals and issues before the Board tonight.  
 Marge

>>> Anne Pringle <oldmayor@maine.rr.com> 2/7/2013 1:26 PM >>>  
 Ann

As is regularly the case with submissions to the Planning Board and Council, please see that members of the ZBA are given the attached letter for today's meeting, as I have another commitment and am not able to attend.

Thank you!

Anne Pringle

On 1/30/13 11:48 AM, Ann Machado wrote:

Here is the agenda for the February 7, 2013 Zoning Board of appeals meeting:

### **APPEAL AGENDA**

**The Board of Appeals will hold a public hearing on Thursday, February 7, 2013 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. Old Business**

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**2. Adjournment**

**ANNE B. PRINGLE**

44 Neal Street Portland, ME 04102-3527  
oldmayor@maine.rr.com

February 7, 2013

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

Re: 227-229 York Street

Dear Members of the Zoning Board of Appeals:

As a forty year resident of the West End, I have been following the zoning variances being requested for 227-229 York Street.

After your last consideration of this issue, when the requested parking variance was denied (for good reason in my view), I am shocked that this matter is again before the Board, with another parking variance being requested.

What is additionally troubling is the deceitful behavior of the apparent building owner's husband, Tom Landry, in failing to acknowledge his personal interest in the property. In the submission before you, he is representing himself as the "Manager". As the husband of the building owner and as a professional realtor and investor, he is the one who should be held accountable to affirmatively and persuasively demonstrate that the property acquired several years ago cannot support another permitted use without a zoning waiver. I do not believe this can be done.

In addition to the potential huge impact of another side-by-side restaurant on the densely-packed residential neighborhood, something stinks about this whole proposal...

There is no "right" to a zoning waiver, especially given the deceitful nature of the parties and when the standards for a waiver are not met. I urge you to reject this request.

Very truly yours,







## City of Portland Zoning Board of Appeals

January 30, 2013

Neil Reiter  
227 Restaurant Group  
PO Box 275  
Brooklin, ME 04616

Dear Mr. Reiter,

Your Miscellaneous Appeal and Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, February 7, 2013 at 6:30 p.m.** in room 209 located on the second floor of City Hall.

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

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

I have also included the bill for the processing fee, legal ad and the notices for the Miscellaneous Appeal. The fee is due on receipt. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1621	<b>Applicant:</b> NEIL REITER
<b>Project Name:</b> 227 YORK ST	<b>Location:</b> 227 YORK ST
<b>CBL:</b> 044 E002001	<b>Application Type:</b> Miscellaneous
<b>Invoice Date:</b> 01/31/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$100.00		\$100.00		\$303.02		\$0.00		\$303.02	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$100.00</b>
<b>Payment Received 1/22/2013 - Thank you</b>	<b>\$100.00</b>

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	154	\$115.50
Legal Advertisements - ZBA	1	\$137.52
		\$303.02

<b>Total Current Fees:</b>	+	<b>\$303.02</b>
<b>Total Current Payments:</b>	-	<b>\$0.00</b>
<b>Amount Due Now:</b>		<b>\$303.02</b>

pd. 2/17/13  
# 1061

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Detach and remit with payment

**CBL** 044 E002001  
**Bill to:** NEIL REITER  
PO BOX 275  
BROOKLIN, ME 04616

**Application No:** 0000-1621  
**Invoice Date:** 01/31/2013  
**Invoice No:** 39992  
**Total Amt Due:** \$303.02  
**Payment Amount:**

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

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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1621	<b>Applicant:</b> NEIL REITER
<b>Project Name:</b> 227 YORK ST	<b>Location:</b> 227 YORK ST
<b>CBL:</b> 044 E002001	<b>Application Type:</b> Miscellaneous
<b>Invoice Date:</b> 01/22/2013	

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

**Previous Balance**

**\$0.00**

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

**Bill to:** NEIL REITER  
PO BOX 275  
BROOKLIN, ME 04616

CBL 044 E002001  
**Application No:** 0000-1621  
**Invoice Date:** 01/22/2013  
**Invoice No:** 39835  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$100.00

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Jan 18, 2013

Received from 227 Restaurant Group

Location of Work 227 York St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Zoning Appeal

CBL: 044-E-002

Check #: 2328 Total Collected \$ 100.00

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

Taken by: [Signature]

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

**Ann Machado - RE: Zoning Board of Appeals Legal Ad**

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**From:** Joan Jensen <jjensen@mainetoday.com>  
**To:** "Ann Machado (AMACHADO@portlandmaine.gov)"  
<AMACHADO@portlandmaine.gov>  
**Date:** 1/30/2013 3:16 PM  
**Subject:** RE: Zoning Board of Appeals Legal Ad  
**Attachments:** Agenda feb 1.pdf

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Hi Ann,

I'm sorry. I thought I emailed you.

All set to publish your ad on Friday, February 1.  
The cost is \$137.52 includes \$2.00 online charge. I included a proof.  
Thank you,  
Joan

Joan Jensen  
*Legal Advertising/  
Classified Call Center*  
Portland Press Herald/Maine Sunday Telegram  
295 Gannett Dr.  
South Portland, ME 04106  
(207) 791-6157  
(207) 791-6910  
Email: [jjensen@mainetoday.com](mailto:jjensen@mainetoday.com)

**Portland Press Herald**  
**Maine Sunday Telegram**  
[www.pressherald.com](http://www.pressherald.com)

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**From:** Classified [<mailto:classified@mainetoday.com>]  
**Sent:** Wednesday, January 30, 2013 10:05 AM  
**To:** Joan Jensen  
**Subject:** FW: Zoning Board of Appeals Legal Ad

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**From:** Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
043 B003001	VALCOURT PETER J & ANASTASIA YAKIMOVA JTS	194 YORK ST PORTLAND, ME 04102	194 YORK ST	1
043 B004001	STATE OF MAINE STATE HOUSE STATION 16	AUGUSTA, ME 04333	192 YORK ST	1
043 B005001	STATE	AUGUSTA, ME 04333	182 YORK ST	1
043 D006001	MAINE CENTRAL RAILROAD CO % GUILFORD TRANSPORTATION	402 AMHERST ST STE 300 NASHUA, NH 03063	466 COMMERCIAL ST	1
043 E001001	PORTLAND TERMINAL CO LESSEE	IRON HORSE PARK NORTH BILLERICA, MA 01862	513 COMMERCIAL ST	1
043 E002001	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	501 COMMERCIAL ST	1
043 E003001	STATE OF MAINE	STATE HOUSE STATION 16 AUGUSTA, ME 04333	481 COMMERCIAL ST	1
043 E005001	STATE	AUGUSTA, ME 04333	14 STATE ST	1
043 E007001	STATE	AUGUSTA, ME 04333	523 COMMERCIAL ST	1
043 E008001	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	469 COMMERCIAL ST	1
043 E010001	STATE OF MAINE DEPT OF TRANS	2 CHILD ST AUGUSTA, ME 04333	493 COMMERCIAL ST	1
044 C001001	BAYE AYESHA	45 BURNHAM ST PORTLAND, ME 04102	22 STATE ST	2
044 C002001	GRUBE COLLETTE C	1221 HOOKSTON RD CONCORD, CA 94518	24 STATE ST	3
044 C003001	BAYE AYESHA	45 BURNHAM ST PORTLAND, ME 04102	YORK ST	1
044 C004001	LEAPING FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	193 YORK ST	5
044 C006001	FRESH FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	25 TYNG ST	1
044 C006025	LEAPING FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	25 TYNG ST	1
044 C006027	JOHNSON MARY ELLEN	27 TYNG ST PORTLAND, ME 04102	27 TYNG ST	1
044 C006029	STROHFUS PAUL	29 TYNG ST PORTLAND, ME 04102	29 TYNG ST	1
044 C007001	TOWLE GEORGE F	52 CONTINENTAL DR PORTLAND, ME 04103	26 STATE ST	4
044 C008001	PRICE JAMES H	5279 ISLA KEY BLVD S # 309 ST PETERSBURG, FL 33715	32 STATE ST	8
044 C009001	LEHAN AMY M	31 TYNG ST # 1 PORTLAND, ME 04102	31 TYNG ST UNIT 1	1
044 C009002	STOEHR KEVIN L	31 TYNG ST # 2 PORTLAND, ME 04102	31 TYNG ST UNIT 2	1
044 C009003	SAWYER DANA & STEPHANI BRIGGS	31 TYNG ST # 3 PORTLAND, ME 04102	31 TYNG ST UNIT 3	1
044 C012001	PROMENADE PROPERTIES LLC	PMB 384 PO BOX 9715 PORTLAND, ME 04102	TYNG ST	1
044 C013001	LOW INCOME PROPERTIES LLC & MGO PROPERTIES LLC	50 MARKET ST # 299 SOUTH PORTLAND, ME 04106	36 STATE ST	21
044 C015001	PROMENADE PROPERTIES LLC	PMB 144 PO BOX 9715 PORTLAND, ME 04104	39 TYNG ST	7
044 C016001	CROSS PATRICIA A WID WWII	42 STATE ST #1 PORTLAND, ME 04101	42 STATE ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
044 C016002	SCHERTZ DAVID L & AMBER J SCHERTZ JTS	42 STATE ST # 2 PORTLAND, ME 04101	42 STATE ST UNIT 2	1
044 C016003	PFEIFFENBERGER LAURA M	42 STATE ST #3 PORTLAND, ME 04101	42 STATE ST UNIT 3	1
044 C017001	CARDONE LORRAINE L & DOROTHY T JTS	45 TYNG ST PORTLAND, ME 04102	45 TYNG ST	2
044 C019001	HELLER NICHOLAS & JOSEPHINE CONTE JTS	47 TYNG ST PORTLAND, ME 04102	47 TYNG ST	1
044 C020001	PENFIELD NICHOLAS H	48 STATE ST # 1 PORTLAND, ME 04101	48 STATE ST	1
044 C020002	MCNEIL DONNA M	48 STATE ST # 2 PORTLAND, ME 04101	48 STATE ST	1
044 C020003	WOOD WENDY W	48 STATE ST # 3 PORTLAND, ME 04101	48 STATE ST	1
044 C020004	ADOLPHSON LUCY C	48 STATE ST # 4 PORTLAND, ME 04101	48 STATE ST	1
044 C020021	PRICE ANDREW R & MAURA M PRICE	29 JUNE ST PORTLAND, ME 04102	48 STATE ST	1
044 C020022	SMITH ANDREW G & JENNIFER M ARSENAULT JTS	48 STATE ST # 22 PORTLAND, ME 04101	48 STATE ST	1
044 C020023	FOX ISADORE	38 BRENTWOOD RD WINDHAM, ME 04062	48 STATE ST	1
044 C020024	CUTTER MARK W	48 STATE ST # 24 PORTLAND, ME 04101	48 STATE ST	1
044 C020031	MAUSHART DONNA M & BRADFORD S MAUSHART JTS	P.O.BOX 3042 KENNEBUNKPORT, ME 04046	48 STATE ST	1
044 C020032	JACKSON FREDERICA	48 STATE ST # 32 PORTLAND, ME 04101	48 STATE ST	1
044 C020033	CARR RANDAL L & DEBORAH MEIER CARR JTS	PO BOX 358 GREENVILLE JUNCTION, ME 04442	48 STATE ST	1
044 C020034	TALSMA JOEL & STACEY PIERCE TALSMA JTS	48 STATE ST # 34 PORTLAND, ME 04101	48 STATE ST	1
044 C021001	BIGELOW GEORGE E	51 TYNG ST PORTLAND, ME 04102	51 TYNG ST	2
044 C022001	TAMIR S SHAWN	PO BOX 15391 PORTLAND, ME 04112	52 STATE ST UNIT 1	1
044 C022002	TAMIR SHAWN	PO BOX 15391 PORTLAND, ME 04112	52 STATE ST UNIT 2	1
044 C022003	POITRAS JENNIFER	52 STATE ST # 3 PORTLAND, ME 04101	52 STATE ST UNIT 3	1
044 C023001	FOX STEPHEN H	53 TYNG ST PORTLAND, ME 04102	53 TYNG ST	3
044 C024001	FORESTATE MAINE ASSOCIATES	PO BOX 18380 SIOUX FALLS, SD 57186	54 STATE ST	7
044 C025001	VALORIANI ROBERT J	57 TYNG ST PORTLAND, ME 04102	57 TYNG ST	1
044 C027001	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER, ME 04021	156 DANFORTH ST	5
044 C028001	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER, ME 04021	158 DANFORTH ST	1
044 C030001	CARDONE DOROTHY T & LORRAINE L CARDONE JTS	45 TYNG ST PORTLAND, ME 04102	43 TYNG ST	1
044 D006001	GUTGSELL MICHAEL S & NANETTE D GUTGSELL JTS	32 TYNG ST #2 PORTLAND, ME 04102	32 TYNG ST	1
044 D009001	MATTOZZI DOMENICO & BONNIE	PO BOX 486 NEW HARBOR, ME 04554	9 TATE ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
044 D010001	GARBER BIANCA S	36 TYNG ST PORTLAND, ME 04102	36 TYNG ST	2
044 D011001	MARLOWE DANIEL P	13 TATE ST PORTLAND, ME 04102	13 TATE ST	2
044 D012001	VITALIUS SHANE R	42 TYNG ST PORTLAND, ME 04102	42 TYNG ST	2
044 D013001	CARDONA MARY K	25 TATE ST #1 PORTLAND, ME 04102	25 TATE ST	1
044 D013002	KOWTKO BRIAN A & JENNIFER L KOWTKO JTS	23 TATE ST # 2 PORTLAND, ME 04102	23 TATE ST	1
044 D013003	MACGREGOR JENNIFER A & LEWIS ROBERT RICHARDS JTS	19 TATE ST # 3 PORTLAND, ME 04102	19 TATE ST	1
044 D013004	WADSWORTH ROBERT L & DONNA M JTS	17 TATE ST #4 PORTLAND, ME 04102	17 TATE ST	1
044 D016001	PALEY DEBORAH C & DAVID H HULBERT JTS	48 TYNG ST PORTLAND, ME 04102	48 TYNG ST	1
044 D019001	MERRILL DAVID W & EMILY G LIEBLING JTS	54 TYNG ST PORTLAND, ME 04102	54 TYNG ST	1
044 D020001	HABITAT FOR HUMANITY PORTLAND INC	PO BOX 10505 PORTLAND, ME 04104	TATE ST	1
044 D022001	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER, ME 04021	56 TYNG ST	1
044 D023001	ORRIS PROPERTIES LLC	7 HIGHMEADOW DR GORHAM, ME 04038	31 TATE ST	1
044 D024001	ORRIS PROPERTIES LLC	7 HIGHMEADOW DR GORHAM, ME 04038	33 TATE ST	1
044 D025001	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER, ME 04021	58 TYNG ST	1
044 D026001	O'DONNELL DAVID M	13 LAWRENCE AVE PORTLAND, ME 04103	35 TATE ST	3
044 D027001	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER, ME 04021	62 TYNG ST	1
044 D029001	HONAN WILLIAM E	164 DANFORTH ST PORTLAND, ME 04102	164 DANFORTH ST	4
044 D031001	LEVANDOWSKI MICHAEL T & ANDREW A FLAKE	62 MAIN ST VINEYARD HAVEN, MA 02568	168 DANFORTH ST	3
044 D032001	REDLON REBECCA J	172 DANFORTH ST PORTLAND, ME 04102	172 DANFORTH ST	3
044 D033001	BEECHER KATHLEEN H & ELIZABETH A BEECHER	50 TYNG ST PORTLAND, ME 04102	50 TYNG ST	3
044 E001001	SHELTON PAMELA WAKEFIELD	225 YORK ST # 1 PORTLAND, ME 04102	225 YORK ST UNIT 1	1
044 E001002	THORNTON PATRICK D	225 YORK ST # 2 PORTLAND, ME 04102	225 YORK ST UNIT 2	1
044 E001003	FILIPPONE ANTHONY V & MICHELLE M FILIPPONE JTS	225 YORK ST # 3 PORTLAND, ME 04102	225 YORK ST UNIT 3	1
044 E001004	FILIPPONE MICHELLE M & ANTHONY V FILIPPONE JTS	225 YORK ST # 4 PORTLAND, ME 04102	225 YORK ST UNIT 4	1
044 E002001	A BETTER MAINE LLC	PO BOX 15414 PORTLAND, ME 04112	227 YORK ST	1
044 E003001	DATAENTRY 21 LLC	16 HERON POINT RD FALMOUTH, ME 04105	231 YORK ST	2
044 E004001	MEUSE-HAYDEN BARBARA & ALICE M MEUSE LIFE INTEREST	12 TATE ST PORTLAND, ME 04102	12 TATE ST	2
044 E006001	NOONAN MARY RITA	31 BRACKETT ST PORTLAND, ME 04102	31 BRACKETT ST	2



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
044 E008001	SILVERS DOROTHY E TRUSTEE	35 BRACKETT ST PORTLAND, ME 04102	35 BRACKETT ST	1
044 E009001	MACLEOD ALEXANDER B	14 TATE ST PORTLAND, ME 04102	14 TATE ST	2
044 E010001	WHITE SHOSHANNAH	39 BRACKETT ST PORTLAND, ME 04102	39 BRACKETT ST	2
044 E011001	MAGANA TRANSITO	16 TATE ST PORTLAND, ME 04102	16 TATE ST	2
044 E012001	CLARK JOHN M	41 BRACKETT ST PORTLAND, ME 04102	41 BRACKETT ST	2
044 E013001	DOUCETTE MICHELLE A & TADGEMAN MCWILLIAMS JTS	20 TATE ST PORTLAND, ME 04102	18 TATE ST	2
044 E014001	POHL LESLIE N & ROBERT R FISKE JTS	45 BRACKETT ST APT 2 PORTLAND, ME 04102	45 BRACKETT ST	3
044 E015001	SCOTT MEREALD E & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	22 TATE ST	1
044 E016001	YANKOWSKY RICHARD A KW VET	47 BRACKETT ST PORTLAND, ME 04102	47 BRACKETT ST	2
044 E017001	SCOTT MEREALD E SR & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	TATE ST	1
044 E018001	NILES STEPHEN M & HOLLY J SHEEHAN JTS	231 MAINE AVE PORTLAND, ME 04103	49 BRACKETT ST	2
044 E019001	SCOTT MEREALD E SR & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	TATE ST	1
044 E020001	HARNDEN SUSANNAH	51 BRACKETT ST PORTLAND, ME 04102	51 BRACKETT ST	1
044 E021001	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	55 BRACKETT ST	6
044 E023001	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	59 BRACKETT ST	6
044 E024001	HOBLE EDWARD A & DAVID GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	174 DANFORTH ST	2
044 E025001	HOBLE EDWARD A & DAVID J GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	176 DANFORTH ST	4
044 E026001	180 DANFORTH LLC	PO BOX 2301 SOUTH PORTLAND, ME 04116	180 DANFORTH ST	10
044 E027001	DIBIASE MATTHEW A	53 BRACKETT ST PORTLAND, ME 04102	53 BRACKETT ST	1
057 K004001	REDFORD KENT H & PAMELA SHAW JTS	198 DANFORTH ST PORTLAND, ME 04102	198 DANFORTH ST	1
057 K005001	DAY THADDEUS V TRUSTEE	PO BOX 11 CUMBERLAND CENTER, ME 04021	196 DANFORTH ST	3
057 K006001	ZEMANS GRETE LYNN	194 DANFORTH ST PORTLAND, ME 04102	194 DANFORTH ST	4
057 K007001	HAWKES PETER B & ELIZABETH B JTS	192 DANFORTH ST PORTLAND, ME 04102	192 DANFORTH ST	2
057 K008001	MANGUM WILLIAM GORDON II	190 DANFORTH ST PORTLAND, ME 04102	190 DANFORTH ST	3
057 K009001	THOMSEN THOMAS W	188 DANFORTH ST PORTLAND, ME 04102	188 DANFORTH ST	4
057 K011001	MCPHEETERS ANNE M & MEREDITH L JOHNSON JTS	62 BRACKETT ST PORTLAND, ME 04102	14 HAMLIN CT	2
057 K012001	WILEY PHYLLIS M	62 BRACKETT ST PORTLAND, ME 04102	64 BRACKETT ST	3
057 K013001	NELSON SARA W	57 CLARK ST # 1 PORTLAND, ME 04102	57 CLARK ST UNIT 1	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 K014001	HARKNESS RICHARD L JR	27 SALEM ST PORTLAND, ME 04102	27 SALEM ST	1
057 K015001	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH, ME 04074	19 SALEM ST	3
057 K016001	BEAULIEU ZOE	17 SALEM ST PORTLAND, ME 04102	17 SALEM ST	1
057 K017001	MICHALAKES CHRIS J & LAUREN A MICHALAKES JTS	11 SALEM ST PORTLAND, ME 04102	11 SALEM ST	2
057 K018001	MARPLE KEITH B & YIN T TUNG AU JTS	146 NORTH BEACON ST # A4 BRIGHTON, MA 02135	7 SALEM ST	3
057 K019001	CLOWES ELIZABETH DABROSKY	5 SALEM ST PORTLAND, ME 04102	5 SALEM ST	1
057 K020001	FOX STEPHEN H	20 SCHOOL ST PORTLAND, ME 04102	60 BRACKETT ST	3
057 K021001	KIDDER HOLLY M	56A BRACKETT ST PORTLAND, ME 04102	3 SALEM ST	3
057 K023001	FOLEY MICHAEL B	15 SALEM ST PORTLAND, ME 04102	15 SALEM ST	1
057 K024001	PAREKH RAHUL	9 BEACON ST PORTLAND, ME 04103	21 SALEM ST	3
057 K025001	MILOSE STEPHEN C	10 HAMLIN CT PORTLAND, ME 04102	10 HAMLIN CT	2
058 A026001	AMIELLICA LLC	PO BOX 8032 PORTLAND, ME 04104	44 CLARK ST	1
058 A027001	RICHARD BRENDA D & DAVID M RICHARD JTS	42 CLARK ST # 1 PORTLAND, ME 04102	42 CLARK ST UNIT 1	1
058 A027002	NOWAK PETER W & KATHRYN L SPIRER JTS	42 CLARK ST # 2 PORTLAND, ME 04102	42 CLARK ST UNIT 2	1
058 A027003	ALLEN DONALD D JR	42 CLARK ST # 3 PORTLAND, ME 04102	42 CLARK ST UNIT 3	1
058 A027004	MURPHY JEAN M & RICHARD W MURPHY JTS	PO BOX 10045 PORTLAND, ME 04104	42 CLARK ST UNIT 4	1
058 A028001	MUSHIAL ERIK & CAITLIN J MUSHIAL JTS	36 CLARK ST PORTLAND, ME 04102	36 CLARK ST	1
058 A029001	GRAHAM LANI TRUSTEE	PO BOX 10368 PORTLAND, ME 04104	32 CLARK ST	3
058 A042001	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	24 CLARK ST	1
058 B001001	GRAEF ROSANNE H	30 SALEM ST PORTLAND, ME 04102	30 SALEM ST	2
058 B002001	WOLTERSTORFF ROBERT P & MARI M JONES JTS	24 SALEM ST PORTLAND, ME 04102	24 SALEM ST	1
058 B003001	FISCHER GABRIEL B & ANNYA D FISCHER JTS	20 SALEM ST PORTLAND, ME 04102	20 SALEM ST	1
058 B004001	MORAN CATHERINE E	18 SALEM ST PORTLAND, ME 04102	16 SALEM ST	1
058 B005001	MARTELLE MATTHEW & ANDREA B MARTELLE JTS	12 SALEM ST PORTLAND, ME 04102	12 SALEM ST	3
058 B006001	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	8 SALEM ST	9
058 B007001	PEOPLES REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	48 BRACKETT ST	5
058 B008001	SHALOM HOUSE	1 PLEASANT ST PORTLAND, ME 04101	42 BRACKETT ST	16
058 B010001	VILLANI ALLISON M	43 CLARK ST PORTLAND, ME 04102	43 CLARK ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
058 B011001	RAMSAY JANE W	3219 AMHURST ST SE OLYMPIA, WA 98501	39 CLARK ST	2
058 B012001	GRANT JUSTIN M	3801 E PACIFIC COAST HWY # 246 LONG BEACH, CA 90804	33 CLARK ST	3
058 B013001	WEYAND RACHAEL E & SETH S HARKNESS JTS	25 SUMMER ST PORTLAND, ME 04102	25 SUMMER ST	1
058 B014001	EVANS PETER W	21 SUMMER ST PORTLAND, ME 04102	21 SUMMER ST	2
058 B015001	HARRIS BRIAN & ALISON HAWKES JTS	39 CLARK ST PORTLAND, ME 04102	39 CLARK ST	1
058 B016001	SMALL STEPHEN R & KATHLEEN M KEANE JTS	15 SUMMER ST PORTLAND, ME 04102	15 SUMMER ST	1
058 B018001	PRICE CHRISTOPHER B & WENDY POOLE JTS	146 NEAL ST PORTLAND, ME 04102	40 BRACKETT ST	3
058 B019001	PRICE CHRISTOPHER B & WENDY POOLE JTS	146 NEAL ST PORTLAND, ME 04102	36 BRACKETT ST	1
058 B020001	JENKINS SARAH BULLEY	32 BRACKETT ST # 1 PORTLAND, ME 04102	32 BRACKETT ST UNIT 1	1
058 B020002	DAWSON WILLIAM H & DONNA M NAPPI JTS	34 BRACKETT ST PORTLAND, ME 04102	32 BRACKETT ST UNIT 2	1
058 B022001	GREEN PETER	11 SUMMER ST PORTLAND, ME 04102	11 SUMMER ST	1
058 D001001	GOODE MARK E & JENNIFER L GOODE JTS	230 HIGH ST SOUTH PORTLAND, ME 04106	28 SUMMER ST	2
058 D002001	CEKUTIS STEVEN L & LAURENCE D CEKUTIS JTS	20 SUMMER ST # 1 PORTLAND, ME 04102	24 SUMMER ST	1
058 D003001	CEKUTIS STEVEN L & LAURENCE D CEKUTIS JTS	20 SUMMER ST # 1 PORTLAND, ME 04102	20 SUMMER ST	4
058 D004001	MOORE JONETHAN P & SUSAN L RIVARD JTS	265 YORK ST PORTLAND, ME 04102	265 YORK ST	4
058 D005001	FISKE ROBERT R & LESLIE POHL	263 YORK ST PORTLAND, ME 04102	263 YORK ST	2
058 D006001	SNELL MICHAEL D	259 YORK ST # 1 PORTLAND, ME 04102	259 YORK ST UNIT 1	1
058 D006002	SCLOVE CHAD W	259 YORK ST # 2 PORTLAND, ME 04102	259 YORK ST UNIT 2	1
058 D007001	RENWICK ROBERT R & IVAN P JENNY JTS	18 SUMMER ST PORTLAND, ME 04102	18 SUMMER ST	1
058 D009001	255 YORK STREET LLC	PO BOX 25A CUMBERLAND, ME 04021	251 YORK ST	2
058 D011001	26 BRACKETT STREET LLC	26 BRACKETT ST PORTLAND, ME 04101	26 BRACKETT ST	1
058 F003001	BRIDGEPORT ASSOCIATES	PO BOX 350 PORTLAND, ME 04112	531 COMMERCIAL ST	1
058 F006001	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	533 COMMERCIAL ST	1
058 F009001	STATE	AUGUSTA, ME 04333	529 COMMERCIAL ST	1
058 F012001	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	16 BRACKETT ST	1
058 F013001	HIGGINS WILLIS E & SUSAN L HIGGINS JTS	24 BRACKETT ST # 1 PORTLAND, ME 04102	24 BRACKETT ST UNIT 1	1
058 F013002	TURGEON STEPHEN	11 SOUTH ORLEANS ST MEMPHIS, TN 38103	24 BRACKETT ST UNIT 2	1
058 F013003	SOLA CHRISTOPHER L & ELIZABETH A SOLA JTS	615 7TH AVE SW ROCHESTER, MN 55902	24 BRACKETT ST UNIT 3	1

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058 F013004	PHILLIPS MEGHAN & JAMES PHILLIPS JTS	24 BRACKETT ST # 4 PORTLAND, ME 04102	24 BRACKETT ST UNIT 4	1
059 A001001	MAINE CENTRAL RAILROAD CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	232 COMMERCIAL ST	1

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	170	UNITS	352	