

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

January 4, 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 January 3, 2013 meeting, the Zoning Board of Appeals voted 3-2 to deny the Variance Appeal to waive the off street parking requirement for three spaces for a restaurant. The Board did grant a continuance for the Conditional Use Appeal to open a restaurant. The continuance expires on November 19, 2013, a year from the original date of the application. I am enclosing a copy of the Board's decisions.

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

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

Yours truly,


Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: January 4, 2013
RE: Action taken by the Zoning Board of Appeals on January 3, 2013.

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

Members Absent: none

1. Old Business

A. Variance Appeal:

227-229 York Street, Neil Reiter, leesee, 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. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal are Tom Landry, the manager for the owner A Better Maine LLC, and the leesee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 3-2 to deny the appeal.**

B. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leesee, 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 leesee's representative, Stella Hernandez. **The Zoning Board of Appeals granted the applicant a continuance that expires on November 19, 2013, a year from the original date of the application.**

2. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, buyer, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The appellant is seeking a

Conditional Use Appeal under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc.

The Zoning Board of Appeals voted 5-0 to grant the appeal.

B. Disability Variance Appeal:

13 Carroll Street, Gladys Garcia and Benjamin Crocker, owners, Tax Map 062, Block B, Lot 020, R-6 Residential Zone: The applicants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a side setback of 37 inches instead of the required ten foot side yard setback [section 14-139(a)(4)(c)]. Representing the appeal are the owners and their contractor, Lance Yule. **The Zoning Board of Appeals voted 5-0 to grant the appeal.**

Enclosure:

Decision for Agenda from January 3, 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

"Undue Hardship" Variance Appeal

DECISION

Date of public hearing: December 6, 2012 and continued to
January 3, 2013

Name and address of applicant: Neil Reiter
PO Box 275
Brooklin, ME 04616

Location of property under appeal: 227-229 York Street

Property owner = A Better
Maine LLC

For the Record:

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

Stella Hernandez, ^{proposed} lessee's representative
Tom Lendry, property manager for ^{building} owners
Neil Reiter, proposed lessee
Lauren Reiter, architect for project

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

~~Robert Bonham, 1532 Washington Ave~~

→ letter from
Joe Coyne

Roseanne Grave, 30 Salem Street

Seth Harkness, 25 Summer Street

Pamela Shelton, 225 York Street

Christine Spinnella, York Street

Findings of Fact and Conclusions of Law:

The applicant is requesting an "undue hardship" variance from section 14-166 (c) and 14-332 of the Portland Land Use Code. Those sections together set forth the off-street parking and loading requirements in the B-1 zone. The applicant intends to use the building on the property as a restaurant, and section 14-332(i) provides:

Restaurants or establishments constructed and intended for the dispensing of food and drink as the principal activity: One (1) parking space for each one hundred fifty (150) square feet, or major fraction thereof, of floor area not used for bulk storage or food preparation.

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

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

Satisfied 2 Not Satisfied 3

Applicant failed to show ~~practical~~ Reason and supporting facts: ~~practical~~ loss of all beneficial use. ~~currently~~ is a beneficial use of property as a residential unit. Applicant did not meet burden because of ~~show no~~ other ^{possible} beneficial uses. Denial of variance would not make property unmarketable; owners could sell for at least what they paid for it.

Satisfied 5 Not Satisfied

Reason and supporting facts:

Property is in small B1 zone with only four properties in it. Testimony that some other properties in zone had off street parking ² on premises.

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

Satisfied ~~5~~ Not Satisfied

Reason and supporting facts:

The B-1 Zone is intended for mixed use. The granting of variance that results in a restaurant is in keeping w/~~the~~ what's already there.

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

Satisfied 5 Not Satisfied

Reason and supporting facts:

Applicant ^{looked but} was not able to find off-street parking spaces. Enactment of zoning ~~change~~ ordinance caused parking hardship.

Conclusion: (check one)

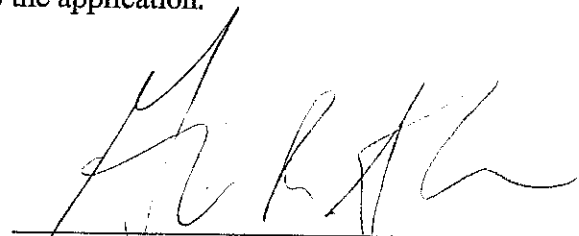
Option 1: The Board finds that the standards described above (1 through 4) have been satisfied and therefore GRANTS the application.

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

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

Dated: January 3, 2013

3 v. 2


Board Chair

Members present: Gordon Smith - Sara Moppin - ERIC LAISSON -

CITY OF PORTLAND, MAINE Mark Bower

ZONING BOARD OF APPEALS Bill Betz

Called to Order 6:30 pm

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, January 3, 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

Denied
3-2

A. Variance Appeal:

227-229 York Street, Neil Reiter, leesee, 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. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal are Tom Landry, the manager for the owner A Better Maine LLC, and the leesee's representative, Stella Hernandez.

has not actively marketed

B. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leesee, 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 leesee's representative, Stella Hernandez.

Continue
The Appeal
for

2. New Business

Granted
5-0

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, buyer, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone

: The appellant is seeking a Conditional Use Appeal under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc.

B. Disability Variance Appeal:

13 Carroll Street, Gladys Garcia and Benjamin Crocker, owners, Tax Map 062, Block B, Lot 020, R-6 Residential Zone

: The applicants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a side setback of 37 inches instead of the required ten foot side yard setback [section 14-139(a)(4)(c)]. Representing the appeal are the owners and their contractor, Lance Yule.

Granted
5-0

3. Adjournment

9:45 pm

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Gordon Smith-chair
Mark Bower
William Getz

December 11, 2012

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

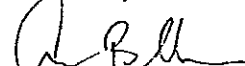
RE: 227 York Street
CBL: 044 E002
ZONE: B-1

Dear Mr. Reiter,

At the December 6, 2012 meeting, the Zoning Board of Appeals voted 5-0 to grant the request for a continuance for both the Variance Appeal and the Conditional Use Appeal. The continuance was granted because the Board has requested that the owner of the property be present to answer questions that pertain to the criteria for a variance appeal. I have spoken to Tom Landry, the manager for A Better Maine, LLC, and he said that he would be able to appear at the January 3, 2013 Zoning Board of Appeals meeting. The two appeals will now be heard on that date. I have included a copy of the criteria that must be addressed with a Variance Appeal.

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

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. Tom Landry
file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: December 11, 2012
RE: Action taken by the Zoning Board of Appeals on December 6, 2012.

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

Members Absent: none

1. Old Business

A. Conditional Use Appeal:

1262-1266 Westbrook Street, Ayumi Horie, buyer, Tax Map 213, Block C, Lot 011, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit as part of a proposed addition to the existing single family dwelling. Representing the appeal is the buyer. **Withdrawn by applicant.**

2. New Business

A. Interpretation Appeal:

38 Deering Street, LCB38, LLC, owner, Tax Map 047 C017, 40 Deering Street, BWB40, LLC, owner, Tax Map 047 C016, 42 Mellen Street, Jill Babcock, owner, 047 A027, & 235 State Street, PKR42, LLC, Owner, 046 A006, all within R-6 Residential Zone: The appellants are challenging the Zoning Administrator's determination dated October 18, 2012 that the Foundation House properties, owned under several names, do not fall under the use category of a "Sheltered Care Group Home". Representing the appeal is Michael J. Patterson, owner of 42 Deering Street. **The Zoning Board of Appeals voted 4-0 to deny the appeal. The Zoning Administrator's determination that the Foundation House properties do not fall under the use category of a "Sheltered Care Group Home" was upheld. Mark Bower had to recuse himself.**

B. Interpretation Appeal

1-7 Bramblewood Drive, Anthony Kostopoulos, owner, Tax Map 377, Block E, Lot 006, R-3 Residential Zone: The applicant is challenging the Zoning Specialist's determination that a second kitchen with full kitchen facilities in a dwelling unit changes the use of the building from one dwelling unit to two dwelling units by definition. The appellant would like to keep the second kitchen in the lower level of the house to use with her home daycare. Representing the appeal is the owner's wife, Gina Kostopoulos. **The Zoning**

Board of Appeals voted 4-0 to grant the appeal overturning the Zoning Specialist's determination that a second kitchen changes the use of the property to a two family. Phil Saucier had to recuse himself.

C. Disability Variance Appeal:

29-33 Saunders, Elizabeth Pottle, owner, Tax Map 130, Block G, Lot 005, R-5

Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front setback of 63 inches instead of the average front yard setback of 73 inches [14-120(1)(d)(1)].

Representing the appeal is Dwight Glidden, Independent Living Assistant, Alpha One "Critical Access Program". **The Zoning Board of Appeals voted 5-0 to grant the appeal to allow the handicap ramp to be 63 inches from the front property line.**

D. Variance Appeal:

227-229 York Street, Neil Reiter, leasee, 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. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal is the leasee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 5-0 to grant the request for a continuance.**

E. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leasee, 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 leasee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 5-0 to grant the request for a continuance.**

Enclosure:

Decision for Agenda from December 6, 2012

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

Members Present: Mark Bower, Philip Sancier - Gordon Smith - Sara Moppin - William Getz

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

6:30 pm

APPEAL AGENDA

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

1. Old Business

A. Conditional Use Appeal:

withdrawn 1262-1266 Westbrook Street, Ayumi Horie, buyer, Tax Map 213, Block C, Lot 011, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit as part of a proposed addition to the existing single family dwelling. Representing the appeal is the buyer.

2. New Business

A. Interpretation Appeal:

4-0 Denied Appeal - supported by Admin determination
38 Deering Street, LCB38, LLC, owner, Tax Map 047 C017, 40 Deering Street, BWB40, LLC, owner, Tax Map 047 C016, 42 Mellen Street, Jill Babcock, owner, 047 A027, & 235 State Street, PKR42, LLC, Owner, 046 A006, all within R-6 Residential Zone: The appellants are challenging the Zoning Administrator's determination dated October 18, 2012 that the Foundation House properties, owned under several names, do not fall under the use category of a "Sheltered Care Group Home". Representing the appeal is Michael J. Patterson, owner of 42 Deering Street.

Richard Bryant rep. Babcocks/legal REASONS
B. Interpretation Appeal *Mark Bower recused himself for*

Granted 4-0 overturned the decision
1-7 Bramblewood Drive, Anthony Kostopoulos, owner, Tax Map 377, Block E, Lot 006, R-3 Residential Zone: The applicant is challenging the Zoning Specialist's determination that a second kitchen with full kitchen facilities in a dwelling unit changes the use of the building from one dwelling unit to two dwelling units by definition. The appellant would like to keep the second kitchen in the lower level of the house to use with her home daycare. Representing the appeal is the owner's wife, Gina Kostopoulos.

Mark Bower wearing the appeal / recused himself
C. Disability Variance Appeal:
29-33 Saunders, Elizabeth Pottle, owner, Tax Map 130, Block G, Lot 005, R-5 Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front setback of 63 inches instead of the average front yard setback of 73 inches [14-120(1)(d)(1)]. Representing the appeal is Dwight Glidden, Independent Living Assistant, Alpha One "Critical Access Program". *(taken 1st)*

D. Variance Appeal:

5-0 request on continuation
227-229 York Street, Neil Reiter, leasee, 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. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal is the leasee's representative, Stella Hernandez.

OVA

5-0
Continued
E. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leasee, 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 leasee's representative, Stella Hernandez.

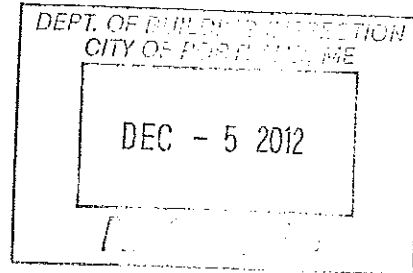
3. Adjournment

~ 10:30 pm

Jo Coyne
36 Salem Street
Portland, Maine 04102
207.775.3902 / jocoyne@gwi.net

December 4, 2012

Marge Schmuckal
Zoning Administrator
City of Portland
Portland ME 04101



Dear Ms. Schmuckal:

I am writing to comment on the proposal submitted by A Better Maine, Inc., to develop a ground-floor restaurant at 227 York Street. I am sorry not to be able to attend Thursday's meeting of the Zoning Board of Appeals, when this application will be considered.

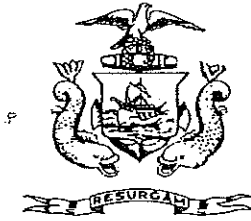
The application lists the purpose of the proposed restaurant as "the serving of fine cuisine," but indicates the hours of operation as 6:30 a.m. to 11 p.m. Fine cuisine? Those sound like bar hours to me. The City closed Popeye's because its tavern activity was incompatible with the surrounding residential neighborhood. Neither I nor any of my neighbors is interested in re-opening that hornet's nest.

Many of us participated in the public process when the restaurant planned for the former Popeye's site was approved. We sometimes wonder whether we'll live long enough to see said institution open but we agreed that the concept was fine: an upscale restaurant that would have sufficient on-street parking with a simple change to angled slots alongside Harborview Memorial Park. I don't recall whether specific open hours were discussed but I believe we agreed they would be compatible with neighborhood residential needs, i.e., reasonable restaurant hours, not bar hours.

In my opinion, the property at 227 York Street is totally unsuitable for development as proposed. Add the lack of parking for patrons and tenants to the difficulties of trash removal to very non-residential hours and you have one big mess. Please say no to this application. Let's get the building process under control at the corner and get that restaurant open. Please allow this very patient neighborhood to experience what life can be like with one very real restaurant before we move ahead with more (and questionable) development.

Yours truly,

Jo Coyne



City of Portland Zoning Board of Appeals

November 28, 2012

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

Dear Mr. Reiter,

Your Variance Appeal and Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, December 6, 2012 at 6:30 p.m.** in the City Council Chambers 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 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



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 1058\$284.75

Tender Amount: 284.75

Receipt Header:

Cashier Id: amachado

Receipt Date: 12/3/2012

Receipt Number: 50703

Receipt Details:

Reference ID:	1868	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	115.50	Charge Amount:	115.50
Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal			
Additional Comments:			

Reference ID:	1869	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	119.25	Charge Amount:	119.25
Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal			
Additional Comments:			

Reference ID:	1870	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	

Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal			
Additional Comments:			

Thank You for your Payment!



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 2308\$100.00

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 11/19/2012

Receipt Number: 50396

Receipt Details:

Reference ID:	1857	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Project ID: 2012-639 - 227 York St - Variance Appeal

Additional Comments:

Thank You for your Payment!



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

November 19 20 12

Received from Stella & Guy Hernandez

Location of Work 227 York St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 200.00

Building (1L) _____ Plumbing (1S) _____ Electrical (12) _____ Site Plan (U2) _____

Other ZBA Appeals - Variance & Conditional Use.

CBL: 44-E-002

Check #: 2308 Total Collected \$ 200.00

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

Taken by: ABU

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

RECEIVED

NOV 19 2012

Dept. of Building Inspections
City of Portland Maine

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: "Ann Machado (AMACHADO@portlandmaine.gov)"
<AMACHADO@portlandmaine.gov>
Date: 11/26/2012 3:40 PM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda 11:30.pdf

Hi Ann,

All set to publish your ad on Friday, November 30.
The cost is \$357.74 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04101
Tel. 207-791-6157
Fax 207-791-6910
Email jjensen@mainetoday.com

From: classified@mainetoday.com [classified@mainetoday.com]
Sent: Monday, November 26, 2012 11:19 AM
To: Joan Jensen
Subject: FW: Zoning Board of Appeals Legal Ad

-----Original Message-----

From: "Ann Machado" <AMACHADO@portlandmaine.gov>
Sent: Monday, November 26, 2012 11:08am
To: classified@Pressherald.com
Subject: Zoning Board of Appeals Legal Ad

Joan -
Attached is the Zoning Board of Appeals legal ad for Friday, November 30, 2012.
Thanks.
Ann Machado
874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	180 DANFORTH LLC	PO BOX 2301 SOUTH PORTLAND , ME 04116	180 DANFORTH ST	10
	255 YORK STREET LLC	PO BOX 25A CUMBERLAND , ME 04021	251 YORK ST	2
	26 BRACKETT STREET LLC	26 BRACKETT ST PORTLAND, ME 04101	26 BRACKETT ST	1
	A BETTER MAINE LLC	PO BOX 15414 PORTLAND, ME 04112	227 YORK ST	1
	ADOLPHSON LUCY C	48 STATE ST # 4 PORTLAND , ME 04101	48 STATE ST	1
	ALLEN DONALD D JR	42 CLARK ST # 3 PORTLAND , ME 04102	42 CLARK ST UNIT 3	1
	AMIELLICA LLC	PO BOX 8032 PORTLAND, ME 04104	44 CLARK ST	1
	BAYE AYESHA	45 BURNHAM ST PORTLAND , ME 04102	22 STATE ST	2
	BAYE AYESHA	45 BURNHAM ST PORTLAND , ME 04102	YORK ST	0
	BEAULIEU ZOE	17 SALEM ST PORTLAND, ME 04102	17 SALEM ST	1
	BEECHER KATHLEEN H & ELIZABETH A BEECHER	50 TYNG ST PORTLAND , ME 04102	50 TYNG ST	3
	BIGELOW GEORGE E	51 TYNG ST PORTLAND , ME 04102	51 TYNG ST	2
	BRIDGEPORT ASSOCIATES	PO BOX 350 PORTLAND , ME 04112	531 COMMERCIAL ST	0
	BROWN J B & SONS	PO BOX 207 PORTLAND, ME 04112	24 CLARK ST	0
	CARDONA MARY K	25 TATE ST #1 PORTLAND, ME 04102	25 TATE ST	1
	CARDONE DOROTHY T & LORRAINE L CARDONE JTS	45 TYNG ST PORTLAND, ME 04102	43 TYNG ST	1
	CARDONE LORRAINE L & DOROTHY T JTS	45 TYNG ST PORTLAND, ME 04102	45 TYNG ST	2
	CARR RANDAL L & DEBORAH MEIER CARR JTS	PO BOX 358 GREENVILLE JUNCTION, ME 04442	48 STATE ST	1
	CEKUTIS STEVEN L & LAURENCE D CEKUTIS JTS	20 SUMMER ST # 1 PORTLAND , ME 04102	20 SUMMER ST	4
	CEKUTIS STEVEN L & LAURENCE D CEKUTIS JTS	20 SUMMER ST # 1 PORTLAND , ME 04102	24 SUMMER ST	0
	CHANDLER GRETE L	194 DANFORTH ST PORTLAND, ME 04102	194 DANFORTH ST	4
	CLARK JOHN M	41 BRACKETT ST PORTLAND , ME 04102	41 BRACKETT ST	2
	CLOWES ELIZABETH DABROSKY	5 SALEM ST PORTLAND, ME 04102	5 SALEM ST	1
	CROSS PATRICIA A WID WWII	42 STATE ST #1 PORTLAND, ME 04101	42 STATE ST UNIT 1	1
	CUTTER MARK W	48 STATE ST # 24 PORTLAND , ME 04101	48 STATE ST	1
	DATAENTRY 21 LLC	16 HERON POINT RD FALMOUTH, ME 04105	231 YORK ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DAWSON WILLIAM H & DONNA M NAPPI JTS	34 BRACKETT ST PORTLAND, ME 04102	32 BRACKETT ST UNIT 2	1
	DAY THADDEUS V TRUSTEE	PO BOX 11 CUMBERLAND CENTER, ME 04021	196 DANFORTH ST	3
	DIBIASE MATTHEW A	53 BRACKETT ST PORTLAND, ME 04102	53 BRACKETT ST	1
	DOUCETTE MICHELLE A & TADGEMAN MCWILLIAMS JTS	20 TATE ST PORTLAND, ME 04102	18 TATE ST	2
	EVANS PETER W	21 SUMMER ST PORTLAND, ME 04102	21 SUMMER ST	2
	FILIPPONE ANTHONY V & MICHELLE M FILIPPONE JTS	225 YORK ST # 3 PORTLAND, ME 04102	225 YORK ST UNIT 3	1
	FILIPPONE MICHELLE M & ANTHONY V FILIPPONE JTS	225 YORK ST # 4 PORTLAND, ME 04102	225 YORK ST UNIT 4	1
	FISCHER GABRIEL B & ANNYA D FISCHER JTS	20 SALEM ST PORTLAND, ME 04102	20 SALEM ST	1
	FISKE ROBERT R & LESLIE POHL	263 YORK ST PORTLAND, ME 04102	263 YORK ST	2
	FOLEY MICHAEL B	15 SALEM ST PORTLAND, ME 04102	15 SALEM ST	1
	FORESTATE MAINE ASSOCIATES	PO BOX 18380 SIOUX FALLS, SD 57186	54 STATE ST	7
	FOX ISADORE	38 BRENTWOOD RD WINDHAM, ME 04062	48 STATE ST	1
	FOX STEPHEN H	20 SCHOOL ST PORTLAND, ME 04102	60 BRACKETT ST	3
	FOX STEPHEN H	53 TYNG ST PORTLAND, ME 04102	53 TYNG ST	3
	FRESH FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	25 TYNG ST	0
	GARBER BIANCA S	36 TYNG ST PORTLAND, ME 04102	36 TYNG ST	2
	GOODE MARK E & JENNIFER L GOODE JTS	230 HIGH ST SOUTH PORTLAND, ME 04106	28 SUMMER ST	2
	GRAEF ROSANNE H	30 SALEM ST PORTLAND, ME 04102	30 SALEM ST	2
	GRAHAM LANI TRUSTEE	PO BOX 10368 PORTLAND, ME 04104	32 CLARK ST	3
	GRANT JUSTIN M	3801 E PACIFIC COAST HWY # 246 LONG BEACH, CA 90804	33 CLARK ST	3
	GREEN PETER	11 SUMMER ST PORTLAND, ME 04102	11 SUMMER ST	1
	GRUBE COLLETTE C	1221 HOOKSTON RD CONCORD, CA 94518	24 STATE ST	3
	GUTGSELL MICHAEL S & NANETTE D GUTGSELL JTS	32 TYNG ST #2 PORTLAND, ME 04102	32 TYNG ST	1
	HABITAT FOR HUMANITY PORTLAND INC	PO BOX 10505 PORTLAND, ME 04104	TATE ST	0
	HARKNESS RICHARD L JR	27 SALEM ST PORTLAND, ME 04102	27 SALEM ST	1
	HARNDEN SUSANNAH	51 BRACKETT ST PORTLAND, ME 04102	51 BRACKETT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HARRIS BRIAN & ALISON HAWKES JTS	39 CLARK ST PORTLAND, ME 04102	39 CLARK ST	1
	HAWKES PETER B & ELIZABETH B JTS	192 DANFORTH ST PORTLAND, ME 04102	192 DANFORTH ST	2
	HELLER NICHOLAS & JOSEPHINE CONTE JTS	47 TYNG ST PORTLAND, ME 04102	47 TYNG ST	1
	HIGGINS WILLIS E & SUSAN L HIGGINS JTS	24 BRACKETT ST # 1 PORTLAND, ME 04102	24 BRACKETT ST UNIT 1	1
	HOBLER EDWARD A & DAVID GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	174 DANFORTH ST	2
	HOBLER EDWARD A & DAVID J GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	176 DANFORTH ST	4
	HONAN WILLIAM E	164 DANFORTH ST PORTLAND, ME 04102	164 DANFORTH ST	4
	JACKSON FREDERICA	48 STATE ST # 32 PORTLAND, ME 04101	48 STATE ST	1
	JENKINS SARAH BULLEY	32 BRACKETT ST # 1 PORTLAND, ME 04102	32 BRACKETT ST UNIT 1	1
	JOHNSON MARY ELLEN	27 TYNG ST PORTLAND, ME 04102	27 TYNG ST	1
	KIDDER HOLLY M	56A BRACKETT ST PORTLAND, ME 04102	3 SALEM ST	3
	KOWTKO BRIAN A & JENNIFER L KOWTKO JTS	23 TATE ST # 2 PORTLAND, ME 04102	23 TATE ST	1
	LEAPING FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	25 TYNG ST	1
	LEAPING FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	193 YORK ST	5
	LEHAN AMY M	31 TYNG ST # 1 PORTLAND, ME 04102	31 TYNG ST UNIT 1	1
	LEVANDOWSKI MICHAEL T & ANDREW A FLAKE	62 MAIN ST VINEYARD HAVEN, MA 02568	168 DANFORTH ST	3
	LOW INCOME PROPERTIES LLC & MGO PROPERTIES LLC	50 MARKET ST # 299 SOUTH PORTLAND, ME 04106	36 STATE ST	21
	MACGREGOR JENNIFER A & LEWIS ROBERT RICHARDS JTS	19 TATE ST # 3 PORTLAND, ME 04102	19 TATE ST	1
	MACLEOD ALEXANDER B	14 TATE ST PORTLAND, ME 04102	14 TATE ST	2
	MAGANA TRANSITO	16 TATE ST PORTLAND, ME 04102	16 TATE ST	2
	MAINE CENTRAL RAILROAD CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	232 COMMERCIAL ST	0
	MAINE CENTRAL RAILROAD CO % GUILFORD TRANSPORTATION	402 AMHERST ST STE 300 NASHUA, NH 03063	466 COMMERCIAL ST	0
	MANGUM WILLIAM GORDON II	190 DANFORTH ST PORTLAND, ME 04102	190 DANFORTH ST	3
	MARLOWE DANIEL P	13 TATE ST PORTLAND, ME 04102	13 TATE ST	2
	MARPLE KEITH B & YIN T TUNG AU JTS	146 NORTH BEACON ST # A4 BRIGHTON, MA 02135	7 SALEM ST	3
	MARTELLE MATTHEW & ANDREA B MARTELLE JTS	12 SALEM ST PORTLAND, ME 04102	12 SALEM ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MATTOZZI DOMENICO & BONNIE	PO BOX 486 NEW HARBOR , ME 04554	9 TATE ST	2
	MAUSHART DONNA M & BRADFORD S MAUSHART JTS	P.O.BOX 3042 KENNEBUNKPORT, ME 04046	48 STATE ST	1
	MCNEIL DONNA M	48 STATE ST # 2 PORTLAND , ME 04101	48 STATE ST	1
	MCPHEETERS ANNE M & MEREDITH L JOHNSON JTS	62 BRACKETT ST PORTLAND , ME 04102	14 HAMLIN CT	2
	MEUSE-HAYDEN BARBARA & ALICE M MEUSE LIFE INTEREST	12 TATE ST PORTLAND, ME 04102	12 TATE ST	2
	MICHALAKES CHRIS J & LAUREN A MICHALAKES JTS	11 SALEM ST PORTLAND , ME 04102	11 SALEM ST	2
	MILOSE STEPHEN C	10 HAMLIN CT PORTLAND, ME 04102	10 HAMLIN CT	2
	MOORE JONETHAN P & SUSAN L RIVARD JTS	265 YORK ST PORTLAND, ME 04102	265 YORK ST	4
	MORAN CATHERINE E	18 SALEM ST PORTLAND, ME 04102	16 SALEM ST	1
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	156 DANFORTH ST	5
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	158 DANFORTH ST	1
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	56 TYNG ST	0
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	58 TYNG ST	0
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	62 TYNG ST	0
	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH , ME 04074	19 SALEM ST	3
	MURPHY JEAN M & RICHARD W MURPHY JTS	PO BOX 10045 PORTLAND, ME 04104	42 CLARK ST UNIT 4	1
	MUSHIAL ERIK & CAITLIN J MUSHIAL JTS	36 CLARK ST PORTLAND , ME 04102	36 CLARK ST	1
	NELSON SARA W	57 CLARK ST # 1 PORTLAND, ME 04102	57 CLARK ST UNIT 1	3
	NILES STEPHEN M & HOLLY J SHEEHAN JTS	231 MAINE AVE PORTLAND , ME 04103	49 BRACKETT ST	2
	NOONAN MARY RITA	31 BRACKETT ST PORTLAND, ME 04102	31 BRACKETT ST	2
	NOWAK PETER W & KATHRYN L SPIRER JTS	42 CLARK ST # 2 PORTLAND , ME 04102	42 CLARK ST UNIT 2	1
	O'DONNELL DAVID M	13 LAWRENCE AVE PORTLAND, ME 04103	35 TATE ST	3
	ORRIS PROPERTIES LLC	7 HIGHMEADOW DR GORHAM , ME 04038	31 TATE ST	1
	ORRIS PROPERTIES LLC	7 HIGHMEADOW DR GORHAM , ME 04038	33 TATE ST	1
	PALEY DEBORAH C & DAVID H HULBERT JTS	48 TYNG ST PORTLAND, ME 04102	48 TYNG ST	1
	PAREKH RAHUL	9 BEACON ST PORTLAND, ME 04103	21 SALEM ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PENFIELD NICHOLAS H	48 STATE ST # 1 PORTLAND, ME 04101	48 STATE ST	1
	PEOPLES REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	48 BRACKETT ST	5
	PFEIFFENBERGER LAURA M	42 STATE ST #3 PORTLAND, ME 04101	42 STATE ST UNIT 3	1
	PHILLIPS MEGHAN & JAMES PHILLIPS JTS	24 BRACKETT ST # 4 PORTLAND, ME 04102	24 BRACKETT ST UNIT 4	1
	POHL LESLIE N & ROBERT R FISKE JTS	45 BRACKETT ST APT 2 PORTLAND, ME 04102	45 BRACKETT ST	3
	POITRAS JENNIFER	52 STATE ST # 3 PORTLAND, ME 04101	52 STATE ST UNIT 3	1
	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	55 BRACKETT ST	6
	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	59 BRACKETT ST	6
	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	8 SALEM ST	9
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	16 BRACKETT ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	469 COMMERCIAL ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	501 COMMERCIAL ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	533 COMMERCIAL ST	0
	PORTLAND TERMINAL CO LESSEE	IRON HORSE PARK NORTH BILLERICA, MA 01862	513 COMMERCIAL ST	0
	PRICE ANDREW R & MAURA M PRICE	29 JUNE ST PORTLAND, ME 04102	48 STATE ST	1
	PRICE CHRISTOPHER B & WENDY POOLE JTS	146 NEAL ST PORTLAND, ME 04102	36 BRACKETT ST	0
	PRICE CHRISTOPHER B & WENDY POOLE JTS	146 NEAL ST PORTLAND, ME 04102	40 BRACKETT ST	3
	PRICE JAMES H	5279 ISLA KEY BLVD S # 309 ST PETERSBURG, FL 33715	32 STATE ST	8
	PROMENADE PROPERTIES LLC	PMB 384 PO BOX 9715 PORTLAND, ME 04102	TYNG ST	0
	PROMENADE PROPERTIES LLC	PMB 144 PO BOX 9715 PORTLAND, ME 04104	39 TYNG ST	7
	RAMSAY JANE W	3219 AMHURST ST SE OLYMPIA, WA 98501	39 CLARK ST	2
	REDFORD KENT H & PAMELA SHAW JTS	198 DANFORTH ST PORTLAND, ME 04102	198 DANFORTH ST	1
	REDLON REBECCA J	172 DANFORTH ST PORTLAND, ME 04102	172 DANFORTH ST	3
	RENWICK ROBERT R & IVAN P JENNY JTS	18 SUMMER ST PORTLAND, ME 04102	18 SUMMER ST	1
	RICHARD BRENDA D & DAVID M RICHARD JTS	42 CLARK ST # 1 PORTLAND, ME 04102	42 CLARK ST UNIT 1	1
	SAWYER DANA & STEPHANI BRIGGS	31 TYNG ST # 3 PORTLAND, ME 04102	31 TYNG ST UNIT 3	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SCHERTZ DAVID L & AMBER J SCHERTZ JTS	42 STATE ST # 2 PORTLAND, ME 04101	42 STATE ST UNIT 2	1
	SCLOVE CHAD W	259 YORK ST # 2 PORTLAND, ME 04102	259 YORK ST UNIT 2	1
	SCOTT MEREALD E & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	22 TATE ST	1
	SCOTT MEREALD E SR & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	TATE ST	0
	SCOTT MEREALD E SR & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	TATE ST	0
	SHALOM HOUSE	1 PLEASANT ST PORTLAND, ME 04101	42 BRACKETT ST	16
	SHELTON PAMELA WAKEFIELD	225 YORK ST # 1 PORTLAND, ME 04102	225 YORK ST UNIT 1	1
	SILVERS DOROTHY E TRUSTEE	35 BRACKETT ST PORTLAND, ME 04102	35 BRACKETT ST	1
	SMALL STEPHEN R & KATHLEEN M KEANE JTS	15 SUMMER ST PORTLAND, ME 04102	15 SUMMER ST	1
	SMITH ANDREW G & JENNIFER M ARSENAULT JTS	48 STATE ST # 22 PORTLAND, ME 04101	48 STATE ST	1
	SNELL MICHAEL D	259 YORK ST # 1 PORTLAND, ME 04102	259 YORK ST UNIT 1	1
	SOLA CHRISTOPHER L & ELIZABETH A SOLA JTS	615 7TH AVE SW ROCHESTER, MN 55902	24 BRACKETT ST UNIT 3	1
	STATE	AUGUSTA, ME 04333	523 COMMERCIAL ST	0
	STATE	AUGUSTA, ME 04333	529 COMMERCIAL ST	0
	STATE	AUGUSTA, ME 04333	14 STATE ST	0
	STATE	AUGUSTA, ME 04333	182 YORK ST	0
	STATE OF MAINE	STATE HOUSE STATION 16 AUGUSTA, ME 04333	481 COMMERCIAL ST	0
	STATE OF MAINE DEPT OF TRANS	2 CHILD ST AUGUSTA, ME 04333	493 COMMERCIAL ST	0
	STATE OF MAINE STATE HOUSE STATION 16	AUGUSTA, ME 04333	192 YORK ST	0
	STOEHR KEVIN L	31 TYNG ST # 2 PORTLAND, ME 04102	31 TYNG ST UNIT 2	1
	STROHFUS PAUL	29 TYNG ST PORTLAND, ME 04102	29 TYNG ST	1
	TALSMA JOEL & STACEY PIERCE TALSMA JTS	48 STATE ST # 34 PORTLAND, ME 04101	48 STATE ST	1
	TAMIR S SHAWN	PO BOX 15391 PORTLAND, ME 04112	52 STATE ST UNIT 1	1
	TAMIR SHAWN	PO BOX 15391 PORTLAND, ME 04112	52 STATE ST UNIT 2	1
	THOMSEN THOMAS W	188 DANFORTH ST PORTLAND, ME 04102	188 DANFORTH ST	4
	THORNTON PATRICK D	225 YORK ST # 2 PORTLAND, ME 04102	225 YORK ST UNIT 2	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	TOWLE GEORGE F	52 CONTINENTAL DR PORTLAND, ME 04103	26 STATE ST	4
	TURGEON STEPHEN	11 SOUTH ORLEANS ST MEMPHIS, TN 38103	24 BRACKETT ST UNIT 2	1
	VALCOURT PETER J & ANASTASIA YAKIMOVA JTS	194 YORK ST PORTLAND, ME 04102	194 YORK ST	1
	VALORIANI ROBERT J	57 TYNG ST PORTLAND, ME 04102	57 TYNG ST	1
	VILLANI ALLISON M	43 CLARK ST PORTLAND, ME 04102	43 CLARK ST	1
	VITALIUS SHANE R	42 TYNG ST PORTLAND, ME 04102	42 TYNG ST	2
	WADSWORTH ROBERT L & DONNA M JTS	17 TATE ST #4 PORTLAND, ME 04102	17 TATE ST	1
	WEYAND RACHAEL E & SETH S HARKNESS JTS	25 SUMMER ST PORTLAND, ME 04102	25 SUMMER ST	1
	WHITE SHOSHANNAH	39 BRACKETT ST PORTLAND, ME 04102	39 BRACKETT ST	2
	WILDER BETTY ANN	8 EVERGREEN LN NORTH YARMOUTH, ME 04097	54 TYNG ST	1
	WILEY PHYLLIS M	62 BRACKETT ST PORTLAND, ME 04102	64 BRACKETT ST	3
	WOLTERSTORFF ROBERT P & MARI M JONES JTS	24 SALEM ST PORTLAND, ME 04102	24 SALEM ST	1
	WOOD WENDY W	48 STATE ST # 3 PORTLAND, ME 04101	48 STATE ST	1
	YANKOWSKY RICHARD A KW VET	47 BRACKETT ST PORTLAND, ME 04102	47 BRACKETT ST	2

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

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