

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

August 23, 2010

Pramod Shrestha
Graphik Wear, Inc.
869 Broadway
South Portland, ME 04016

RE: 173 Neal Street
CBL: 054 G023
ZONE: B-2b/R-6

Dear Mr. Shrestha:

At the August 19, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant your conditional use appeal to allow you to have a silk screening and embroidery business. I have enclosed a copy of the Board's decision.

I have also enclosed a receipt for your recent payment. Your appeal fees are now paid in full.

Now that the conditional use has been approved, you need to submit a Change of Use application to the Building Inspections Division to change the use of the property from an office of building tradesmen to a silk screening and embroidery business. Enclosed is an application for your change of use. You have six months from the date of the hearing, August 19, 2010, referenced under section 14-474 (f), to apply for the change of use, or your Zoning Board approval will expire.

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

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

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Conditional Use Appeal

B-2b Community Business Zone (Print Shop)

DECISION

Date of public hearing: August 19, 2010

Name and address of applicant: Pramod Shrestha
869 Broadway
South Portland, ME

Location of property under appeal: 173 Neal Street

For the Record:

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

Applicant

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

Findings of Fact and Conclusions of Law:

Applicant has leased a building in the B-2b zone in order to expand an existing screen printing and embroidery business. Applicant is seeking permission to locate the business in the B-2b zone under section 14-183(b)(1) which permits printing and publishing establishments as a conditional use.

Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ___ No

Reason and supporting facts:

no unique inputs or outputs

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes ___ No

Reason and supporting facts:

enterprise will have no adverse impact
Based on type of enterprise; little
traffic or noise predicted

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___ No

Reason and supporting facts:

no reason to believe this enterprise
will be different than other cond. uses.

Conclusion (check one)

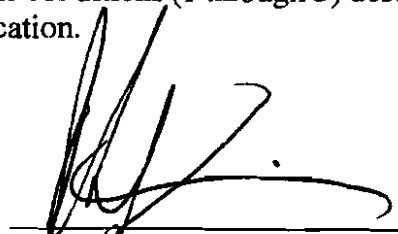
Option 1: The Board finds that not all of the conditions (1 through 3) described above are present, and therefore GRANTS the application.

Option 2: The Board finds that while not all of the conditions (1 through 3) described above are present, 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 all of the conditions (1 through 3) described above are present, and therefore DENIES the application.

Dated:

8/18/10



Board Chair

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: August 20, 2010

RE: Action taken by the Zoning Board of Appeals on August 19, 2010.

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

Members Absent: Jill Hunter

1. New Business:

A. Practical Difficulty Variance Appeal:

615 Forest Avenue, James Andrews, owner, Tax Map 125, Block N, Lot 003, B-2b Community Business Zone: The applicant is seeking a variance from the residential density requirements of the B-2b zone. The current use of the property is commercial on the first floor with two residential dwelling units above. The appellant is seeking to add a third dwelling unit on the first floor. Section 14-182(a)(2) allows multi-family dwellings in the B-2b zone in any structure with commercial uses in the first floor. In order to determine the maximum residential density for property located off-peninsula in the B-2b zone, the residential density requirements of the nearest residential zone apply [section 14-185(a)(5)(b)(i)]. The nearest residential zone is R-3, and it requires 6,500 square feet of land area per dwelling unit [section 14-90(b)]. The applicant's total lot size is 2,183 square feet. The applicant is requesting a variance from the 6,500 square feet of land area per dwelling unit requirement, which would result in 727 square feet of land area per dwelling unit if a third unit is permitted. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance appeal to allow a dwelling unit to be added to the first floor of the building.**

B. Interpretation Appeal:

1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone: The appellant is seeking a variance to add one dwelling unit to an existing two family dwelling in the R-3 zone. A multi-family dwelling is not a permitted use in the R-3 Zone [section 14-87(a)]. Section 14-473(c)(4)(a) does not allow a use variance to be granted in a low density residential district (IR-1, IR-2, IR-3, R-1, R-2, R-3) for a use that is only allowed in a medium or high density residential district (R-4, R-5, R-6). The applicant is challenging the interpretation of section 14-473(c)(4)(a), arguing that they should be permitted to apply for a variance. Representing the appeal is the owner. **The Board voted 4-0 to deny the interpretation appeal.**

C. Variance Appeal:

1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone: The current legal use of the property is two residential dwelling units. The appellant would like to add a third dwelling unit. Section 14-87(a) lists the permitted residential uses in the R-3 zone. Multifamily

dwelling units are not permitted. The applicant is requesting a use variance to be allowed to add one additional dwelling unit to the property for a total of three dwelling units. Representing the appeal is the owner. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

D. Conditional Use Appeal:

173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b Community Business Zone & R-6 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee. **The Board voted 4-0 to grant the conditional use appeal allowing the applicant to have a silk screening and embroidery business.**

E. Variance Appeal:

141-151 Auburn Street, Lewis McDonald, owner, Tax Map 125, Block B, Lots 008 & 013, R-3 Residential Zone: The appellant was granted a conditional use appeal on January 22, 2004 to add an additional dwelling unit to his single family home. Section 14-88(a)(2)(g)(iii) requires the owner to occupy one of the dwelling units. The applicant is requesting a variance to waive the requirement that the property has to be owner occupied. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance to waive the requirement that the property be owner occupied.**

Enclosure:

Decision for Agenda from August 19, 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: Philip Saucier - Gordon Smith - Bill Getz - SARA

CITY OF PORTLAND, MAINE

mogppm

ZONING BOARD OF APPEALS

Member absent: Jill Hunter

APPEAL AGENDA

called to order 6:40

The Board of Appeals will hold a public hearing on Thursday, August 19, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. Practical Difficulty Variance Appeal:

4-0

Denied

615 Forest Avenue, James Andrews, owner, Tax Map 125, Block N, Lot 003, B-2b Community Business Zone: The applicant is seeking a variance from the residential density requirements of the B-2b zone. The current use of the property is commercial on the first floor with two residential dwelling units above. The appellant is seeking to add a third dwelling unit on the first floor. Section 14-182(a)(2) allows multi-family dwellings in the B-2b zone in any structure with commercial uses in the first floor. In order to determine the maximum residential density for property located off-peninsula in the B-2b zone, the residential density requirements of the nearest residential zone apply [section 14-185(a)(5)(b)(i)]. The nearest residential zone is R-3, and it requires 6,500 square feet of land area per dwelling unit [section 14-90(b)]. The applicant's total lot size is 2,183 square feet. The applicant is requesting a variance from the 6,500-square feet of land area per dwelling unit requirement, which would result in 727 square feet of land area per dwelling unit if a third unit is permitted. Representing the appeal is the owner.

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4-0
Denied

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4-0
Not Recommended

4-0
GRANTED

D. Conditional Use Appeal:

173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b Community Business Zone & R-6 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee.

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4-0
DENIED

The Right to grant this VARIANCE
2. Adjournment

↓
8:20pm



Planning and Development Department
 Zoning Board of Appeals
 Conditional Use Appeal Application

Applicant Information:

Name Pramod Shrestha

Business Name Graphik Wear Inc.

Address 869 Broadway
South Portland, Me

Telephone 207-253-5454 Fax 207 253-5559

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

5 year lease
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R6/B-26

Existing Use of Property:

Subject Property Information:

173 Neal St.

Property Address Portland, Me. 04102

Assessor's Reference (Chart-Block-Lot) 54-6-23

Property Owner (if different):
 Name Mike Burnham CMPB Properties

P.O. Box 2282

Address Scarborough, Maine 04070

Telephone 207 885-5111 Fax 885-0822

Conditional Use Authorized by Section 14 - 1B3(b)(1)

Type of Conditional Use Proposed:

Screen Printing
Embroidery

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

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

The undersigned hereby makes application for a conditional use permit 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]

RECEIVED

4/29/10

Signature of Applicant

JUL 19 2010

Date

Dear Sir/Madam
City of Portland Zoning Board of Appeals

To Whom It May Concern,

We the Graphik Wear Inc. has leased an approx. 3600 sf. space at 173 Neal St. Portland, ME 04102 for the purpose of doing screen printing and embroidery on clothing items. We are an established company at 869 Broadway South Portland and we would love to expand our operation to the said address., which is a perfect space for what we are planning on doing.

Please allow us to expand our operation here so we can grow our business. Our space at 869 Broadway was very limited and it was done right at the first floor of our house. We needed the bigger space to accommodate our growth and this warehouse space is perfect for what we need to do.

Our business is based on e-mails and phone calls so you will see very minimal traffic at this location. Most of our customer will go to our South Portland location because we are established there.

Please consider this & thank you for your time.

Sincerely



Pramod Shrestha
Graphik Wear Inc.
869 Broadway
South Portland, ME 04106
(207) 253-5454

Standards

- A) No. Space is made for commercial use & has enough parking spaces & the location is perfectly suited for what we are doing.**
- B) No. Most screen printing products are bio- degradable & 90% off the screen printing in the USA done right in the people's home.**
- C) No. There is no different impact.**

Conditions

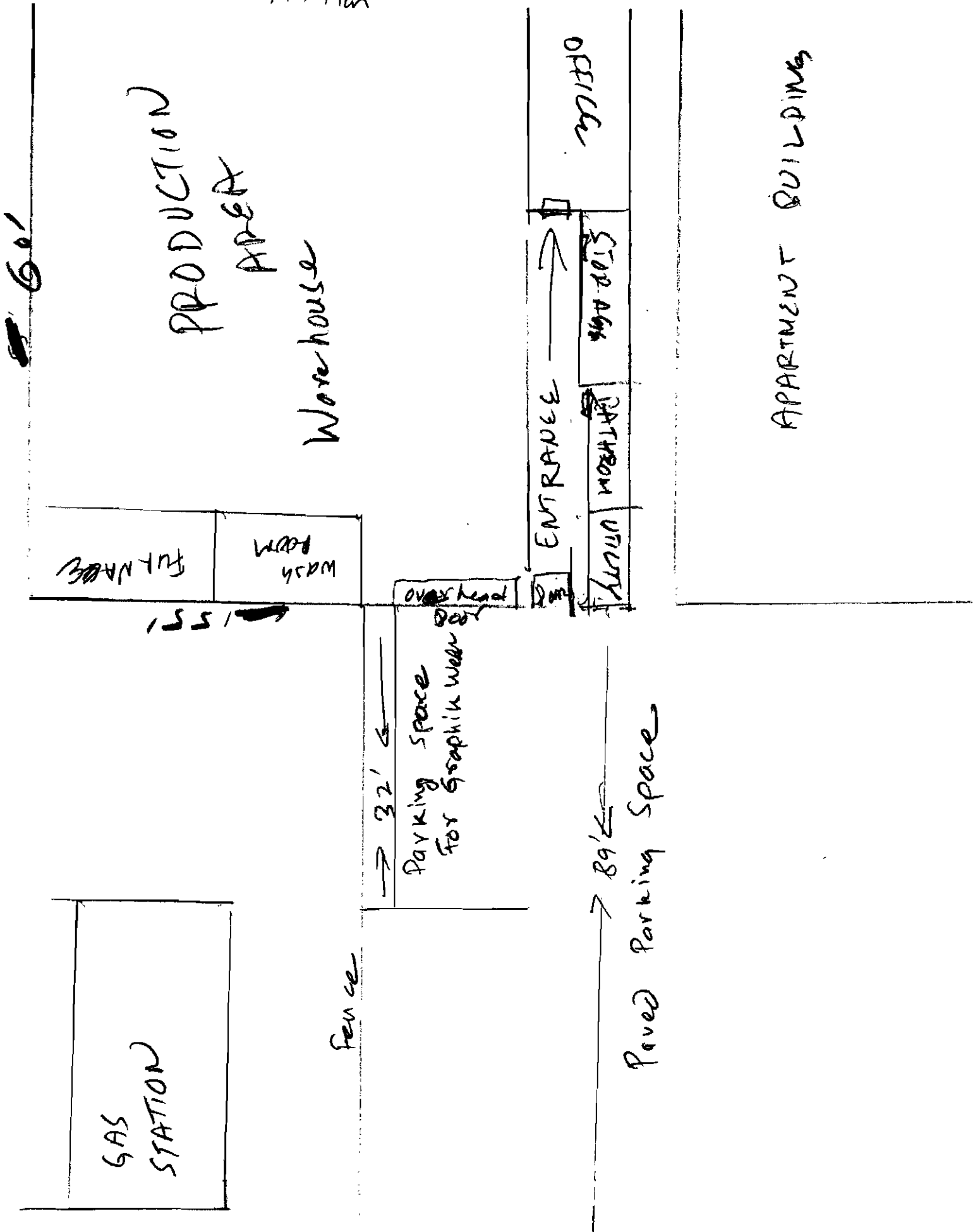
- A) Space is approximately 3600 SF.**
- B) There will not be anymore traffic circulation than there is right now. All of our delivery & customer pick ups will be done at our South Portland location. Space has enough parking space to accommodate our employee & a few customers we will get during our normal hours of operation.**
- C) Space has always been used as a commercial purpose and it will not require any other landscaping or construction.**

RECEIVED

JUL 29 2010

**Dept. of Building Inspections
City of Portland Maine**

Plot Plan



Near St

60

12x25'
Room
Office

18x25'
Room
Storage

Room

Electron

Door

Door

Door
→ Next St.

Exit
washing

Room
Room

60

Proposed

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, made this 22nd day of December 2009, by and between MPB Properties (lessor) and Pramod Shrestha located at 869 Broadway Street South Portland, Maine(lessee) Telephone # 207- 253-5454 (H) 207-899-6886

1. The lessor does hereby rent approx. 3500 +/- of commercial space at 173 Neal Street, Portland, Me. for the period of 60 months beginning on January 1, 2010 and ending December 31st, 2015. Lessee may terminate or renew this lease with a written 60 day notice just prior to the completion of the initial lease period on terms to be negotiated.

2. The lessee agrees to pay the rent monthly, payable in advance on the first day of the month. The rent is \$ 1,190.00 per month. The first day of rent is February 1, 2010. A late fee of 4% of the monthly rent will be charged for any rent received after the 10th of the month. A 1 1/2% per month charge will be applied on the unpaid balance thereafter. Lessee agrees to pay all lessor's legal costs associated with collection of any unpaid balance.

The rent is subject to change each January 1st (anniversary date) of this lease in the amount of 5% plus increases in property taxes and insurance. This increase will not start until January 1, 2012.

3. The security deposit in the amount of \$1,190.00 shall be paid to lessor before occupancy and will be returned within 30 days upon surrendering the premises and keys to the lessor. The return of the deposit shall be subject to the lessor's determination that the premises were received in a condition equal to that of rental, excepting normal wear and tear.

4. Lessee may, at its own expense, either at the commencement of or during the term of this lease, make such alterations in and/ or additions to its leased area as necessary to make the premises suitable for business, upon first obtaining written approval from the lessor. Lessee must remove all such alterations at the termination of this lease, except those fixtures installed, which shall become part of the property.

5. In the event of fire, water damage or any situation or cause that may damage lessee's property or lessee's ability to do business, lessee does hereby hold the lessor blameless and lessee agrees to carry the necessary liability, rental and business-interruption insurance to cover 100% of said losses. Lessor hereby states that he will carry insurance to cover the replacement of said lessor's property only, and liability insurance to cover said lessor's operational needs only.

6. In the event that said premises are damaged, lessor shall have a reasonable amount of time from date of damage to restore premises to original condition. This lease shall remain in full force during the rebuilding process.

7. Lessee's signs are allowed on the premises with location permission and approval from lessor. All signs must conform to local zone codes.

8. Lessor reserves the right to enter the premises and a key shall be given to the lessor by the lessee to be used for emergency purposes, examination or making such repairs that may be necessary.

9. No subletting of the premises by the lessee is allowed without written approval from the lessor (such approval shall not be unreasonably withheld).

10. If default in any monthly payment, or if the leased premises shall be abandoned by the lessee, lessor may reclaim leased property under law. Lessor shall be deemed to waive no rights to recover back rent, damages for breach of contract and all other necessary costs associated with such actions.

11. Lessor shall pay all real estate property taxed, sewer assessments and other governmental levies which shall be assessed upon the leased premises during the said term, except those incremental annual costs that are otherwise noted herein.

12. Lessor shall, without expenses to lessee, maintain and make all necessary repairs to the foundations, loadbearing walls, gas and sewer lines, sidewalks, private roadways, parking areas and loading docks, if any on or appurtenant to the leased premises.

13. Parking will be provided by lessor in the size and number of parking spaces as discussed.

14. Lessee agrees that there will be no operations that will cause noise or pollution or disruption to the neighborhood or violation of law. Lessee also agrees to comply with all laws applicable to the possession and commercial use of this space, as authorized by local zoning codes. Lessee hereby agrees to hold lessor blameless for any unallowed uses undertaken by lessee.

15. This lease shall be subject and subordinate at all times to the lien of existing mortgages and of mortgages which hereafter may be made a lien on the leased property.

16. Occupancy Permits are required by local zoning codes. It is the responsibility of the lessee to obtain the necessary permits by contacting the Portland Building Inspector.

17. Lessee assumes responsibility to comply with all ADA regulations as they may apply to Lessee's business. (American Disabilities Act)

18. UTILITIES AND OTHER CHARGES:

Electricity will NOT be included.

Water and Sewage Usage are NOT included in this lease.

Heat is NOT included in the lease.

Snow Plowing of the main streets and common areas will be completed by the lessee. All snow removal immediately adjacent to the lessee's space, will be lessee's responsibility to remove.

Rubbish Removal is the full responsibility of lessee. Lessee shall maintain a screened disposal area if rubbish is stored outside the leased space. Lessee is also responsible for regular sweeping and litter-control adjacent to the lessee's rental space. Lessee is not allowed to store any products, supplies, materials or rubbish outside of their space without written approval from lessor.

Property Taxes will be paid by lessor during the term of this lease.

Property Insurance will be paid by lessor during the term of this lease.

Fire Extinguishers and Smoke Detectors, as required by code and the nature of lessee's business, shall be provided by lessee.

The lessee will be responsible for maintaining and repairing all of the fixtures within their commercial space, such as, but not limited to, heaters, lights, toilets, sinks, door handles and locks, cleaning of the space, carpets, walls, during the term of this lease.

AND IT IS MUTUALLY UNDERSTOOD AND AGREED that the covenants and agreements herein contained shall apply to the benefit of and be equally binding upon the respective executors, and administrators, heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this lease the day and year first above written.

Witness



Lessee

12/22/09

Date

Witness

Lessee

Witness

Lessor

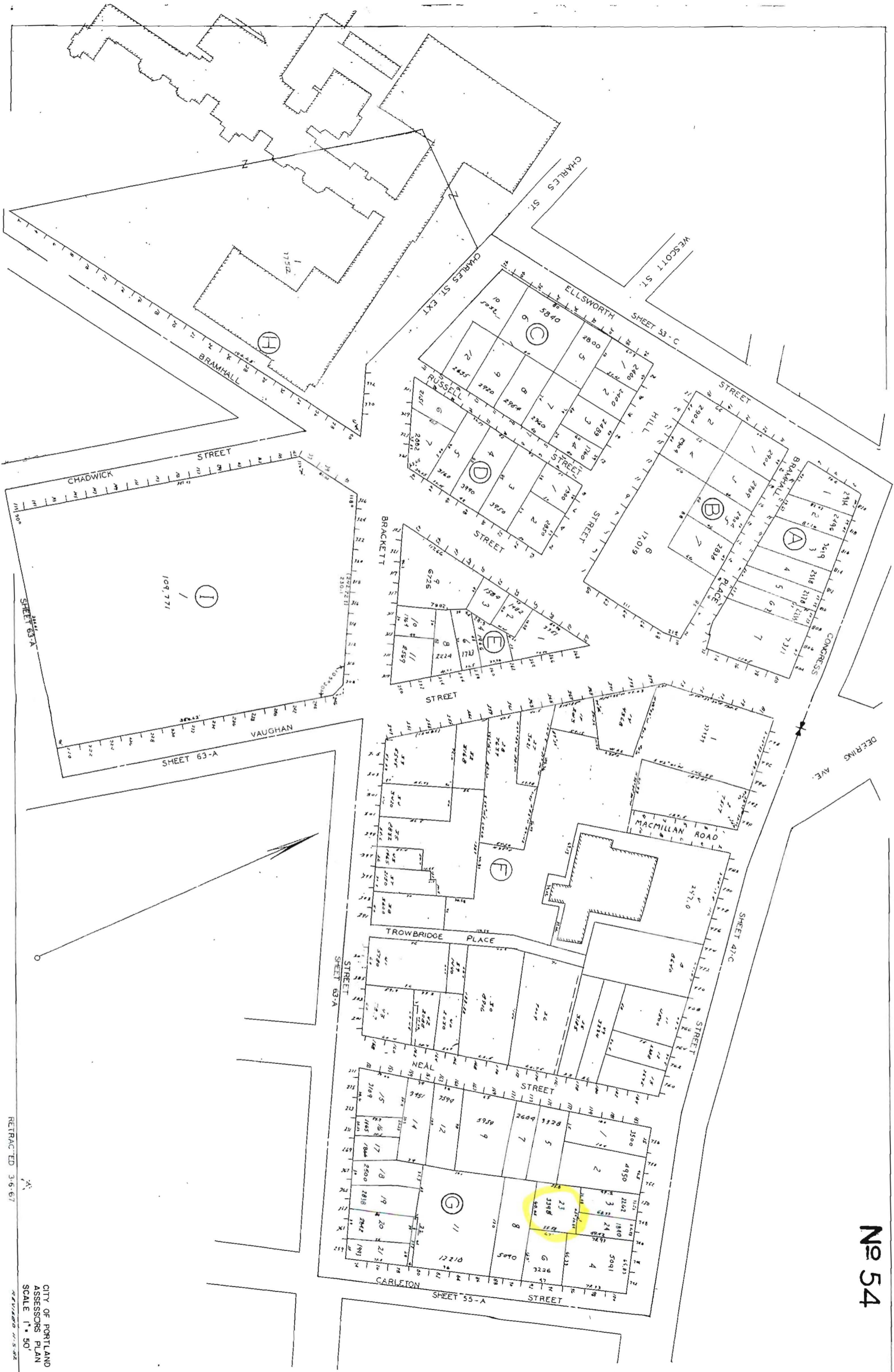
Date

Witness



Lessor

12/22/09



No 54

RETRACTED 3-6-67
 CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1" = 50'



front



front

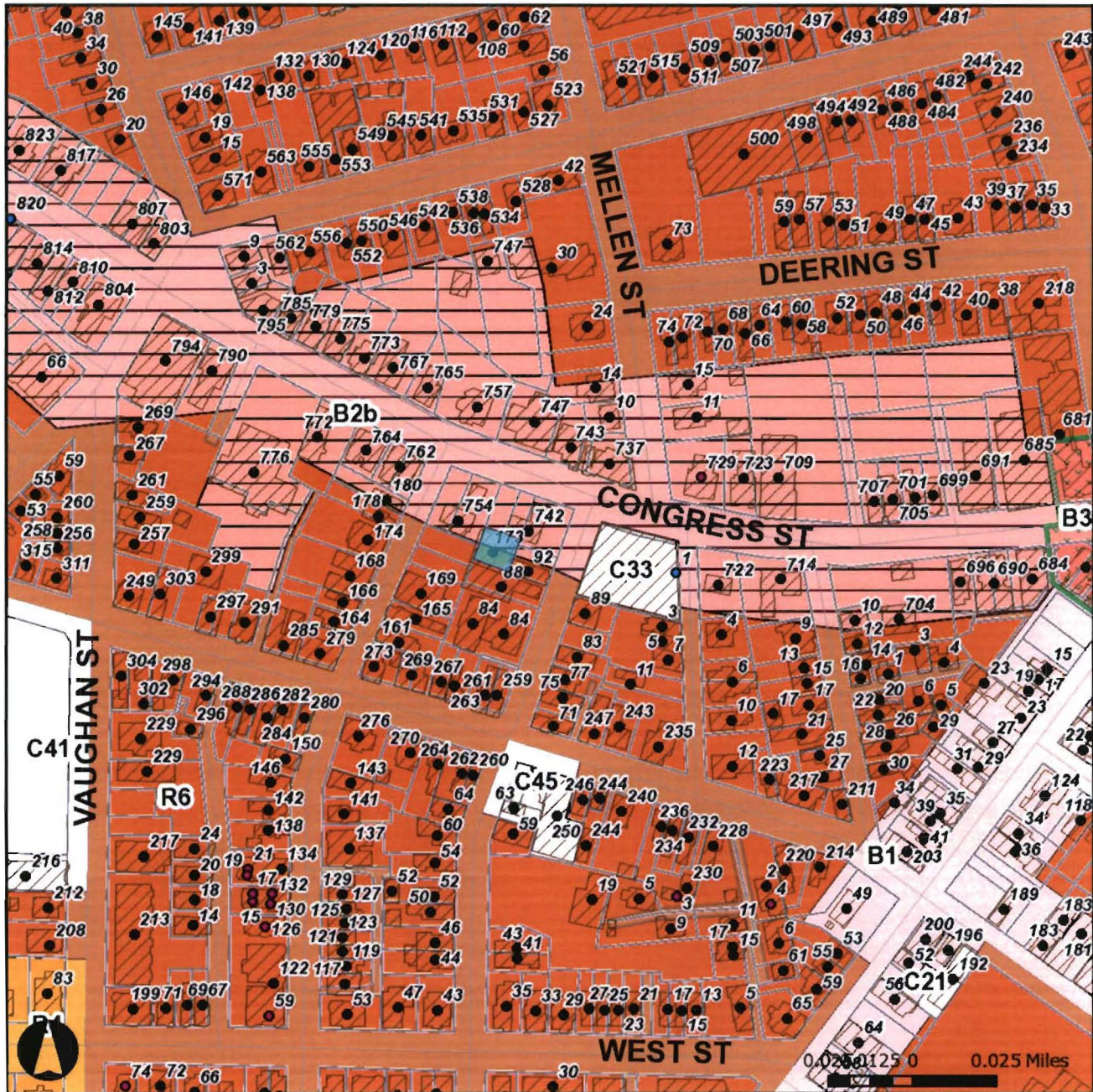


Side from Congress St.



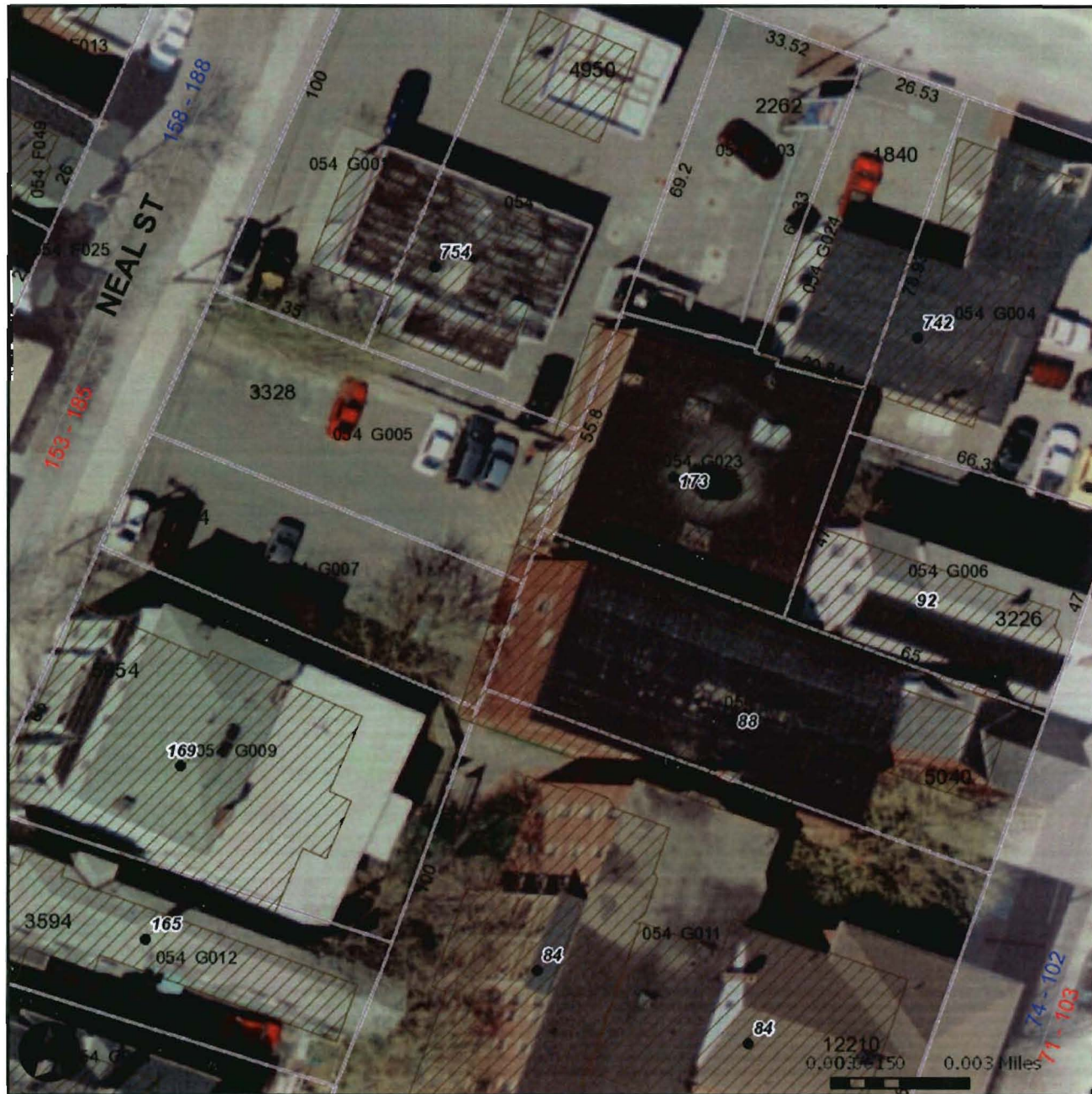
in water

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Building	I-B	R5 Residential	C28
Out Building	I-TS	R6 Residential	C29
	I-R1	ROS Recreation Open	C30
	I-R2	Space	C31

Map



Parcels



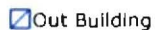
Interstate



Streets



Buildings



Traveled Ways

Stream



Wetland



Lake/Pond



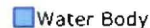
County Streets



Photos 2006 (islands)



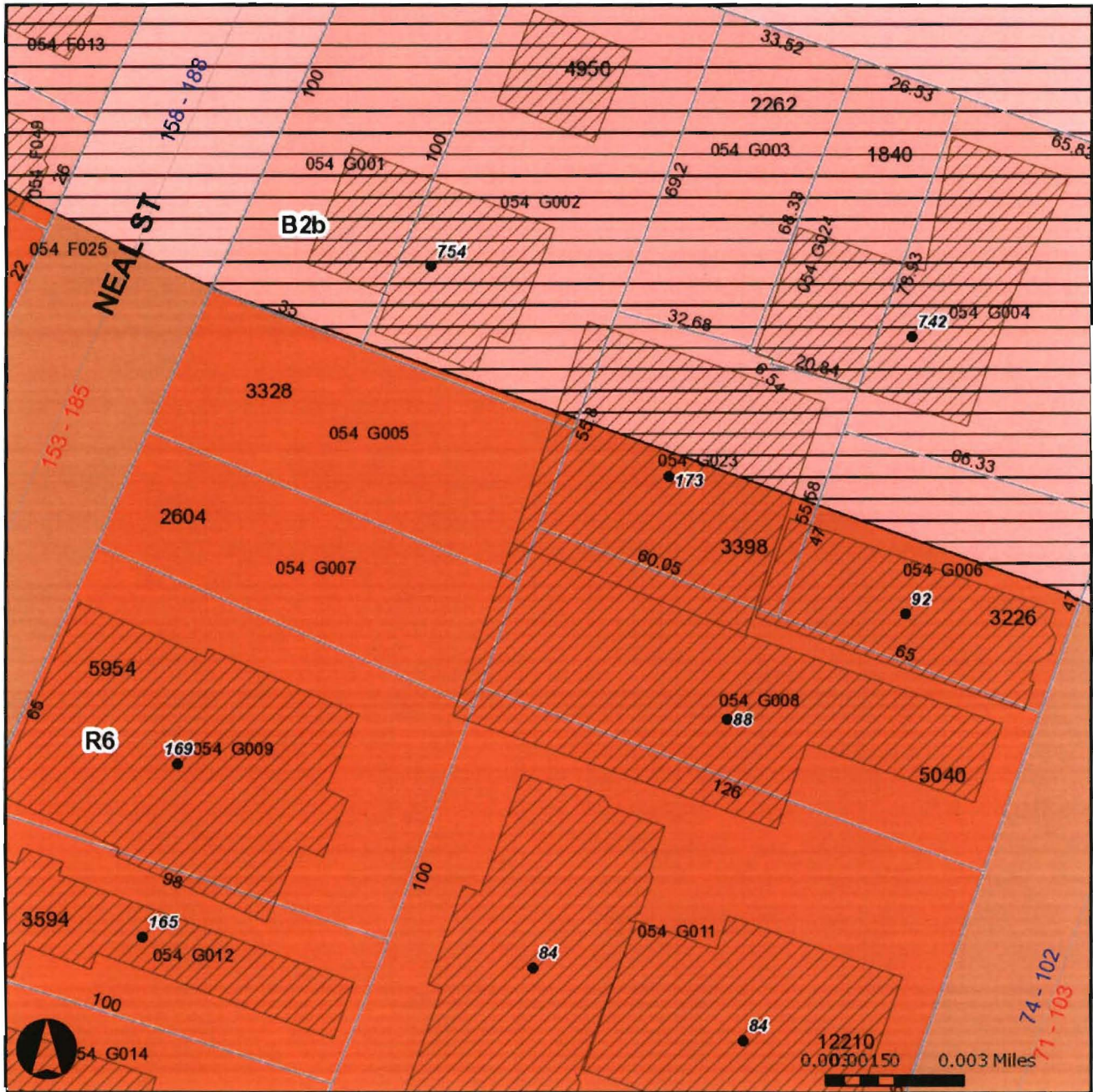
ME Towns



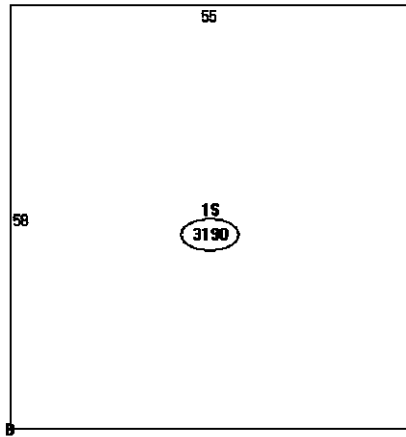
Ocean



Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Blue square	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Streets	C43	R4 Residential	C27
Buildings	I-B	R5 Residential	C28
Building	I-TS	R6 Residential	C29
Out Building	I-R1	ROS Recreation Open Space	C30
	I-R2		C31



Descriptor/Area
A: 045
3190 sqft
B: OVRHD DR-MTR-OPWD-MT
100 sqft
C: 1S
3190 sqft

front



Neel. Sh

Location of Construction: 173 Neal St	Owner Name: Burnham H Page &	Owner Address: Po Box 2282	Phone: 207-885-5111
Business Name: r/a	Contractor Name: Rent -A- Husband	Contractor Address: 1041 Brighton Ave Portland	Phone: 2078797425
Lessee/Buyer's Name: r/a	Phone: r/a	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial	Proposed Use: Commercial / Adding ceiling joists and one 25' long wall.	Permit Fee: \$37.00	Cost of Work: \$1,200.00	CEO District: 3	Zone: R-6 in PEA
Proposed Project Description: Adding ceiling joists and one 25' long wall.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S-2 Type: 3B 3/25/03		
<i>Legal use "office Bldg Tradesmen" - continued use</i>		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
Signature:			Date:		

Permit Taken By: gg	Date Applied For: 03/19/2003	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minqr <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>03/24/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>separate permits are required for any new signage</i> <i>OK with conditions</i>	<i>any exterior work requires a separate review this is within the street District -</i>	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
------------------------	---------	------	-------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: 173-175 Neal St.

Issued to H J Kats Company (Reuben Kats) Date of Issue April 27 1966
173-175 Neal St.

This is to certify that the building premises described at the above location, built—altered—changed as to use under Building Permit No. 66/27, which has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Office, Shop and Storage of
Plumbing Supplies.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Castaigne
(Date) Inspector

Richard E. Mayberry
Inspector of Buildings

Notice: This certificate identifies lawful use of building if present, and right to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee by the office.

FAX



To: Pramod Shrestha

Fax Number: 253-5559

From: Ann Machado

Fax Number: 874-8716

Date: 7/27/10

Regarding: Conditional Use Appeal

Total Number Of Pages Including Cover: 3

Phone Number For Follow-Up: 874-8709

Comments:

Pramod - Here are the three conditions that you need to meet
and the three standards that you need to address.
Call me if you have questions.

Ann

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207) 874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

3. Wholesale distribution establishments; and
4. Research and development and related production establishments.

first condition

Uses listed in this paragraph (b) (other) 1, 3 and 4 shall be limited to ten thousand (10,000) square feet of aggregate gross floor area, and uses listed in this paragraph (b) (other) 1, 2, 3 and 4 shall be subject to the following conditions and standards in addition to the provision of section 14-474:

Second condition

- a. Traffic circulation: The site shall have an adequate traffic circulation pattern designed to avoid hazards to vehicular circulation on adjoining streets. All stacking of motor vehicles shall be on site, and loading facilities shall be located to the rear of the building and shall not be visible from the street.

third condition

- b. Building and site design: The exterior design of the structures, including architectural style, facade materials, roof pitch, building form, established setbacks and height, shall be of a commercial rather than industrial character. The site shall contain screening and landscaping which shall meet the requirements of the Technical Standards and Design Guidelines adopted pursuant to section 14-498 and section 14-526 for screening between land uses.

*Address how you meet these
3 conditions*

5. Temporary wind anemometer towers, as defined in Sec 14-47, are permitted provided the following standards are met in addition to Sec 14-430:

- a. Towers may be installed for the purpose of wind data collection for no more than two (2) years after the issuance of a Certificate of Occupancy for the tower. At the conclusion of the aforementioned two (2) years, the tower must be dismantled and removed from the site within sixty (60) days; and



Planning and Development Department
 Zoning Board of Appeals
 Conditional Use Appeal Application

Applicant Information:

Name Pramod Shrestha

Business Name Graphik Wear Inc.

Address 869 Broadway

South Portland, Me

Telephone 207-253-5454 Fax 207 253 5559

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

5 year lease
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R6/B-26

Existing Use of Property:

Subject Property Information:

Property Address 173 Neal St.

Assessor's Reference (Chart-Block-Lot) Portland, Me. 04102

Property Owner (if different): 54-6-23

Name Mike Burnham (MPB Properties)

Address P.O. Box 2282

Scarborough, Maine 04070

Telephone 207 885-5111 Fax 885-0822

Conditional Use Authorized by Section 14 - 1B3

Type of Conditional Use Proposed:

Screen Printing
Embroidery

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

explain how each of these standards is not an issue.

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

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

[Signature]

Signature of Applicant

RECEIVED

JUL 19 2010

4/29/10

Date



City of Portland Zoning Board of Appeals

August 5, 2010

Pramod Shrestha
Graphik Wear Inc.
869 Broadway
South Portland, ME 04016

Dear Mr. Shrestha,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, August 19, 2010 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

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

I have also included the bill for the legal ad, the notices for the appeal and a processing fee. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

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

389 Congress Street
Portland, Maine 04101

Application No: 10-59900005 Statement Date: 08/23/2010
Project Name: 173 Neal Street Applicant: Pramod Shrestha
Development Type: ZONING CONDITIONAL USE APPEAL
CBL: 054 - G-023-001 173 NEAL ST

SUMMARY OF OUTSTANDING FEES

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$75.34	\$0.00	\$75.34
NOTICING ZONING BOARD	\$125.25	\$0.00	\$125.25
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
ZONING PROCESSING FEE	\$50.00	\$0.00	\$50.00
	Outstanding Charges	\$100.00	\$250.59

pd #1775
8/23

Detach and remit with payment

Application No: 10-59900005
Project Name: 173 Neal Street

Pramod Shrestha
869 Broadway
South Portland, ME 04106

Total Due Now **\$250.59**
Amount Remitted _____

City of Portland

DATE: 7/23/10

TIME: 14:52:54

PZ CASH RECEIPT

PROJECT #: 10-59900005

PROJECT DESC: CONDITIONAL USE, 173 NEAL STREET - CHANG

RECEIVED FROM: Pramod Shrestha

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
Z1	ZONING BOARD OF APPEALS		100.00

TOTAL AMOUNT: 100.00

City of Portland

DATE: 8/23/10

TIME: 12:58:48

PZ CASH RECEIPT

PROJECT #: 10-59900005
PROJECT DESC: CONDITIONAL USE, 173 NEAL STREET - CHANG
RECEIVED FROM: Pramod Shrestha
RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
L2	LEGAL AD ZONING BOARD		75.34
N1	NOTICING ZONING BOARD		125.25
ZP	ZONING PROCESSING FEE		50.00
		TOTAL AMOUNT:	250.59

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	17-19 DOW STREET LLC	PO BOX 7225 PORTLAND, ME 04112	17 DOW ST	15
	259 BRACKETT STREET LLC	31 LAWRENCE RD EDGECOMB, ME 04556	259 BRACKETT ST	6
	262 BRACKETT LLC	39 DARLING AVE SOUTH PORTLAND, ME 04106	260 BRACKETT ST	3
	262 BRACKETT ST LLC	39 DARLING AVE STE 1 SOUTH PORTLAND, ME 04106	262 BRACKETT ST	6
	264 BRACKETT STREET LLC	PO BOX 774 BATH, ME 04530	264 BRACKETT ST	4
	270 BRACKETT ST II LLC	PO BOX 2499 SAGHARBOR, NY 11963	270 BRACKETT ST UNIT 2	1
	303 BRACKETT LLC	PO BOX 2301 SOUTH PORTLAND, ME 04116	303 BRACKETT ST	5
	43 ELMWOOD LLC	400 POWNAL RD FREEPORT, ME 04032	785 CONGRESS ST	5
	556 CUMBERLAND AVENUE LLC	PO BOX 7225 PORTLAND, ME 04112	556 CUMBERLAND AVE	12
	737 CONGRESS ST ASSOC LLC	126 PINE ST PORTLAND, ME 04102	737 CONGRESS ST	1
	762 CONGRESS STREET LLC	762 CONGRESS ST PORTLAND, ME 04101	762 CONGRESS ST	3
	A & L PROPERTIES LLC	45 LINDEN RD HAMPTON, NH 03844	14 MELLEN ST	5
	ADAMS PETER R	215 STATE ST PORTLAND, ME 04101	185 NEAL ST UNIT 4	4
	ANDREW LAUREL	20 OAKVIEW DR CAPE ELIZABETH, ME 04107	68 DEERING ST	3
	BANDHU VIVEK & LAURI GIBSON BANDHU JTS	26 EAST 91ST STREET APT 3B NEW YORK, NY 10128	295 BRACKETT ST	1
	BERRY ANDREA E & STEVEN B BERRY JTS	188 NEAL ST # 3 PORTLAND, ME 04102	188 NEAL ST UNIT 3	1
	BESSA PAUL R	75 CARLETON ST PORTLAND, ME 04102	75 CARLETON ST	2
	BIXBY DOUGLAS B & KATHLEEN F WHITE	12 WALKER ST PORTLAND, ME 04102	12 WALKER ST	4
	BODEN RYAN & KELLY BODEN JTS	552 CUMBERLAND AVE PORTLAND, ME 04101	552 CUMBERLAND AVE	1
	BOULOS JAMES G	80 DEERING ST PORTLAND, ME 04101	80 DEERING ST	3
	BOWE SCOTT M	243 BRACKETT ST PORTLAND, ME 04102	243 BRACKETT ST	2
	BRACKETT CORNER LLC	30 HANCOCK ST CAMBRIDGE, MA 02139	269 BRACKETT ST	4
	BRAMHALL PARTNERS LIMITED PARTNERSHIP	ONE CITY CENTER 4TH FLOOR PORTLAND, ME 04101	794 CONGRESS ST	36
	BRANNIGAN LUKE	180 NEAL ST PORTLAND, ME 04102	180 NEAL ST	3
	BRIGGS JANE G	143 NEAL ST PORTLAND, ME 04102	143 NEAL ST	1
	BROWN C N CO	PO BOX 200 SOUTH PARIS, ME 04261	754 CONGRESS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BURKE W MICHAEL	14 MELLE ST # 3 PORTLAND, ME 04101	14 MELLE ST UNIT 3	1
	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	84 CARLETON ST	29
	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	173 NEAL ST	1
	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	173 NEAL ST	0
	BURNHAM H PAGE & PATRICIA G BURNHAM	PO BOX 2282 SCARBOROUGH, ME 04070	175 NEAL ST	0
	BURNHAM MICHAEL P	PO BOX 2282 SCARBOROUGH, ME 04074	88 CARLETON ST	5
	BURNHAM MICHAEL P	PO BOX 2282 SCARBOROUGH, ME 04070	92 CARLETON ST	7
	BYRAS SHARON	168 NEAL ST # 7 PORTLAND, ME 04102	168 NEAL ST UNIT 7	1
	C & C BUILDERS INC	PO BOX 463 PORTLAND, ME 04112	723 CONGRESS ST	2
	CARLSON JASON C	297 BRACKETT ST # 2 PORTLAND, ME 04102	297 BRACKETT ST	2
	CASCO INVESTMENTS	PO BOX 66735 FALMOUTH, ME 04105	5 WALKER ST UNIT 105	1
	CHASE LIV R	562 CUMBERLAND AVE PORTLAND, ME 04101	562 CUMBERLAND AVE	3
	CHERRIX MICHAEL A	267 BRACKETT ST PORTLAND, ME 04102	267 BRACKETT ST	1
	CILLEY MARSHALL & HOLLY GOOCH JTS	174 NEAL ST # 6 PORTLAND, ME 04102	174 NEAL ST UNIT 6	1
	CLARK EDWARD C & JOY LEARY CLARK JTS	23 GEORGE ST PORTLAND, ME 04103	282 BRACKETT ST	3
	CLASS ACTS MANAGEMENT INC	PO BOX 641 FREEPORT, ME 04032	727 CONGRESS ST	10
	COELHO CHRISTINA M	168 NEAL ST # 8 PORTLAND, ME 04102	168 NEAL ST UNIT 8	1
	COLEMAN DONALD A & BARBARA DOUGHTY COLEMAN	22 AUSTIN ST PORTLAND, ME 04103	790 CONGRESS ST	10
	COLTRERA DEIRDRE M	286 BRACKETT ST PORTLAND, ME 04102	286 BRACKETT ST	2
	COMMUNITY ALCOHOLISM ORIENTATION HOUSE INC	30 MELLE ST PORTLAND, ME 04101	30 MELLE ST	13
	CONNOLLY E THOMAS & PAMELA K RICHARDS JTS	56 CARLETON ST PORTLAND, ME 04102	54 CARLETON ST UNIT 3	2
	CRAMER CLAIRE Z	168 NEAL ST # 12 PORTLANAD, ME 04102	168 NEAL ST UNIT 12	1
	CRAWFORD PEGGY A & DENNIS D DROTAR JTS	168 NEAL ST # 2 PORTLAND, ME 04102	168 NEAL ST UNIT 2	1
	CURRIER EDWIN P	10 MELLE ST PORTLAND, ME 04101	10 MELLE ST	0
	D'AMBOISE KEVIN J	5 ADELBERT ST SOUTH PORTLAND, ME 04106	52 CARLETON ST	5
	DASSA MARTIN B & ROCHELLE G DASSA JTS	5 COTTONWOOD LN FALMOUTH, ME 04105	747 CONGRESS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DASSA MARTIN B & ROCHELLE G DASSA JTS	5 COTTONWOOD LN FALMOUTH, ME 04105	747 CONGRESS ST	1
	DAVIS JENNIFER	261 BRACKETT ST PORTLAND, ME 04102	261 BRACKETT ST	4
	DERSCH CANDICE M	168 NEAL ST # 4 PORTLAND, ME 04102	168 NEAL ST UNIT 4	1
	DOW MANSION LLC	5 EVERGREEN RD RAYMOND, ME 04071	9 DOW ST	6
	DRE MANAGEMENT	318 BRIGHTON AVE PORTLAND, ME 04102	743 CONGRESS ST	1
	DUBOIS REAL ESTATE	318 BRIGHTON AVE PORTLAND, ME 04102	6 WALKER ST	14
	DUKE & DUKE LLC	410 INTERVALE RD NEW GLOUCESTER, ME 04260	14 MELLETT ST UNIT 1	1
	FIELD STEWART C & HEATHER SHANNON JTS	469 LEBANON ST MELROSE, MA 02176	174 NEAL ST UNIT 4	1
	FORSYTH EDWARD JARDINE	3 WALKER ST # 4 PORTLAND, ME 04102	3 WALKER ST UNIT 403	1
	GAINES EDWARD	174 NEAL ST # 3 PORTLAND, ME 04102	174 NEAL ST UNIT 3	1
	GATCHELL SARAH F & WILLIAM H G GATCHELL JTS	11 WALKER ST PORTLAND, ME 04102	11 WALKER ST	1
	GREEN JOHN W	PO BOX 11591 PORTLAND, ME 04104	15 DOW ST	2
	GUIDI TRACY & JEAN GINN MARVIN ETAL	220 MAINE MALL RD SOUTH PORTLAND, ME 04106	704 CONGRESS ST	1
	GUO LIANGPING & WEINING ZHAO JTS	760 CONGRESS ST PORTLAND, ME 04101	760 CONGRESS ST	4
	HALL PETER L	64 CARLETON ST PORTLAND, ME 04102	64 CARLETON ST	3
	HARKINS TIMOTHY III & EILEEN M ANDERSON-HARKINS	395 OLD STAGE RD ARROWSIC, ME 04530	11 MELLETT ST	4
	HARRIS BRIAN A & ALISON E HAWKES JTS	17 SUMMER ST PORTLAND, ME 04102	83 CARLETON ST	2
	HARROUN LESLIE	70 DEERING ST PORTLAND, ME 04101	70 DEERING ST	2
	HIGGINS ALEXANDRA S	1551 UNION ST # 709 SAN DIEGO, CA 92101	270 BRACKETT ST UNIT 3	1
	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND, ME 04102	240 BRACKETT ST	4
	HUMMEL THEODORE P & MARGARET C CUMBIE JTS	14 MELLETT ST # 2R PORTLAND, ME 04101	14 MELLETT ST UNIT 2	1
	HUNT REBECCA C & JOHN A MONROE JTS	234 BRACKETT ST PORTLAND, ME 04102	234 BRACKETT ST	2
	IONTA JANICE	88 SCHOOL ST SOUTH PORTLAND, ME 04106	236 BRACKETT ST	2
	JEFF DAVIS PROPERTIES LLC	PO BOX 3084 PORTLAND, ME 04104	288 BRACKETT ST	5
	JOHNSON GREGORY E & SHEILA C JOHNSON TRUSTEE	40 DATE ST OLD ORCHARD BEACH, ME 04064	174 NEAL ST UNIT 5	1
	JOHNSON SHEILA C & GREGORY E JOHNSON TRUSTEE	40 DATE ST OLD ORCHARD BEACH, ME 04064	174 NEAL ST UNIT 2	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	JULIO RICHARD & CHRISTINE	PO BOX 106 DTS PORTLAND, ME 04112	741 CONGRESS ST	1
	KAPLAN 742 LLC	49 OCEAN AVE PORTLAND, ME 04103	742 CONGRESS ST	1
	KESSLER ALEXANDER	7 WALKER ST # 207 PORTLAND, ME 04102	7 WALKER ST UNIT 207	1
	KLIMA KATHRYN	166 NEAL ST PORTLAND, ME 04102	166 NEAL ST	1
	KODI BOULIS K & AWATIF F KODI JTS	230 BRACKETT ST PORTLAND, ME 04102	230 BRACKETT ST	2
	KULPER MARK W	2899 AGOURA RD STE 269 WESTLAKE VILLAGE, CA 91361	72 DEERING ST	5
	KULPER MARK W	2899 AGOURA RD STE 269 WESTLAKE VILLAGE, CA 91361	74 DEERING ST	4
	KUMIN MICHAEL C	7 WALKER ST # 104 PORTLAND, ME 04102	7 WALKER ST UNIT 107	1
	LABRANCHE SHIRLEY L TD VN GUY D LABRANCHE JTS	3 WALKER ST # 3 PORTLAND, ME 04102	3 WALKER ST UNIT 303	1
	LABRIOLA MICHAEL H	150 NEAL ST PORTLAND, ME 04102	150 NEAL ST	1
	LACKEY HENRY T	66 DEERING ST PORTLAND, ME 04101	66 DEERING ST	5
	LAMB RALPH W & DONNA J JTS	417 FALMOUTH RD FALMOUTH, ME 04105	528 CUMBERLAND AVE	5
	LEO JAMES M & LORNA M LEO	223 BRACKETT ST PORTLAND, ME 04102	223 BRACKETT ST	1
	LESLIE JON	77 CARLETON ST PORTLAND, ME 04102	77 CARLETON ST	2
	LEVITT JOSEPH P	174 NEAL ST # 1 PORTLAND, ME 04102	174 NEAL ST UNIT 1	1
	LONG TAMATHA	905 YELLOWBANK RD TOMS RIVER, NJ 08753	3 WALKER ST UNIT 203	1
	LYKENS JENNIFER L	168 NEAL ST # 9 PORTLAND, ME 04102	166 NEAL ST UNIT 9	1
	MACKENZIE WESLIE I	836 NELSON RD NELSON, NH 03457	298 BRACKETT ST	1
	MAFFUCCI DOUGLAS C & CHRISTOPHER P MAFFUCCI	15 KNOX RD BAR HARBOR, ME 04609	299 BRACKETT ST	6
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	19 WEST ST	1
	MAINE WOMEN'S CHRISTIAN TEMPERANCE UNION	714 CONGRESS ST PORTLAND, ME 04102	714 CONGRESS ST	1
	MALIA MARY GORHAM	257 VAUGHAN ST PORTLAND, ME 04102	257 VAUGHAN ST	3
	MARTIN DENNIS B JR & HEATHER L TANGUAY JTS	217 BRACKETT ST PORTLAND, ME 04102	244 BRACKETT ST	0
	MARTIN DENNIS B JR & HEATHER L TANGUAY JTS	217 BRACKETT ST PORTLAND, ME 04102	246 BRACKETT ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MASON SCHEHERAZADE C F & JAMES MASON JTS	538 CUMBERLAND AVE PORTLAND, ME 04101	538 CUMBERLAND AVE	1
	MAZURIE ALICE M	247 BRACKETT ST PORTLAND, ME 04102	247 BRACKETT ST	1
	MCALEER PROPERTIES LLC	PO BOX 10982 PORTLAND, ME 04104	161 NEAL ST	6
	MCALLISTER CHARLES S III & PATRICIA A MCALLISTER JTS	261 VAUGHAN ST PORTLAND, ME 04102	261 VAUGHAN ST	2
	MCDUGAL ROBERT A TRUSTEE	14533 MAJESTIC EAGLE CT FORT MYERS, FL 33912	7 WALKER ST	3
	MCINTOSH JOHN A JR	PO BOX 793 BOOTHBAY, ME 04538	CONGRESS ST	0
	MCINTOSH JOHN A JR	PO BOX 793 BOOTHBAY HARBOR, ME 04538	757 CONGRESS ST	5
	MEYER MATTHEW G & NATHANIEL P MEYER JTS	534 CUMBERLAND AVE PORTLAND, ME 04101	534 CUMBERLAND AVE	2
	MILCO LLC	46 FINN PARKER RD GORHAM, ME 04038	85 CARLETON ST	0
	MILCO LLC	46 FINN PARKER RD GORHAM, ME 04038	89 CARLETON ST	6
	MORAD MELISSA R	296 BRACKETT ST PORTLAND, ME 04102	40 MARSHALL ST	1
	NAPOLITANO ROBERT M & JOSEPH M NAPOLITANO	765 CONGRESS ST PORTLAND, ME 04102	765 CONGRESS ST	1
	NGUYEN TIENG C & HIEP THI NGUYEN JTS	4 ATLANTIC AVE BOOTHBAY HARBOR, ME 04538	284 BRACKETT ST	2
	NGUYEN TIENG C & HIEP THI NGUYEN JTS	4 ATLANTIC AVE BOOTHBAY HARBOR, ME 04538	284 BRACKETT ST	0
	NODINE RALPH H B & CATHERINE A NODINE	276 BRACKETT ST PORTLAND, ME 04102	276 BRACKETT ST	4
	OBERY ERIC J & SHARON E JTS	142 NEAL ST PORTLAND, ME 04102	142 NEAL ST	4
	OLESEN-FERRARIS PIA & DECLAN M MURRAY JTS	67 SUFFOLK ST SAG HARBOR, NY 11963	270 BRACKETT ST UNIT 1	1
	OWEN CAMILLA & JERMEY M OWEN JTS	168 NEAL ST # 11 PORTLAND, ME 04102	168 NEAL ST UNIT 11	1
	PAOLINI JUDITH F & JAMES G THIBAUT JTS	960 ISLAND AVE LONG ISLAND, ME 04050	294 BRACKETT ST	2
	PARKER CHRISTIAN & DANA PARKER	5 WALKER ST # 3-5 PORTLAND, ME 04102	5 WALKER ST UNIT 305	1
	PARKS SUZANNE D	109 DARTMOUTH ST PORTLAND, ME 04103	13 DOW ST	6
	PARKSIDE PROPERTIES LLC	PO BOX 641 FREEPORT, ME 04032	779 CONGRESS ST	10
	PEAVY DAVID R & GEORGE SCHROTH JR JTS	71 CARLTON ST PORTLAND, ME 04102	71 CARLETON ST	1
	PEOPLE'S REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	73 DEERING ST	1
	PRESTIGIACOMO G JOHN	12 EDEN LN NEWCASTLE, ME 04553	14 MELLEN ST UNIT 2	1
	PRICE CHRISTOPHER B	146 NEAL ST PORTLAND, ME 04102	146 NEAL ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PRICE JACQUELINE LAIRD	5279 ISLA KEY BLVD S # 309 ST PETERSBURG , FL 33715	24 MELLEEN ST	7
	QUINT GLENN S	30620 11TH AVE SOUTH FEDERAL WAY, WA 98003	5 WALKER ST UNIT 205	1
	RAAB KAMALA P	280 BRACKETT ST PORTLAND , ME 04102	280 BRACKETT ST	3
	RANDOM ORBIT INC	17 CHESTNUT ST PORTLAND, ME 04101	795 CONGRESS ST	1
	REDFORD BRUCE & DENNIS CROWLEY JTS	4 WALKER ST PORTLAND , ME 04102	4 WALKER ST	1
	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	235 BRACKETT ST	10
	RICE GEOFFREY I & HAROLD ELLIOTT STERNBURG	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	550 CUMBERLAND AVE	1
	RICE GEOFFREY I TRUSTEE ETAL	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	291 BRACKETT ST	3
	ROBBINS ELIZABETH & MARC S LARRIVEE JTS	3955 WEST 13TH AVE VANCOUVER BC, CN V6R 2G9	164 NEAL ST	1
	ROLLINS SALLY JEAN	263-265 BRACKETT ST PORTLAND, ME 04102	263 BRACKETT ST	1
	RONALD MCDONALD HOUSE OF PORTLAND	250 BRACKETT ST PORTLAND , ME 04102	59 CARLETON ST	4
	RONALD MCDONALD HOUSE OF	250 BRACKETT ST PORTLAND , ME 04102	63 CARLETON ST	1
	ROULLARD BRUCE	46 SCHOOL ST GORHAM , ME 04038	14 MELLEEN ST UNIT 1	1
	SARGENT COLIN W & NANCY D SARGENT JTS	722 CONGRESS ST PORTLAND , ME 04102	722 CONGRESS ST	1
	SAWYER LINDA M	168 NEAL ST # 1 PORTLAND, ME 04102	168 NEAL ST UNIT 1	1
	SEARS EMILY G	270 BRACKETT ST # 4 PORTLAND , ME 04102	270 BRACKETT ST UNIT 4	1
	SEASIDE PARTNERS LLC	767 CONGRESS ST PORTLAND , ME 04101	767 CONGRESS ST	1
	SEYMOUR WENDY E	538 SHOREBIRD CIR # 5202 REDWOOD CITY , CA 94065	64 DEERING ST	3
	SHOEBOTTOM BRUCE W & KIM	40 WOODFIELD DR SCARBOROUGH , ME 04074	10 WALKER ST	4
	SHUMAN MICHAEL L	15 MELLEEN ST PORTLAND, ME 04101	15 MELLEEN ST	1
	SKOWHEGAN PLAZA LIMITED PARTNERSHIP	12 BROOK ST WELLESLEY, MA 02482	709 CONGRESS ST	1
	SMART RICHARD E & YIN P SMART	178 NEAL ST PORTLAND, ME 04102	178 NEAL ST	1
	SMEAD ERIN	7 WALKER ST # 3-7 PORTLAND , ME 04102	7 WALKER ST UNIT 307	1
	SMITH DAVID P	168 NEAL ST # 6 PORTLAND , ME 04102	168 NEAL ST UNIT 6	1
	SMITH JONATHAN P	168 NEAL ST # 10 PORTLAND, ME 04102	168 NEAL ST UNIT 10	1
	SNL PARTNERS LLC	217 BRACKETT ST PORTLAND , ME 04102	244 BRACKETT ST REAR	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	STERNBURG HAROLD ELLIOTT	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	546 CUMBERLAND AVE	6
	STICKS AND STONES	PO BOX 800 SCARBOROUGH, ME 04070	169 NEAL ST	10
	STORREY INDUSTRIES LLC	468 FOREST AVE PORTLAND, ME 04101	764 CONGRESS ST	11
	THOMAS KATHRYN B & STEPHEN M JTS	259 VAUGHAN ST PORTLAND, ME 04102	259 VAUGHAN ST	2
	THOMPSON LAURA M	273 BRACKETT ST PORTLAND, ME 04102	273 BRACKETT ST	2
	THOMPSON OTIS C ETAL JTS & THOMPSON SETH H ETAL JTS	219 BREACKETT AVE PEAKS ISLAND, ME 04108	536 CUMBERLAND AVE	2
	THOMPSON SETH H & KRISTEN POWELL JTS	536 CUMBERLAND AVE # 2 PORTLAND, ME 04101	536 CUMBERLAND AVE	1
	TOLFORD TIMOTHY W & NANCY T ACETO	770 CONGRESS ST PORTLAND, ME 04102	772 CONGRESS ST	1
	TUBBY JAANA J	5 WALKER ST # 405 PORTLAND, ME 04102	5 WALKER ST UNIT 405	1
	UNDERWOOD THOMAS	3 WALKER ST # 1-3 PORTLAND, ME 04102	3 WALKER ST UNIT 103	1
	VAN MIERLO JOS	141 NEAL ST PORTLAND, ME 04102	141 NEAL ST	4
	VENETIANS INC	39 MAPLE LN KNOX, ME 04986	21 DOW ST	6
	VOANNE BRACKETT STREET	14 MAINE ST STE 225 BRUNSWICK, ME 04011	232 BRACKETT ST	1
	WALKER TERRACE LP	1 CITY CENTER PORTLAND, ME 04101	730 CONGRESS ST	40
	WEAVER-RADCLIFFE ELIZABETH MICHAEL C RADCLIFFE	PO BOX 1188 SOUTHWEST HARBOR, ME 04679	542 CUMBERLAND AVE	3
	WEST BRACKETT INC	104 GRANT ST PORTLAND, ME 04101	279 BRACKETT ST	14
	WEST BRACKETT INC	104 GRANT ST PORTLAND, ME 04101	285 BRACKETT ST	12
	WEST BRACKETT INC	104 GRANT ST PORTLAND, ME 04101	3 TROWBRIDGE PL	0
	WEST COMPANY	104 GRANT ST PORTLAND, ME 04101	80 CARLETON ST	4
	WEST COMPANY	104 GRANT ST PORTLAND, ME 04101	137 NEAL ST	12
	WHITTIER STEPHEN & LIZABETH WHITTIER JTS	1022 SHORE RD CAPE ELIZABETH, ME 04107	773 CONGRESS ST	5
	WILSON ANTOINETTE D	DEPT OF STATE RM 12A35 HST WASHINGTON, DC 20520	168 NEAL ST UNIT 5	1
	WINSLOW CARLETON	51-A BURNAHM ST PORTLAND, ME 04102	775 CONGRESS ST	6

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 179

621

PARK AVE

DEERING AVE

GRANT ST

SHERMAN ST

STATE ST

CUMBERLAND AVE

MELLEN ST

DEERING ST

CONGRESS ST

DEERING LN

DOUGLAS LN

BRAMHALL PL
HILL ST
BRAMHALL ST

BRACKETT ST

WALKER ST

DOW ST

PINE ST

VAUGHAN ST

MARSHALL ST

ALLEY

PINE ST

WEST ST

NEAL ST

CARLETON ST

EMERY ST

LEWIS ST

CLARK ST

PINE ST

CUSHMAN ST

