

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Philip Smoica-chair  
Sam Moppin  
Jill E. Hunter  
Gordon Smoak-secretary  
Mark Bower  
William Getz  
Elyse Wilkinson

November 19, 2010

Zoe Swan  
28 Dow St., #2  
Portland, ME 04102

RE: 28 Dow Street  
CBL: 055 E003  
ZONE: R-6

Dear Ms. Swan:

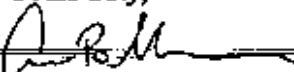
At the November 18, 2010 meeting, the Zoning Board of Appeals voted 7-0 to grant the conditional use appeal to allow you to have a pet grooming business as a home occupation, determining that the use was no more objectionable than the uses listed in section 14-410(b) and with the condition that the use is only valid for the time that you, as the current owner, occupy the property. I have enclosed a copy of the Board's decision. I have also enclosed an invoice for the outstanding fees for the appeal. Please submit payment as soon as possible.

Now that the conditional use has been approved, you need to submit a Building Permit Application to the Building Inspections Division to change the use of the property from a two family to a two family with a home occupation in apartment #2. Enclosed is an application. You have six months from the date of the hearing, November 18, 2010, referenced under section 14-474 (D), 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

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## ZONING BOARD OF APPEALS

Home Occupation: Pet Grooming

**Conditional Use Appeal**

### DECISION

Date of public hearing: November 18, 2010

Name and address of applicant: Zoe Swan  
28 Dow St., #2  
Portland, ME

Location of property under appeal: 28 Dow St.

#### For the Record:

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

Zoe Swan (Applicant)

Carrie Peoples, 26 Dow Street (in favor)

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

Findings of Fact and Conclusions of Law:

Applicant is requesting a conditional use permit to allow a pet grooming business as a home occupation. Section 14-410(c) of the Portland City Code provides as follows:

*A home occupation that is not listed in paragraph (b) of this section but is similar to and no more objectionable than those home occupations listed in that paragraph, shall be permitted as a conditional use subject to the requirements of paragraph (a) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.*

Pet grooming is not listed in section 14-410(b) as a permitted home occupation. Therefore, applicant is seeking a conditional use permit for the activity.

A. Conditional Use Standards pursuant to Portland City Code §14-410(a):

1. The home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of a dwelling unit, whichever is less.

Satisfied  Not Satisfied

Reason and supporting facts:

206 Sfg ft. to be occupied, per Applicant  
which is <sup>6.6</sup> % of total floor area,  
per planning department memo

2. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside.

Satisfied  Not Satisfied

Reason and supporting facts:

Storage will be inside, small  
external sign.

3. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (a)1 above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited.

Satisfied  Not Satisfied

Reason and supporting facts:

Storage will be limited to floor area in detached fore cardinal use; no storage elsewhere on property, per ~~the~~ zoning

4. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building.

Satisfied  Not Satisfied

Reason and supporting facts:

1 small, non-illuminated sign, per zoning & application, compliant w/ dimensional standards

5. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs.

Satisfied  Not Satisfied

Reason and supporting facts:

No exterior alterations, per application, other than sign.

6. *Off-street parking*: Off-street parking is required as provided in division 20 (off-street parking) of this article.

Satisfied  Not Satisfied

Reason and supporting facts:

No additional parking spaces are required for the proposed use pursuant to Division 20.

7. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects.

Satisfied  Not Satisfied

Reason and supporting facts:

No noise other than animals; only two animals at a time; Dogs will not be kept larger than appointments

8. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees.

Satisfied  Not Satisfied

Reason and supporting facts:

No employees at this time; applicant only will be working here

9. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood.

Satisfied  Not Satisfied

Reason and supporting facts:

maximum trips two per hour,  
per testimony.

10. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.

Satisfied  Not Satisfied

Reason and supporting facts:

per testimony

B. 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:

Nothing about use put is more intensive than any other Home Animal Grooming Business.

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:

no different than a homeowner having two dogs; Dogs will be kept inside & not walked; the other testimony that

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

Yes \_\_\_ No

Business would enhance neighborhood

Reason and supporting facts:

See Above # 2

**Conclusion:** (check one)

Option 1: The Board finds that all relevant standards (1 through 10) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

Option 2: The Board finds that all relevant standards (1 through 10) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B 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:

with the understanding that Bd. finds  
that this use is no more objectionable  
than listed uses in ~~Sec.~~ Sec.  
14-410 (B) & that conditional use permit  
is valid only for time that current owner  
occupies

Option 3: The Board finds that not all relevant standards (1 through 10) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: 11.18.10

  
Board Chair



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk

**From:** Marge Schmeckel, Zoning Administrator

**Date:** November 19, 2010

**RE:** Action taken by the Zoning Board of Appeals on November 18, 2010.

**Members Present:** Phil Saucier (chair), Gordon Smith (secretary), Mark Bower, Jill Hunter, Elyse Wilkinson, Sara Moppin and William Getz

**Members Absent:** none

#### **I. New Business:**

##### **A. Conditional Use Appeal:**

28 Dow Street, Zoe Swan and Joel Hall, owners, Tax Map 055, Block E, Lot 003, R-6 Residential Zone:

The appellants are seeking a Conditional Use Appeal under section 14-410(c) to have a pet grooming business in their home as a home occupation. Representing the appeal are the owners. The Board voted 7-0 to grant the conditional use appeal to have a pet grooming business as a home occupation determining that the use is no more objectionable than the uses listed in section 14-410(b) and with the condition that the use is only valid for the time that the current owner occupies the property.

#### **Enclosure:**

Decision for Agenda from November 18, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Peary St. Louis Little, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Members present Phil Sawyer - Gordon Smith - Mark Bower

~~Members present~~ CITY OF PORTLAND, MAINE Jill Hunter -

**ZONING BOARD OF APPEALS** Bill Gertz - Sami [unclear]  
Elyse Wilkinson

Members Absent

**APPEAL AGENDA**

6:30 pm

The Board of Appeals will hold a public hearing on Thursday, November 18, 2010 at 6:30 p.m. on the second floor in room 209 of Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeal:

**1. New Business:**

**A. Conditional Use Appeal:**

28 Dow Street, Zoe Swan and Joel Hall, owners, Tax Map 055, Block E, Lot 003, R-6

Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-410(c) to have a pet grooming business in their home as a home occupation.

Representing the appeal are the owners.

**2. Adjournment:**

6:55 pm

City of Portland  
with the city -  
7-0



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

Applicant Information:

Zoe Swan  
 Name

Business Name

28 Dow St. #2  
 Address

Portland, ME 04102

207 318 7642  
 Telephone

Fax

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

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

Current Zoning Designation: R6

Existing Use of Property:

residential (2 family)

~~OCT 29 2010~~

Dept. of Building Inspections  
 City of Portland Maine

Subject Property Information:

28 Dow St Portland, ME 04102  
 Property Address

055 E 003  
 Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone

Fax

Conditional Use Authorized by Section 14 4,0(c)

Type of Conditional Use Proposed:

pet grooming

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.

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

Zoe Swan  
 Signature of Applicant

10/27/10  
 Date

Zoning Board of Appeals  
Department of Planning and Urban Development  
City of Portland  
389 Congress St.  
Portland, ME 04101

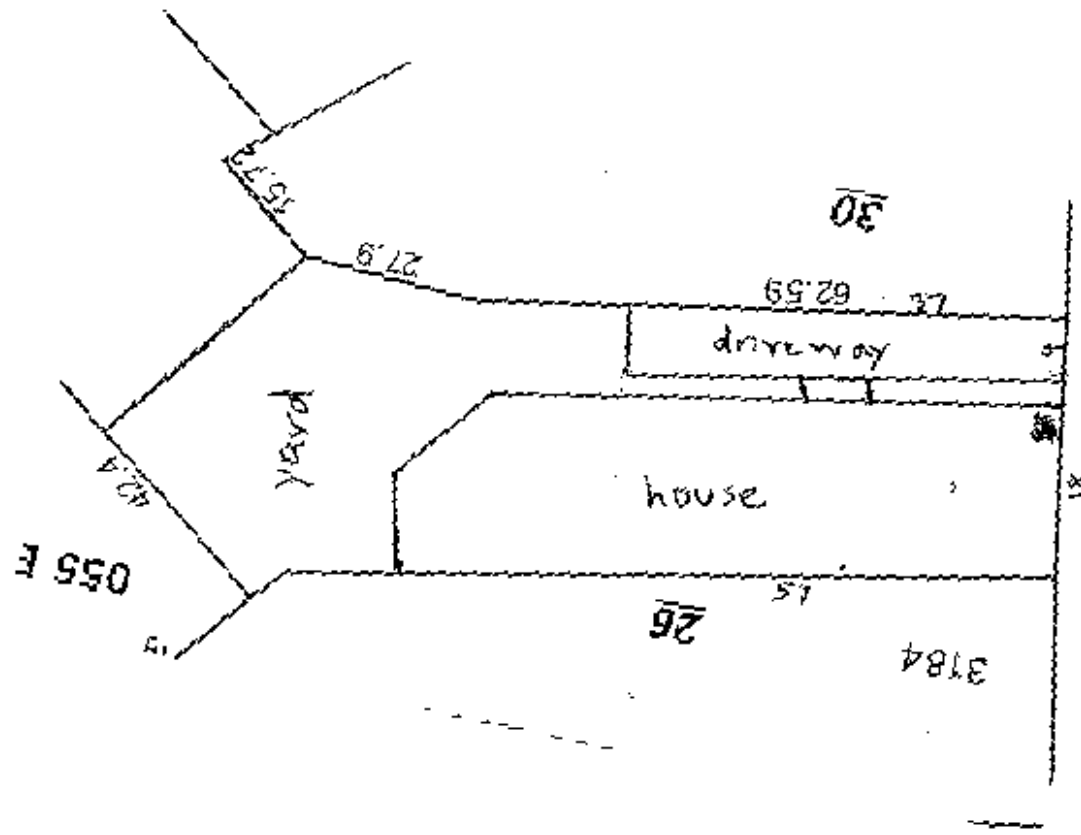
Dear Ladies and Gentleman of the Zoning Board of Appeals,

I am requesting a permit to allow me the use of my residence at 28 Dow Street for home occupation. I am a certified pet groomer and wish to provide full service grooming including bath, brush, nail trim, ear cleaning and pet and breed cuts. Currently this type of business is not listed as an acceptable home occupation listed under item (B) of Section 14-410 of the Portland Zoning Ordinance but I believe that it is a business similar to and no more objectionable than the home occupations that are listed as acceptable (see section (C)). A grooming business is very similar to that of a hairdresser, which is an acceptable occupation under item (B). The following is an explanation of how my home occupation meets the criteria listed under item (A) of the same:

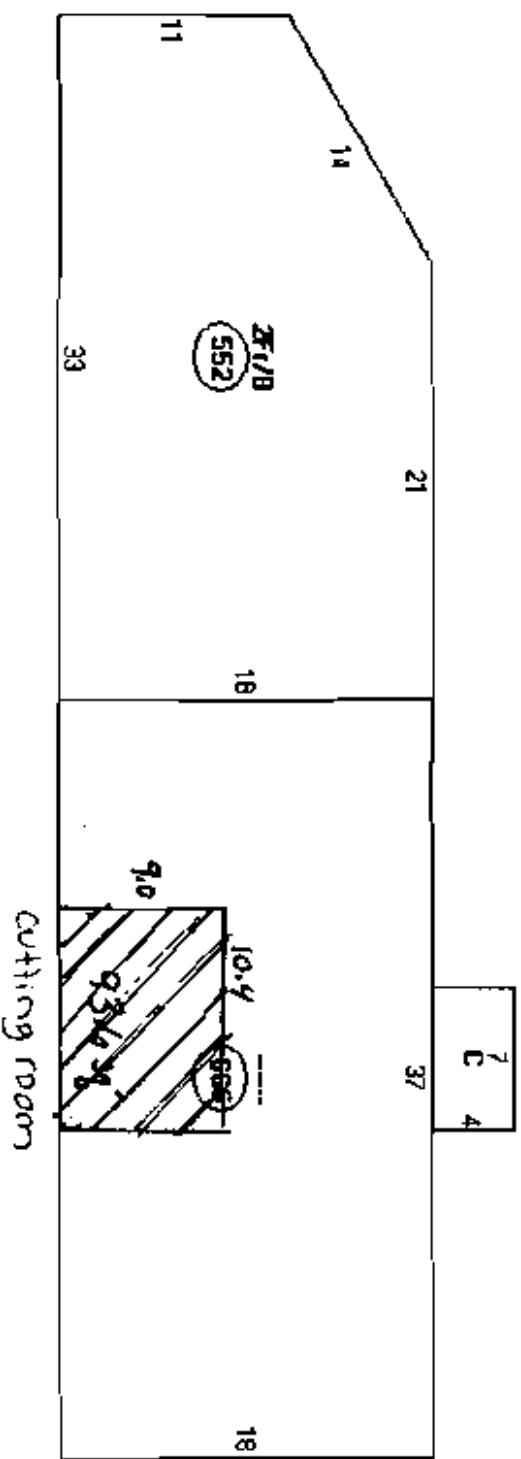
- a. My home occupation will occupy 206 square feet which is 15.06% of the floor area of my residence
- b. No goods will be stored displayed or visible from outside the residence
- c. Storage of the material necessary to perform my occupation is included in the floor space mentioned above
- d. Only a small plaque or sign less than 2' X 2' is necessary for my occupation
- e. No external alterations to my residence are necessary
- f. No additional parking is necessary. Pick-up and drop-off may be done in my private driveway.
- g. I will limit my clients to one to two pets at any given time to eliminate noise concerns.
- h. I will not be holding pets longer than the time it takes me to groom them, i.e. no boarding of pets
- i. No additional vehicles are necessary for my home occupation.
- j. My occupation will be limited to two hair dryers.
- k. I will not need any additional employees

As you can see, my home occupation is a secondary and incidental use of my residence. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood. In addition I believe that I will be able to provide a service that is needed in our neighborhood. As a dog owner I know how challenging it is to find a good groomer and often there is a waiting list for that groomer. I feel like many dog owners in my neighborhood will be enthusiastic to have a pet groomer nearby to provide this service for them. Attached you will find a copy of a floor plan showing my entire dwelling and area of the home occupation space. Thank you for your assistance in this matter.

Sincerely, Zoë Swan



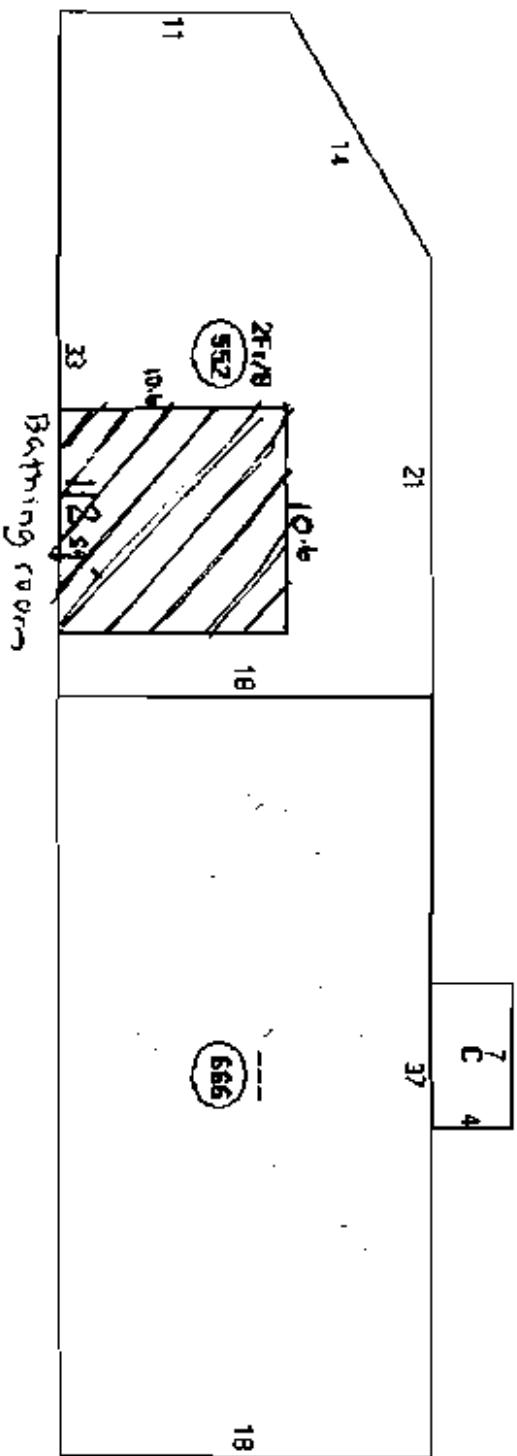
# Second Floor



## Descriptor/Abbr

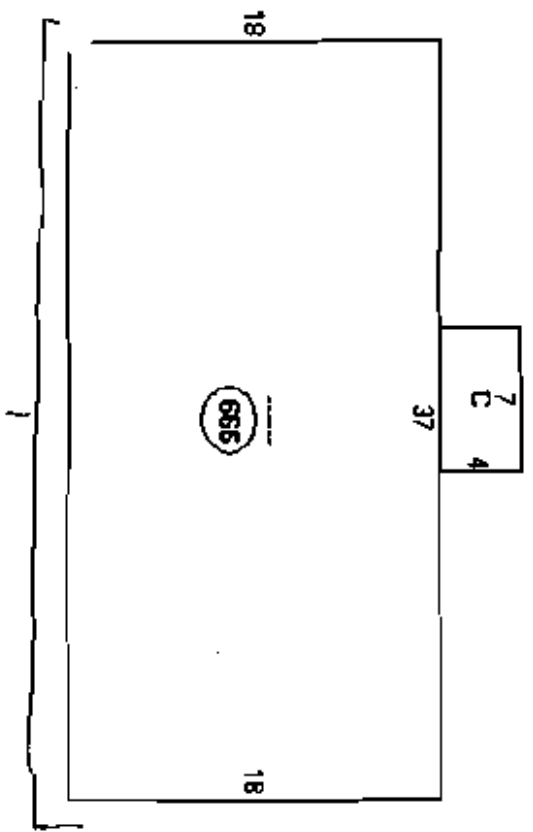
- A: 666 sqft
- B: 2F/B 552 sqft
- C: OFP 28 sqft

# Basement



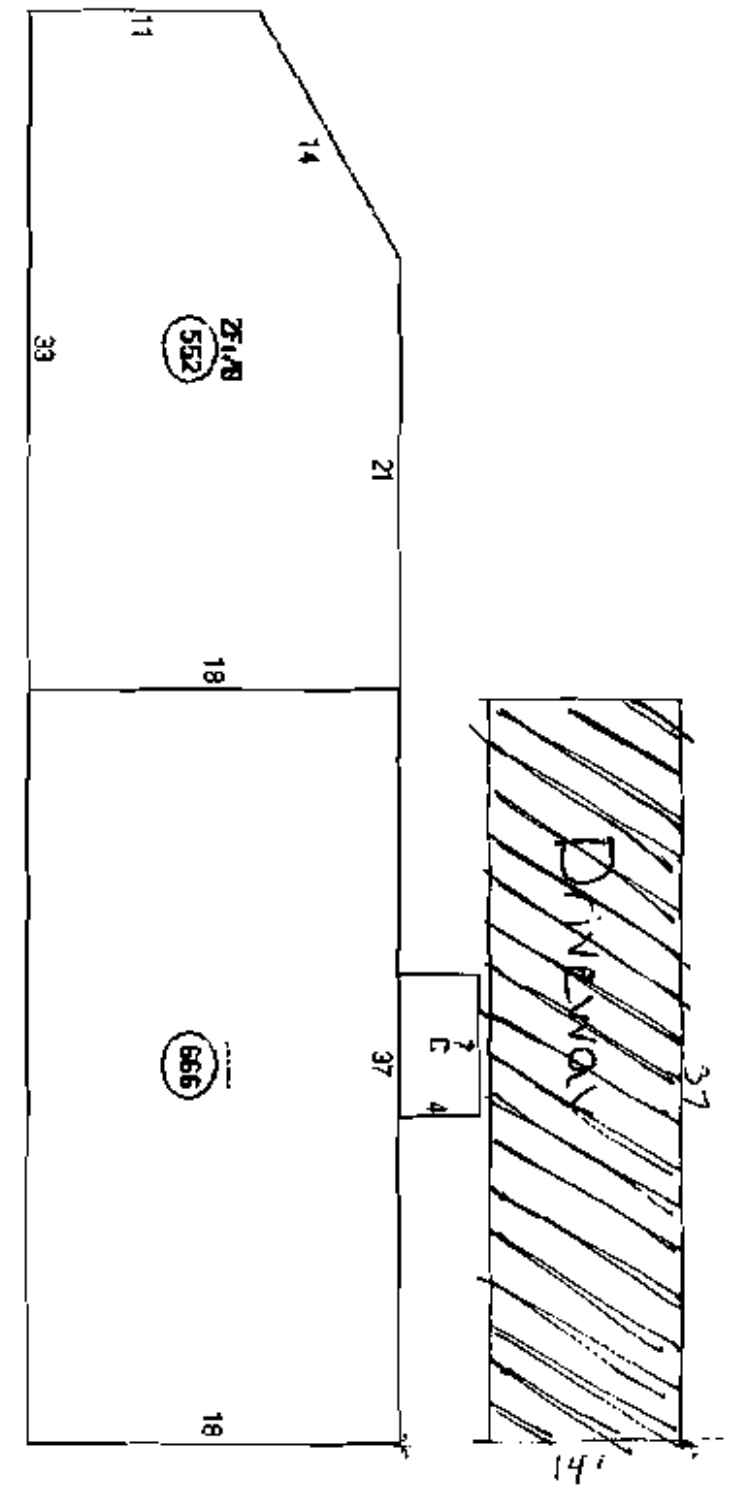
- Description/Areas**
- A: 666 sqft
  - B: 21/18
  - C: 552 sqft
  - D: 28 sqft

**Description/Area**  
A: .....  
666 sqft  
B: 2F/AB  
552 sqft  
C: OFP  
28 sqft



area of 3rd floor





- Description/Area**
- A: .....
  - B: 25x18  
552 sqft
  - C: 37x18  
666 sqft

0063917

STMS022PG262

WARRANTY DEED  
(Statutory Short Form)

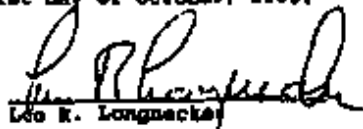
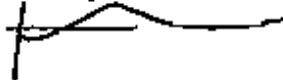
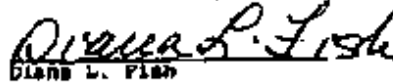
We, Lee E. Longnecker and Diana L. Fish of South Portland, County of Cumberland, and State of Maine, for consideration paid, grant to Joel Hall and Eow Ann, both of Portland, County of Cumberland, and State of Maine, as joint tenants and not as tenants in common, their heirs and assigns forever, WITH WARRANTY COVENANTS, the following described real estate in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 31st day of October, 2000.

WITNESS

  
Lee E. Longnecker  
Diana L. Fish

STATE OF MAINE  
Cumberland, ss.

October 31, 2000

Then personally appeared the above-named Lee E. Longnecker and Diana L. Fish and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Richard E. Clarke, Attorney at Law

MAINE REAL ESTATE TAX PAID

BE 05022P6280

EXHIBIT A - PROPERTY DESCRIPTION

Closing date: 10/31/2000  
Borrower(s): Jodi Hall and Zoe Senn  
Property Address: 28 Dow Street, Portland, Maine 04101

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Dow Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said easterly side of Dow Street at the northwesterly corner of a lot of land conveyed by Thomas Payson to Elmer W. Cobb, Jr., et al, by deed dated November 21, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1659, Page 179, said point being distant northerly one hundred thirty and 28/100ths (130.28) feet from the intersection of said easterly side of Dow Street with the northerly side of Brackett Street; thence easterly by land of said Cobb said line making an included angle with said easterly side of Dow Street of  $90^{\circ} 32'$  a distance of sixty two and fifty nine hundredths (62.59) feet to a point; thence easterly by land of said Cobb said line making an included angle with said last described line of  $190^{\circ} 19'$  a distance of twenty seven and nine tenths (27.9) feet to a point; thence easterly on a straight line by other land of said Thomas Payson thirty one (31.0) feet more or less to the southwesterly sidekine of the lot of land conveyed by Giuseppe Pio to Sophia Ninos by deed dated November 4, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1659, Page 154 and to a point thereon distant one hundred five and one tenth (105.1) feet from the northerly side of Pio Street; thence Northerly by land of said Ninos twenty six and three tenths (26.3) feet more or less by land now or formerly owned by Marie E. Joy; thence southwesterly by land of said Joy five and two tenths (5.2) feet to the southeasterly corner of said Joy land; thence westerly by land now or formerly of said Joy ninety one (91) feet more or less to the easterly side of said Dow Street; thence southerly by said easterly side of said Dow Street thirty one (31) feet more or less to the point of beginning.

For title reference see deed of Spencer R. Amehary and Linda D. Goddard to Lee R. Longnecker and Diana L. Fish dated July 17, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7314, Page 41.

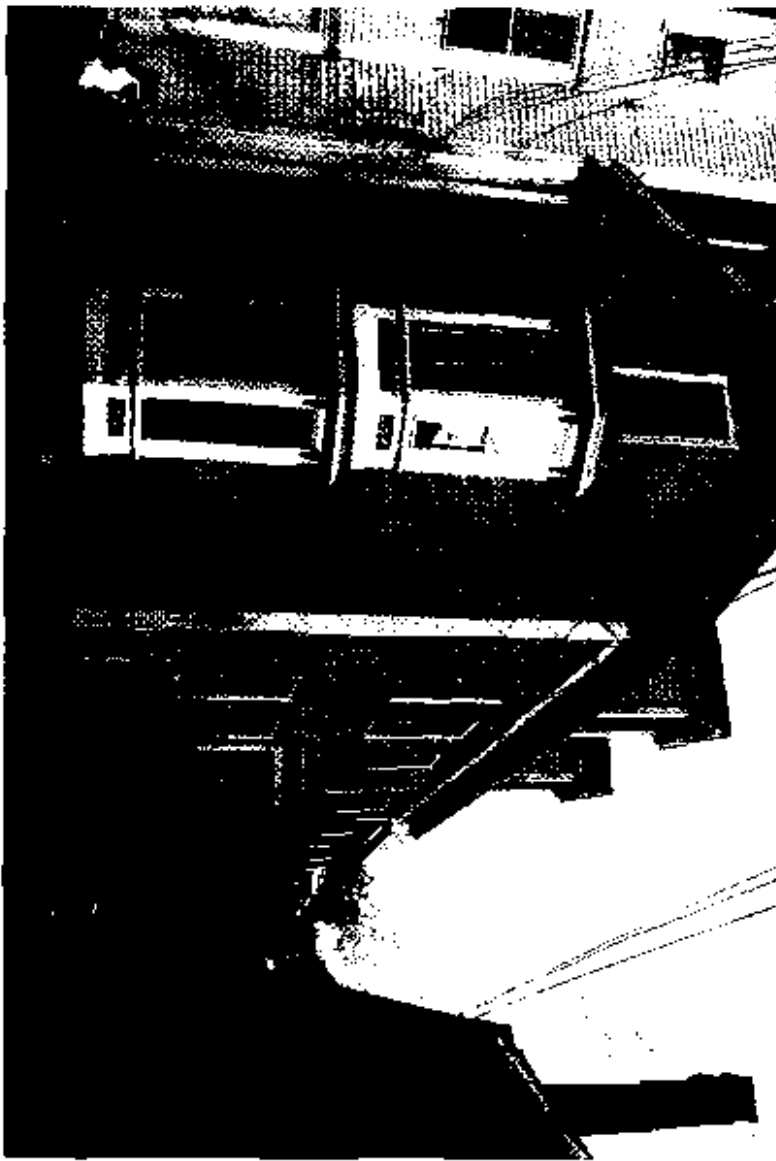
RECEIVED  
RECORDED REGISTRY OF DEEDS

2000 NOV -1 PM 4:10

CUMBERLAND COUNTY

John B. O'Brien







# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* - [www.portlandmaine.gov](http://www.portlandmaine.gov)

*Penny St. Louis Littell - Director of Planning and Urban Development*

*Marge Schumuckal, Zoning Administrator*

TO: CHAIR AND MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: ANN MACHADO, ZONING SPECIALIST *AKM*

SUBJECT: 28 DOW STREET, 055 F003, R-6

DATE: NOVEMBER 10, 2010

*The purpose of this memo is to clarify the total amount of floor area of the applicant's dwelling unit.*

*28 Dow Street is a two family dwelling. The applicant, Zoe Swan, lives in Unit #2 which occupies the second and third floor of the building. Zoe Swan and Joel Hall own the building. The basement is only used by Zoe Swan and Joel Hall and is therefore considered part of their dwelling unit.*

*Section 14-410(a)(1) states that a home occupation shall not occupy more than five hundred square feet of floor area or more than twenty-five percent of the total floor area of the dwelling unit. The total floor area of the dwelling unit is 3102 square feet (basement = 1218 sf, second floor = 1218 sf & third floor = 666 sf). The business will occupy 205.6 square feet (112 sf in basement & 93.6 sf on second floor) of the dwelling unit which is 6.6% of the total floor area of the unit.*

Heliports shall meet the following minimum specifications, subject to regulations of the Civil Aeronautics Administration when such regulations are greater:

(a) *Roof heliport:*

1. Take-off area: Two hundred (200) feet by two hundred fifty (250) feet minimum.
2. Parking area: Thirty (30) feet by ninety (90) feet minimum.

(b) *Ground heliport:*

1. Take-off area: Three hundred (300) feet by seven hundred (700) feet minimum.
2. Parking area and station building shall be located out of flight area.

(c) *Maximum elevation of operational area above street:* One hundred (100) feet.

(d) *Minimum clearance from lateral obstruction:* One hundred (100) feet.

(e) *Minimum width of approach and departure path:* Five hundred (500) feet at landing area, tapering outward fifteen (15) degrees on each side to a width of one thousand (1,000) feet.

(f) *Slope:* With emergency landing areas: One (1) to eight (8); Without emergency landing areas: One (1) to twenty (20).

(g) *Curved approach:* Minimum radius to turn, six hundred fifty (650) feet.

(h) *Approach zone transition area:* Slope, one (1) in two (2).

(Code 1968, § 602.10.H)

**Sec. 14-410. Home occupation.**

*Purpose.* The purpose of home occupations is to allow the secondary and incidental use of a residence for the conduct of

appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood.

- (a) In connection with the operation of a home occupation, within a dwelling unit, the following requirements shall be met:
1. A home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of such a dwelling unit, whichever is less, or in the case of licensed family day care homes, or home babysitting services, to accommodate not more than six (6) children plus two (2) children after school and having no nonresidential employees;
  2. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside;
  3. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (a)1 above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited;
  4. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building;
  5. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs;
  6. *Off-street parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article;
  7. The home occupation shall not produce offensive



noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects;

8. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees;
  9. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood;
  10. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.
- (b) No residence shall be occupied, altered or used for any home occupation except the following:
1. Accountants and auditors;
  2. Answering services (telephone);
  3. Architects;
  4. Artists and sculptors;
  5. Authors and composers;
  6. Computer programming;
  7. Custodial services;
  8. Custom furniture repair and upholstery;
  9. Dentists, doctors, therapists, and health care practitioners;
  10. Direct mail services;
  11. Dressmakers, seamstresses and tailors;
  12. Engineers;

13. Family planning services;
14. Hairdressers (limited to no more than two (2) hair dryers);
15. Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics;
16. Interior decorators;
17. Lawyers, justices of the peace and notary publics;
18. Licensed family day care home or babysitting services;
19. Musicians or music teachers, including group instruction not to exceed six (6) students at any time but not including performances or band rehearsals, which shall meet the following requirements in addition to those set forth in subsection (a) of this section:
  - a. Electronic amplification is prohibited;
  - b. The applicant shall demonstrate that noise attenuation is provided which minimizes perception of sound at property lines at all times during the use. Noise attenuation measures may include, but are not limited to, insulation, double-pane windows, air conditioners or any combination of these or similar noise attenuation measures;
  - c. Hours of operation shall be limited to 8:30 a.m. to 9:30 p.m.
20. Office facility of a minister, rabbi, or priest;
21. Photographic studios;
22. Professional counseling and consulting services;
23. Professional research services;

24. Sales persons provided that no retail or wholesale transactions are made on the premises;
25. Small appliance repair;
26. Snow plowing provided that only one (1) snow plow vehicle is stored on or generated from the site;
27. Special tutoring or instruction (not to exceed three (3) pupils at any given time);
28. Stenographic and other clerical services.

- (c) A home occupation that is not listed in paragraph (b) of this section but is similar to and no more objectionable than those home occupations listed in that paragraph, shall be permitted as a conditional use subject to the requirements of paragraph (a) of this section and section 14-404 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

(Code 1968, § 602.18.I; Ord. No. 277-77, 11-7-77; Ord. No. 548-85, § 1, 5-6-85; Ord. No. 76-85, § 1, 7-1-85; Ord. No. 66-87, § 2, 11-2-87; Ord. No. 325-90, 5-7-90; Ord. No. 240-03/10, 6-21-10)

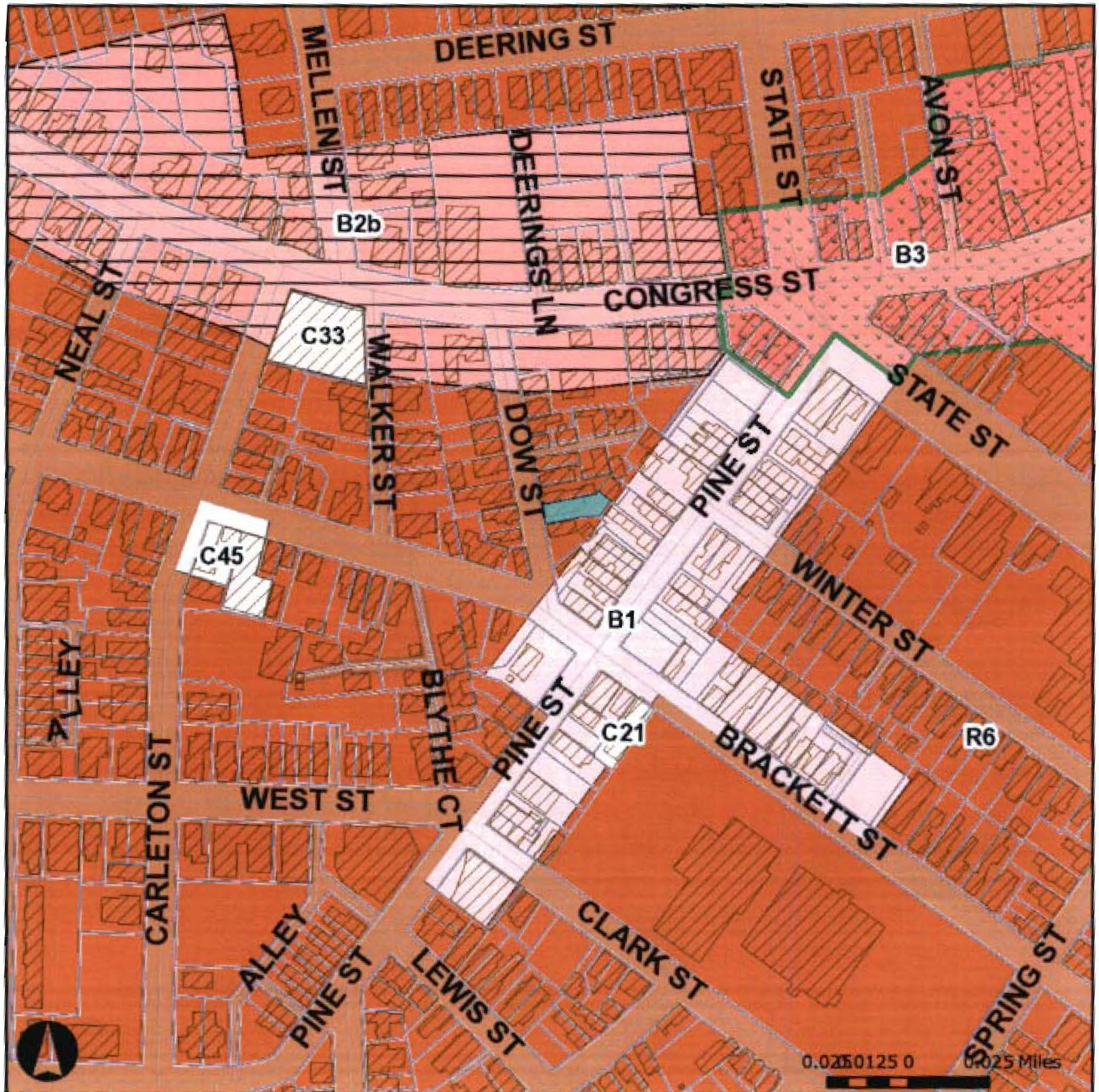
- Sec. 14-411. Reserved.  
Sec. 14-412. Reserved.  
Sec. 14-413. Reserved.  
Sec. 14-414. Reserved.  
Sec. 14-415. Reserved.  
Sec. 14-416. Reserved.  
Sec. 14-417. Reserved.  
Sec. 14-418. Reserved.  
Sec. 14-419. Reserved.  
Sec. 14-420. Reserved.

#### DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

##### Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

# Map



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



## City of Portland Zoning Board of Appeals

November 10, 2010

Zoe Swar  
28 Dow Street, #2  
Portland, ME 04102

Dear Ms. Swan,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, November 18, 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, a handout outlining the meeting process for the Zoning Board of Appeals and a memo that was sent to the Board regarding the total floor area of your dwelling.

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

DATE: 11/01/10

TIME: 15:46:49

PZ CASH RECEIPT

PROJECT #: 10-59900010

PROJECT DESC: CONDITIONAL USE - 28 DOW ST. #2 PET GROO

RECEIVED FROM: Zoe Swan

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
z1	ZONING BOARD OF APPEALS		100.00

TOTAL AMOUNT:

100.00

CEL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	17-19 DOW STREET LLC	PO BOX 7225 PORTLAND, ME 04112	17 DOW ST	15
	188 STATE STREET LLC	58 ST LAWRENCE ST PORTLAND, ME 04101	188 STATE ST	1
*	66 PINE STREET PROPERTIES	480 CAPIRIC ST PORTLAND, ME 04102	58 PINE ST	0
	66 PINE STREET PROPERTIES	480 CAPIRIC ST PORTLAND, ME 04102	66 PINE ST	1
	ADAMS CAROL J & PETER R ADAMS TRUSTEES	1818 WASHINGTON AVE PORTLAND, ME 04103	580 CONGRESS ST	24
*	ADAMS CAROL J & PETER R ADAMS TRUSTEE	1818 WASHINGTON AVE PORTLAND, ME 04103	680 CONGRESS ST	0
*	ADAMS CAROL J & PETER R ADAMS TRUSTEES	1818 WASHINGTON AVE PORTLAND, ME 04103	696 CONGRESS ST	0
	AVIZIENIS JURATE	5 HORTON PL PORTLAND, ME 04102	5 HORTON PL	1
	BACHRACH ALFRED P & MILDRED K BACHRACH &	PO BOX 205 PITTSFIELD, ME 04987	211 BRACKETT ST	3
	BAMPTON MATTHEW & ELIZABETH SHERRERD PAGE JTS	11 HOULTON ST PORTLAND, ME 04102	11 HOULTON ST	1
	BARHAM AMY M	118 WINTER ST # 5 PORTLAND, ME 04102	118 WINTER ST UNIT 185	1
	BARTER PAULETTE ZORIS & PHILIP J BARTER JTS	34 PINE ST # 2 PORTLAND, ME 04102	34 PINE ST UNIT 342	1
	BENJ JEREMY M & AMANDA L BENN JTS	518 CUMBERLAND AVE PORTLAND, ME 04101	12 DOW ST	3
	BERENSON GAIL SUSAN & LOWELL MCCURTIS JEFFERS JTS	220 BRACKETT ST PORTLAND, ME 04102	220 BRACKETT ST	3
	BERSHAD SHIRLEY	25 PINE ST # 6 PORTLAND, ME 04102	25 PINE ST UNIT 6	1
	BESSA PAUL R	75 CARLETON ST PORTLAND, ME 04102	75 CARLETON ST	2
	BICKNELL KATHERINE W	23 PINE ST # 5 PORTLAND, ME 04102	23 PINE ST UNIT 5	1
	BIXBY DOUGLAS B & KATHLEEN F WHITE	12 WALKER ST PORTLAND, ME 04102	12 WALKER ST	4
	BLAKE LAHREN J	27 PINE ST # 10 PORTLAND, ME 04102	27 PINE ST UNIT 10	1
	BONAM NOEL	28 STATE ST # 2 PORTLAND, ME 04101	124 WINTER ST UNIT 241	1
	BOONHOUR DAVID	38 VERMONT AVE PORTLAND, ME 04103	124 WINTER ST UNIT 245	1
	BOWE SCOTT M	243 BRACKETT ST PORTLAND, ME 04102	243 BRACKETT ST	2
	BOWLER JAMES	124 WINTER ST # 4 PORTLAND, ME 04102	124 WINTER ST UNIT 244	1
	BOYINGTON SHANE G	22 PINE ST # 4 PORTLAND, ME 04102	22 PINE ST UNIT 4	1
	BRENIER RACHEL	22 PINE ST # 1 PORTLAND, ME 04102	22 PINE ST UNIT 1	1
	BRESETTE ALBERT	2 CAMPBELL RD PORTLAND, ME 04103	173 BRACKETT ST	0



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
*	BRESETTE ALBERT	2 CAMPBELL RD PORTLAND, ME 04109	1 JOY PL	3
	BROWN CORAL	203 BRACKETT ST PORTLAND, ME 04102	203 BRACKETT ST	8
	C & C BUILDERS INC	PO BOX 483 PORTLAND, ME 04112	723 CONGRESS ST	2
	CAGNEY JONATHAN J	22 PINE ST # 8 PORTLAND, ME 04102	22 PINE ST UNIT 8	1
	DALISE ANDREW D	244 BRACKETT ST PORTLAND, ME 04102	244 BRACKETT ST	0
*	GALISE ANDREW O	246 BRACKETT ST PORTLAND, ME 04102	246 BRACKETT ST	3
	CAMPBELL SARA J	705 CONGRESS ST # 3 PORTLAND, ME 04102	705 CONGRESS ST	1
	CASCO INVESTMENTS	PO BOX 66736 FALMOUTH, ME 04106	5 WALKER ST UNIT 106	1
	CHICK BRIAN R	169 BRACKETT ST PORTLAND, ME 04102	169 BRACKETT ST	1
	CKGBAC REALTY LLC	172 STATE ST PORTLAND, ME 04101	172 STATE ST	2
*	CKGBAC REALTY LLC	172 STATE ST PORTLAND, ME 04101	105 WINTER ST	0
	CLARKE MERLE W	40 PORTLAND PIER # 2 PORTLAND, ME 04101	189 BRACKETT ST	1
	CLARKE PROPERTIES INC	40 PORTLAND PIER # 2 PORTLAND, ME 04101	40 PINE ST	0
	CLEWS HENRY A & MARY CLEWS JTS	117 WINTER ST PORTLAND, ME 04102	117 WINTER ST	4
	COLLIER RONALD & MAUREEN COLLIER JTS	23 PINE ST # 4 PORTLAND, ME 04102	23 PINE ST UNIT 4	1
	COURTOIS LELAND B	56 MONTROSE AVE PORTLAND, ME 04103	56 PINE ST	5
	CRAWFORD CHRISTOPHER K & BEVERLY A CRAWFORD JTS	44 GUNSTOCK RD SCARBOROUGH, ME 04074	113 WINTER ST	2
	CRUWE ASBY N	27 PINE ST # 1 PORTLAND, ME 04102	27 PINE ST UNIT 7	1
	DEATHERAGE MICHELLE & BRENT DEATHERAGE JTS	777 N ASHLEY DR # 401 TAMPA, FL 33602	128 WINTER ST UNIT 263	1
	DELAWARE RYAN C	27 PINE ST # 9 PORTLAND, ME 04102	27 PINE ST UNIT 9	1
	DEPEW ALFRED M	31 PINE ST PORTLAND, ME 04102	31 PINE ST	1
	DEVINE KATHRYN S & ROBERT DEVINE JTS	4 LONGWOODS RD FALMOUTH, ME 04106	1 HORTON PL	2
	DEKTER ERIC & ANGELA C DEKTER JTS	52 WESTERN PROM PORTLAND, ME 04102	22 PINE ST UNIT 3	1
	DIBENEDETTO NATALIE	4 WALKER ST PORTLAND, ME 04102	4 WALKER ST	1
	DOW MANSION LLC	5 EVERGREEN RD RAYMOND, ME 04071	9 DOW ST	8
	DOW STREET PROPERTIES LLC	PO BOX 9715-213 PORTLAND, ME 04104	22 DOW ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DUBOIS REAL ESTATE	318 BRIGHTON AVE PORTLAND, ME 04102	6 WALKER ST	14
	EATON DANIEL A & NANCE H EATON JTS	703 CONGRESS ST # 1 PORTLAND, ME 04102	705 CONGRESS ST	1
	FACTORS FINANCIAL FRC ING	PO BOX 7002 PORTLAND, ME 04112	685 CONGRESS ST	1
	FILENE DANIEL R	17 BLYTHE CT PORTLAND, ME 04102	17 BLYTHE CT	1
	FLAHERTY PATRICK M	28A PINE ST PORTLAND, ME 04102	29 PINE ST	1
	FLOOD NANCY K	192 BRACKETT ST PORTLAND, ME 04102	192 BRACKETT ST	1
	FOLEY JAMES T	14 DOW ST PORTLAND, ME 04102	14 DOW ST	1
	FORSYTH EDWARD JARDINE	3 WALKER ST # 4 PORTLAND, ME 04102	3 WALKER ST UNIT 403	1
	GALLIN BONNIE S TRUSTEE	13 WEST ST PORTLAND, ME 04102	13 WEST ST	1
	GAMMON-MOSS ELAINE	118 WINTER ST # 3 PORTLAND, ME 04102	118 WINTER ST UNIT 183	1
	GEBHARDT TIMOTHY M & NIRVANA BASHA JTS	20 DOW ST PORTLAND, ME 04102	20 DOW ST	3
	GILBERT JONATHAN P & CARLYN P GILBERT JTS	21 PINE ST # 2 PORTLAND, ME 04102	21 PINE ST UNIT 2	1
	GILLESPIE KEVIN B	37 PINE ST #1 PORTLAND, ME 04102	35 PINE ST	5
	GOODHUE R KIRK	PO BOX 15161 PORTLAND, ME 04112	110 WINTER ST UNIT 2	1
	GRAHAM MOLLY A & KEVIN M GRAHAM JTS	84 PARK ST # 1 PORTLAND, ME 04101	17 PINE ST UNIT 2	1
	GREEN JOHN W	PO BOX 11591 PORTLAND, ME 04104	15 DOW ST	2
	GURDI TRACY & JEAN GINN MARVIN ETAL	220 MAINE MALL RD SOUTH PORTLAND, ME 04106	704 CONGRESS ST	1
	HALL JOEL & ZOE SWAN JTS	28 DOW ST PORTLAND, ME 04102	28 DOW ST	2
	HAMEL BRYAN R	34 PINE ST # 1 PORTLAND, ME 04102	34 PINE ST UNIT 341	1
	HAMILTON MARGARET	34 PINE ST # 3 PORTLAND, ME 04102	34 PINE ST UNIT 343	1
	HARRIS BRIAN A & ALISON E HAWKES JTS	17 SUMMER ST PORTLAND, ME 04102	83 CARLETON ST	2
	HARVAC PROPERTIES LLC	48 EVERETT AVE SOUTH PORTLAND, ME 04106	56 PINE ST	1
	HARWOOD CYNTHIA	11 WALKER ST PORTLAND, ME 04102	11 WALKER ST	1
	HAYWARD SANDRA L	22 PINE ST # 5 PORTLAND, ME 04102	22 PINE ST UNIT 5	1
	HIRSCH CHRISTOPHER A & JANE H BARTHELETTE JTS	6 HOULTON ST PORTLAND, ME 04102	6 HOULTON ST	3
	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND, ME 04102	240 BRACKETT ST	4

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
*	HOME KEEPERS LLC	217 BRACKETT ST PORTLAND, ME 04102	25 DOW ST	5
	HUCKSTER'S ROW PROPERTIES	192 STATE ST # 205 PORTLAND, ME 04101	190 STATE ST	1
	HUNT REBECCA C & JOHN A MONROE JTS	234 BRACKETT ST PORTLAND, ME 04102	234 BRACKETT ST	2
	ILLIAN RANDY M & ANA B COURTNEY JTS	9 HOULTON ST # 2 PORTLAND, ME 04102	9 HOULTON ST	2
	INGALLS EDWARD III	191 CLARK ST PORTLAND, ME 04102	189 CLARK ST	3
	JONTA JANICE	69 SCHOOL ST SOUTH PORTLAND, ME 04106	236 BRACKETT ST	2
	IRMISCHER KRISTA Y	15 BLYTHE CT PORTLAND, ME 04102	15 BLYTHE CT	1
	JACEK JEREMIAH	125 WINTER ST # 2 PORTLAND, ME 04102	125 WINTER ST UNIT 252	1
	JORDAN DEBORAH P & ALEXANDER DAVID STANKOWICZ	33 LYNDON AVE PEAKS ISLAND, ME 04109	110 WINTER ST UNIT 3	1
	KANE BRIAN R	118 WINTER ST # 2 PORTLAND, ME 04102	118 WINTER ST UNIT 182	1
	KEEZER TERRY V	29 PINE ST PORTLAND, ME 04192	29 PINE ST	4
	KESSLER ALEXANDER	7 WALKER ST # 207 PORTLAND, ME 04102	7 WALKER ST UNIT 207	1
	KIMBLE NATHAN W	69 WELLINGTON RD PORTLAND, ME 04103	100 WINTER ST	4
	KODI BOULIS K & AWATIF F KODI JTS	230 BRACKETT ST PORTLAND, ME 04102	230 BRACKETT ST	2
	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 04192	3 WALKER ST UNIT 303	1
	LAMOUR JEAN H	PO BOX 8818 PORTLAND, ME 04104	38 PINE ST	4
	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
	LEVERETT STEPHEN V M	34 DOW ST PORTLAND, ME 04102	34 DOW ST	1
	LF ASSOCIATES LLC	170 NEWBURY ST STE 1 BOSTON, MA 02116	681 CONGRESS ST	44
	LIDDY PATRICK J	27 PINE ST # 9 PORTLAND, ME 04102	27 PINE ST UNIT 9	1
	LODOKA LADO	3 HORTON PL PORTLAND, ME 04102	3 HORTON PL	3
	LONG TAMATHA	605 YELLOWBANK RD TOMIS RIVER, NJ 08753	3 WALKER ST UNIT 203	1
	MAHAL YASMIN & PRADEEP MAHAL JTS	2 HOULTON ST PORTLAND, ME 04102	2 HOULTON ST	1
	MAINE MEDICAL CENTER	22 BRANHALL ST PORTLAND, ME 04102	18 WEST ST	1

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*	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	18 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
	MANCHESTER CHARLES H KW	P.O.BOX 8494 PORTLAND, ME 04104	53 PINE ST	4
	MARASCO ROSE C	108 WINTER ST PORTLAND, ME 04102	108 WINTER ST	2
	MARSDEN DAVID S	177 CALEB ST PORTLAND, ME 04102	112 WINTER ST	3
	MARSHALL DAVID A	41 PINE ST PORTLAND, ME 04101	41 PINE ST	2
	MAZURIE ALICE M	247 BRACKETT ST PORTLAND, ME 04102	247 BRACKETT ST	1
	MCCOY DEBORAH A	185 CLARK ST # 3 PORTLAND, ME 04102	185 CLARK ST	3
	MCDUGAL ROBERT A TRUSTEE	14533 MAJESTIC EAGLE CT FORT MYERS, FL 33812	7 WALKER ST	3
	MCGOLDRICK SEAN P	124 WINTER ST # 2 PORTLAND, ME 04102	124 WINTER ST UNIT 242	1
	MCLEAN ELIZABETH A TRUSTEE	1 MAPLE DR SACO, ME 04072	59 PINE ST	12
	MGO PROPERTIES LLC	PMB 299 50 MARKET ST SOUTH PORTLAND, ME 04108	696 CONGRESS ST	4
	MILCO LLC	48 FINN PARKER RD GORHAM, ME 04038	65 CARLETON ST	0
*	MILCO LLC	48 FINN PARKER RD GORHAM, ME 04038	89 CARLETON ST	6
	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH, ME 04074	10 DOW ST	3
	MAPLES JOHN WMIV VET & RITA J JTS	5 WEST ST PORTLAND, ME 04102	5 WEST ST	2
	NICO REAL ESTATE LLC	148 SUMMIT PARK AVE PORTLAND, ME 04103	681 CONGRESS ST	1
	NORTHROP DALE	15 PINE ST # 3 PORTLAND, ME 04102	17 PINE ST UNIT 3	1
*	NORTHROP DALE A	15 PINE ST PORTLAND, ME 04102	11 PINE ST	0
	NOVEY WALTER L A JANICE C COHEN JTS	27 DOW ST PORTLAND, ME 04102	27 DOW ST	2
	NYLUND JAMES A A EMILY E HRICKO JTS	22 PINE ST # 2 PORTLAND, ME 04102	22 PINE ST UNIT 2	1
	OWAHONY NANCY F	21 PINE ST # 1 PORTLAND, ME 04102	21 PINE ST UNIT 1	1
	ORLANDI ROBERT J	21 WEST ST PORTLAND, ME 04102	21 WEST ST	1
	PALERMINO GREGG R	705 CONGRESS ST # 4 PORTLAND, ME 04102	705 CONGRESS ST	1
	PARKER CHRISTIAN & DANA PARKER	5 WALKER ST # 3-5 PORTLAND, ME 04102	5 WALKER ST UNIT 305	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PARKS SUZANNE D	109 DARTMOUTH ST PORTLAND, ME 04103	13 DOW ST	8
	PARTHENON PROPERTIES LLC	148 SUMMIT PARK AVE PORTLAND, ME 04103	699 CONGRESS ST	0
	PATIN ANDREW A	126 WINTER ST # 1 PORTLAND, ME 04102	126 WINTER ST UNIT 1	1
	PEAVY DAVID R & GEORGE SCHROTH JR JTS	71 CARLTON ST PORTLAND, ME 04102	71 CARLETON ST	1
	PEOPLES CARRIE E	28 DOW ST PORTLAND, ME 04102	28 DOW ST	4
	PIERCY JAY R	55 PINE ST PORTLAND, ME 04101	55 PINE ST	4
	PLATT SUSAN A & ROBERT G PLATT JR JTS	4 HOULTON ST PORTLAND, ME 04102	4 HOULTON ST	1
	PORTLAND WEST PLANNING COUNCIL	155 BRACKETT ST PORTLAND, ME 04101	181 BRACKETT ST	1
	PRATT REBECCA	110 WINTER ST # 4 PORTLAND, ME 04102	110 WINTER ST UNIT 4	1
	PRINCESS K LLC	64 PINE ST PORTLAND, ME 04102	64 PINE ST	1
	QUINBY MELISSA L	228 BRACKETT ST PORTLAND, ME 04102	228 BRACKETT ST	1
	QUINT GLENN S	30620 11TH AVE SOUTH FEDERAL WAY, WA 98003	5 WALKER ST UNIT 205	1
	SAUSCH RALPH R & ANNA K KAROLCZAK JTS	61 PINE ST PORTLAND, ME 04102	61 BLYTHE CT	1
	RAWSTRON MARY	118 WINTER ST PORTLAND, ME 04102	118 WINTER ST	1
	REED TRACIE J & JOSHUA REED JTS	121 BRITTANY MNR # D AMHERST, MA 01002	214 BRACKETT ST	3
	RESNISKY EDWARD J JR	115 CLARK ST PORTLAND, ME 04102	20 PINE ST	6
	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	236 BRACKETT ST	10
*	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	664 CONGRESS ST	10
*	RICE GEOFFREY I	658 CONGRESS ST 1 ST FLOOR PORTLAND, ME 04101	7 PINE ST	0
4	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	180 STATE ST	2
	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	164 STATE ST	3
	RIPLEY JENNIFER PUTNAM	10 PINE ST PORTLAND, ME 04102	10 PINE ST	4
	ROGERS PHYLLIS E	16 PINE ST PORTLAND, ME 04102	16 PINE ST	8
	RONALD MCDONALD HOUSE OF	250 BRACKETT ST PORTLAND, ME 04102	63 CARLETON ST	1
	ROSEBERRY KIMBERLY A	173 BRACKETT ST PORTLAND, ME 04102	173 BRACKETT ST	2
	RUIZCALDERON JORGE A & THOMAS J WILLETT JTS	4 HORTON PL PORTLAND, ME 04102	4 HORTON PL	2

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	SACHER JOANNE L & TAFT P HOLLOWAY JTS	34 PINE ST # 5 PORTLAND, ME 04102	34 PINE ST UNIT 345	1
	SAMUELSON SHAUN D	219 BRACKETT ST # 2 PORTLAND, ME 04102	219 BRACKETT ST	1
	SANTIAGO BLANCA & JON BRADLEY JTS	23 PINE ST # 3 PORTLAND, ME 04102	23 PINE ST UNIT 3	1
	SARGENT COLIN W & NANCY D SARGENT JTS	722 CONGRESS ST PORTLAND, ME 04102	722 CONGRESS ST	1
	SAUER CHRISTOPHER R & LINDA L SAUER JTS	17 WEST ST PORTLAND, ME 04102	17 WEST ST	1
	SEASIDE PARTNERS LLC	727 CONGRESS ST PORTLAND, ME 04101	727 CONGRESS ST	10
	SEVEN OH SEVEN LLC	148 SUMMIT PARK AVE PORTLAND, ME 04103	707 CONGRESS ST	4
	SHEDD DAVID H	28 WILLOWOOD LN SCARBOROUGH, ME 04074	104 WINTER ST	4
	SHOEBOTTOM BRUCE W & KIM	40 WOODFIELD DR SCARBOROUGH, ME 04074	10 WALKER ST	4
	SILVERMAN GEORGE A & SUNNIE G SILVERMAN	15 WEST ST PORTLAND, ME 04102	15 WEST ST	1
	SINENI ANTHONY J	701 CONGRESS ST PORTLAND, ME 04102	701 CONGRESS ST	4
	SISTERS OF THE PRECIOUS BLOOD OF PORTLAND ME	166 STATE ST PORTLAND, ME 04101	160 STATE ST	13
	SIX NINETY NINE LLC	148 SUMMIT PARK AVE PORTLAND, ME 04103	699 CONGRESS ST	6
	SKINNER KATHRYN	5 HOULTON ST PORTLAND, ME 04102	5 HOULTON ST	4
	SKOWHEGAN PLAZA LIMITED PARTNERSHIP	12 BROOK ST WELLESLEY, MA 02462	709 CONGRESS ST	1
	SMEAD ERIN	7 WALKER ST # 3-7 PORTLAND, ME 04102	7 WALKER ST UNIT 307	1
	SMITH IAN H & VIRGINIA L CURIT-SMITH JTS	2 HOULTON ST PORTLAND, ME 04102	2 HOULTON ST	2
	SMITH MARC A & JENNIFER A DEFILIPP JTS	119 WINTER ST PORTLAND, ME 04102	119 WINTER ST	4
	SMITH ROGER	118 WINTER ST # 1 PORTLAND, ME 04102	118 WINTER ST UNIT 181	1
	SNL PARTNERS LLC	217 BRACKETT ST PORTLAND, ME 04102	244 BRACKETT ST REAR	2
	SPEAR M RITA	30 DOW ST PORTLAND, ME 04102	30 DOW ST	1
	STAUFFER WILLIAM L & CHARLES C STAUFFER	488 FOREST AVE PORTLAND, ME 04101	200 BRACKETT ST	5
	STAUFFER WILLIAM L & CHARLES C STAUFFER	488 FOREST AVE PORTLAND, ME 04101	54 PINE ST	0
	STELMACK MOLLY K & MARK J STELMACK ETAL JTS	118 WINTER ST # 4 PORTLAND, ME 04102	118 WINTER ST UNIT 184	1
	STEVENS DANIEL W & JOHN R JORDAN	84 EASTERN PROMENADE PORTLAND, ME 04101	163 BRACKETT ST	1
	SZAFRAN ALEXANDER J & SHEILA H SZAFRAN JTS	110 WINTER ST # 1 PORTLAND, ME 04102	110 WINTER ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	TANGLAY HEATHER L & DENNIS B MARTIN	217 BRACKETT ST PORTLAND, ME 04102	217 BRACKETT ST	1
	THE ASHBY TEAM LLC	778 OCEAN AVE PORTLAND, ME 04103	6 HORTON PL	3
	THIS THYME AROUND LLC	84 PINE ST PORTLAND, ME 04102	705 CONGRESS ST	1
	TORREY WILLIAM A III & PAMELA P TORREY JTS	19 PINE ST PORTLAND, ME 04101	19 PINE ST	1
	TREES CHRISTINE A	124 WINTER ST # 3 PORTLAND, ME 04102	124 WINTER ST UNIT 243	1
	THBBY JAANA J	5 WALKER ST # 405 PORTLAND, ME 04102	5 WALKER ST UNIT 405	1
	THCKER GRETCHEN	1 WILLIAM KNIGHT RD WINDHAM, ME 04062	118 WINTER ST UNIT 185	1
	UNDERWOOD THOMAS	3 WALKER ST # 1-3 PORTLAND, ME 04102	3 WALKER ST UNIT 103	1
	V S H REALTY INC	777 DEDHAM ST # V0546 CANTON, MA 02021	49 PINE ST	1
	VAIL HOLDINGS LLC	23 PINE ST PORTLAND, ME 04102	23 PINE ST	9
*	VAIL PROPERTIES LLC	23 PINE ST PORTLAND, ME 04102	124 WINTER ST	8
	VARMECKY CYNTHIA E & EMILY E VARMECKY JTS	17 PINE ST # 1 PORTLAND, ME 04102	17 PINE ST UNIT 1	1
	VENETIAN'S INC	39 MAPLE LN KNOX, ME 04986	21 DOW ST	6
	VERRILL BRUCE A	20 BAYSITE LN FALMOUTH, ME 04105	39 PINE ST	3
	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
	WALSH W MICHAEL JR	PO BOX 4601 PORTLAND, ME 04112	34 PINE ST UNIT 344	1
	WARMING DIANE	52 PINE ST PORTLAND, ME 04102	52 PINE ST	3
	WEST JUDITH M & PETER W WEST JTS	18 PINE ST PORTLAND, ME 04102	18 PINE ST	1
	WHIDDEN ELSIE	12 PINE ST PORTLAND, ME 04102	12 PINE ST	3
	WIRTH WYNNE H	196 BRACKETT ST PORTLAND, ME 04102	196 BRACKETT ST	3
	WIZARD ACQUISITIONS LIMITED LIABILITY COMPANY	84 EASTERN PROMENADE PORTLAND, ME 04101	175 BRACKETT ST	1
	WOODWARD MARY M & FLEMMING OVERGAARD JTS	16 DOW ST PORTLAND, ME 04102	16 DOW ST	2
	YELLOW HAT LLC	4 GILMAN ST # 2 PORTLAND, ME 04102	705 CONGRESS ST	1

