

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Gordon Smith-chair  
Sara Moppin-secretary  
William Getz  
Mark Bower  
Eric Larsson  
Chip Gavin  
Kent Avery

October 18, 2013

Keith Hickman  
101 Edgeworth Avenue  
Portland, ME 04103

RE: 209-211 Danforth Street  
CBL: 057 E008  
ZONE: B1

Dear Mr. Hickman,

At the October 17, 2013 meeting, the Zoning Board of Appeals voted 6-0 to grant your Conditional Use Appeal to open a restaurant at 211 Danforth Street. I am enclosing a copy of the Board's decision.


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

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property from retail to restaurant. This application can also include the change of use from the hair salon to the retail store. I have enclosed an application for the change of use, but you may also find it on the city website under the Inspections Division. You have six months from the date of the meeting, October 17, 2013, referenced under section 14-474(f) to obtain the permit, or your Zoning Board approval will expire. I have also included two handouts that outline the electronic plan submittal requirements.

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

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

Yours truly,



Ann B. Machado  
Zoning Specialist

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

To: City Clerk  
From: Marge Schmuckal, Zoning Administrator  
Date: October 18, 2013  
RE: Action taken by the Zoning Board of Appeals on October 17, 2013.

**Members Present:** Mark Bower, Kent Avery, Chip Gavin, Eric Larsson, Sara Moppin (secretary), and Gordon Smith (chair)

**Members Absent:** William Getz

#### 1. New Business

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

209-211 Danforth Street, Keith Hickman, buyer, Tax Map 057, Block E, Lot 008, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 211 Danforth Street. Representing the appeal is the buyer and his partner Josh Kaplan. **The Zoning Board of Appeals voted 6-0 to grant the appeal to allow a restaurant as a conditional use.**

##### **B. Variance Appeal:**

48 Hancock Street, Sunny Time Solar, LLC, buyer, Tax Map 020, Block D, Lot 012, B-2b Business Zone: 48 Hancock Street is an existing two story, two family building that is nonconforming to setbacks. The applicant is proposing to demolish the two story building and build a new four story building in the same footprint. The appellant is seeking a variance from section 14-436(b) to expand the existing floor area 200 percent of the first floor footprint instead of the allowable 80 percent expansion of the first floor footprint and to raise the existing roof an additional two stories instead of the additional one story allowed. Representing the appeal are the buyers. **The Zoning Board of Appeals voted 5-1 to deny the appeal to add 200% of floor area by going up two stories.**

#### **Enclosure:**

Decision for Agenda from October 17, 2013  
One DVD

CC: Mark Rees, City Manager  
Jeff Levine, AICP, Director Planning & Urban Development  
Alex Jaegerman, Planning Division  
Mary Davis, Housing and Neighborhood Services Division

Attendance - Board Members Present:  
Chip Gavin  
Mark Bower  
Gordy Smith

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

Sara Magoni  
Kent Avery  
Erik Larson

B-1 Neighborhood Business Zone (Restaurant):

**Conditional Use Appeal**

**DECISION**

Date of public hearing: October 17, 2013

Name and address of applicant: Keith Hickman  
211 Danforth  
101 Edgeworth Ave.  
Portland, ME 04103

Location of property under appeal: 211 Danforth Street

**For the Record:**

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

Josh Kaplan - representing the applicant  
Chris Horton - 100 Gray Street  
Bob & Kimberly Wadette - 58 Clark Street  
Laurie Dana - <sup>lives</sup> across from Vespucci's

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

Findings of Fact and Conclusions of Law:

The applicant is requesting a conditional use permit for a property located within the B-1 zone, to convert a current retail space to a restaurant. The floor space for public use is 991 square feet. Operating hours will be 10 am to 11 pm. Food service and consumption account for 100% of the business. There is no drive through service. The restaurant use will generate less than 14 peak hour vehicle trips per week.

A. Conditional Use Standards pursuant to Portland City Code §14-163(a):

1. The use applied for is a restaurant, i.e., a food service establishment with indoor seating capacity for ten (10) or more patrons.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Per applicant testimony, primary use will be a restaurant with 40-50 seats.

2. Maximum total floor area for use of the public shall be one thousand (1,000) square feet.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Floor plan demonstrates public use space will be 991 SF.

3. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day.

Satisfied 6 Not Satisfied 0

Per applicant testimony, restaurant will serve lunch and dinner and close by 11:00 pm

Reason and supporting facts:

4. Food service and consumption are the primary function of the restaurant.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

Significantly more of patron seating will be devoted to restaurant use than bar seating. Per applicant testimony, restaurant is primary function

5. There shall be no drive-through service.

Satisfied 6 Not Satisfied 0

Reason and supporting facts:

there will be no drive-through.

6. The use will generate no more than 100 peak hour vehicle trips per 2000 sq. ft. of space. (Note: the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.)

Satisfied  Not Satisfied

Reason and supporting facts:

Per application materials and industry handbook use will generate 14 peak hour vehicle trips.

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:

Will be a neighborhood restaurant with reasonable operating hours focused on food service.

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

Yes  No

Restaurant will be improvement over existing use.

Reason and supporting facts:

We read our standard in light of the city ordinance, which does not require off-street parking and ~~and~~ the <sup>4</sup> ~~and~~ are allowed as a

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

Yes 6 No 0

Reason and supporting facts:

Restaurant will be similar <sup>in size and scope</sup> to other ~~neighborhood~~ businesses in the neighborhood - Roostis, Outlets, barber shop, convenience store, etc.

**Conclusion:** (check one)

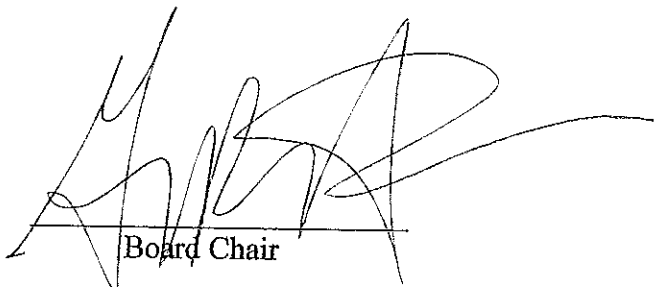
✓ Option 1: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

6-0

\_\_\_ Option 2: The Board finds that the all of the standards (1 through 6) 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:

\_\_\_ Option 3: The Board finds that the standards (1 through 6) described in section A above have NOT all 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: *October 17, 2013*

  
Board Chair



Members Present: MARK BOWER - Chip GAVIN - Eric Larsson -  
Kurt Avery - Sara Moppin - Gordon Smith

# CITY OF PORTLAND, MAINE

## ZONING BOARD OF APPEALS

Members Absent: Bill Getz

commenced.  
6:35pm

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, October 17, 2013 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

#### 1. New Business

##### A. Conditional Use Appeal:

6-0  
Granted

209-211 Danforth Street, Keith Hickman, buyer, Tax Map 057, Block E, Lot 008, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 211 Danforth Street. Representing the appeal is the buyer and his partner Josh Kaplan.

##### B. Variance Appeal:

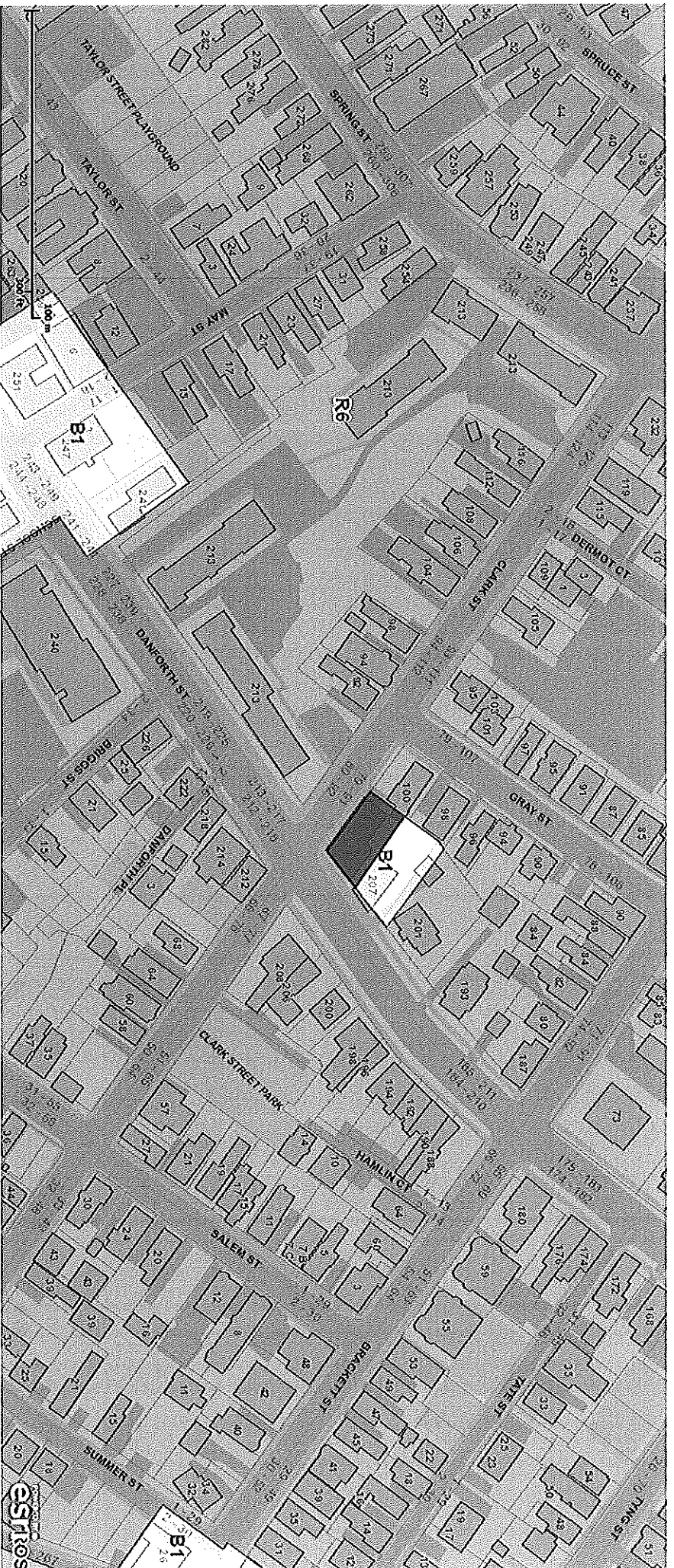
5-1 - same  
Denied

48 Hancock Street, Sunny Time Solar, LLC, buyer, Tax Map 020, Block D, Lot 012, B-2b Business Zone: 48 Hancock Street is an existing two story, two family building that is nonconforming to setbacks. The applicant is proposing to demolish the two story building and build a new four story building in the same footprint. The appellant is seeking a variance from section 14-436(b) to expand the existing floor area 200 percent of the first floor footprint instead of the allowable 80 percent expansion of the first floor footprint and to raise the existing roof an additional two stories instead of the additional one story allowed. Representing the appeal are the buyers.

#### 2. Adjournment

8:45pm

# 211 Danforth St.



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## City of Portland Zoning Board of Appeals

October 9, 2013

Keith Hickman  
101 Edgeworth Avenue  
Portland, ME 04103

Dear Mr. Hickman

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, October 17, 2013 at 6:30 p.m.** in Room 209 located on the second floor of City Hall.

Please remember to bring a copy of your application 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 processing fee, legal ad and the notices for the appeal. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1798	<b>Applicant:</b> KEITH HICKMAN
<b>Project Name:</b> 211 DANFORTH ST	<b>Location:</b> 211 DANFORTH ST
<b>CBL:</b> 057 E008001	<b>Application Type:</b> Conditional Use
<b>Invoice Date:</b> 10/09/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	<b>Payment Due Date</b>
\$100.00		\$100.00		\$270.70		\$270.70		\$0.00	On Receipt

<b>Previous Balance</b>	<b>\$100.00</b>
<b>Payment Received 9/27/2013 - Thank you</b>	<b>\$100.00</b>

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	180	\$135.00
Legal Advertisements - ZBA	1	\$85.70
		\$270.70
<b>Total Current Fees:</b>	<b>+</b>	<b>\$270.70</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$270.70</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

*pd 10/14/13  
#29140*

**CBL** 057 E008001  
**Bill to:** KEITH HICKMAN  
 101 EDGEWORTH AVENUE  
 PORTLAND, ME 04103

**Application No:** 0000-1798  
**Invoice Date:** 10/09/2013  
**Invoice No:** 43004  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$270.70

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

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1798	<b>Applicant:</b> KEITH HICKMAN
<b>Project Name:</b> 211 DANFORTH ST	<b>Location:</b> 211 DANFORTH ST
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<b>Invoice Date:</b> 09/27/2013	

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

**Previous Balance** **\$0.00**

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

**CBL** 057 E008001  
**Bill to:** KEITH HICKMAN  
 101 EDGEWORTH AVENUE  
 PORTLAND, ME 04103

**Application No:** 0000-1798  
**Invoice Date:** 09/27/2013  
**Invoice No:** 42753  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

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

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**From:** Joan Jensen <jjensen@mainetoday.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 10/7/2013 11:49 AM  
**Subject:** RE: Zoning Board of Appeals Legal Ad  
**Attachments:** Agenda oct 11.pdf

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Hi Ann,

All set to publish your ad on Friday, October 11.  
The cost is \$171.40 includes \$2.00 online charge. I included a proof.  
Thank you,  
Joan

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

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

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**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Monday, October 07, 2013 10:04 AM  
**To:** classified  
**Subject:** Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, October 11, 2013.

Thank you.

Ann

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING BOARD OF APPEALS**

**IN THE VICINITY OF 211 DANFORTH ST**

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Conditional Use Appeal:  
209-211 Danforth Street, Keith Hickman, buyer, Tax Map 057, Block E, Lot 008, B-1 Neighborhood Business Zone: The applicant is seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant at 211 Danforth Street. Representing the appeal is the buyer and his partner Josh Kaplan.

For more information you may contact Marge Schmuuckal, Zoning Administrator, at 207-874-8695.

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
044 D032001	REDLON REBECCA J	172 DANFORTH ST PORTLAND, ME 04102	172 DANFORTH ST	3
044 E020001	HARDEN SUSANNAH	51 BRACKETT ST PORTLAND, ME 04102	51 BRACKETT ST	1
044 E021001	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	55 BRACKETT ST	6
044 E023001	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	59 BRACKETT ST	6
044 E024001	HOBLER EDWARD A & DAVID GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	174 DANFORTH ST	2
044 E025001	HOBLER EDWARD A & DAVID J GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	176 DANFORTH ST	4
044 E026001	180 DANFORTH LLC	PO BOX 2301 SOUTH PORTLAND, ME 04116	180 DANFORTH ST	10
044 E027001	BICKNELL MELISSA S	53 BRACKETT ST PORTLAND, ME 04102	53 BRACKETT ST	1
044 I003001	BEEBE MARCUS G JR	11500 NW DOVE RD TERREBONNE, OR 97760	171 DANFORTH ST	5
044 I005001	DANFORTH-BRACKETT	174 DANFORTH ST PORTLAND, ME 04102	73 BRACKETT ST	7
044 I006001	ANGLE BETHANY	3 YOUNG LN CAPE ELIZABETH, ME 04107	12 WINTER ST	3
044 I007001	ANGLE BETHANY S & JOAN M JTS	3 YOUNG LN CAPE ELIZABETH, ME 04107	14 WINTER ST	5
044 I009001	KOERBER KYLE F	62 GRAY ST PORTLAND, ME 04102	62 GRAY ST	2
044 I010001	PEREGRINE CORPORATION	233 OXFORD ST PORTLAND, ME 04101	64 GRAY ST	7
044 I011001	FURBER WINSLOW J & CORDELIA T PITMAN JTS	70 GRAY ST PORTLAND, ME 04102	70 GRAY ST	2
044 I012001	LEONARD DIANNE	83 BRACKETT ST PORTLAND, ME 04102	83 BRACKETT ST	2
044 I013001	STEIN JEREMY M & LINDSAY A CADWALLADER JTS	72 GRAY ST PORTLAND, ME 04102	72 GRAY ST	2
044 I014001	CYR PETER J & HEATHER J O'LEARY JTS	85 BRACKETT ST PORTLAND, ME 04102	85 BRACKETT ST	1
044 I015001	HOWE BRENDA L	338 CAPISIC ST PORTLAND, ME 04102	87 BRACKETT ST	1
045 F013001	DIMATTEO DANIEL J	68 BROOK RD FALMOUTH, ME 04105	63 GRAY ST	10
045 F015001	MORRILL JONATHAN H ETALS JTS	67 GRAY ST PORTLAND, ME 04102	67 GRAY ST	2
045 F016001	BERARD JOHN R & REGINA M BARRETT JTS	71 GRAY ST PORTLAND, ME 04102	71 GRAY ST	1
045 F017001	CLOUTIER FRANCIS R	PO BOX 4271 STATION A PORTLAND, ME 04101	75 GRAY ST	4
045 F018001	CLOUTIER FRANCIS R	PO BOX 4271 STATION A PORTLAND, ME 04101	103 BRACKETT ST	4
045 F019001	HAZELTON ANNE	2499 HALLOWELL LITCHFIELD RD LITCHFIELD, ME 04350	105 BRACKETT ST UNIT 1	1
045 F019002	JONES SAMUEL M & REBECCA T HALBROOK	105 BRACKETT ST # 2 PORTLAND, ME 04102	105 BRACKETT ST UNIT 2	1
045 F019003	HAYWARD MICHAEL J	27 FALMOUTH RD FALMOUTH, ME 04105	105 BRACKETT ST UNIT 3	1
045 F019004	WALTON DEBRA V	107 BRACKETT ST PORTLAND, ME 04102	107 BRACKETT ST UNIT 1	1



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
045 F019005	WALTON DEBRA V	107 BRACKETT ST PORTLAND, ME 04102	107 BRACKETT ST UNIT 2	1
045 F019006	MCCARTHY KATHLEEN	20 ADAMS ST PEAKS ISLAND, ME 04108	107 BRACKETT ST UNIT 3	1
045 F019007	ROWE VINCENT	109 BRACKETT ST # 1 PORTLAND, ME 04102	109 BRACKETT ST UNIT 1	1
045 F019008	SMITH ANN B	109 BRACKETT ST # 2 PORTLAND, ME 04102	109 BRACKETT ST UNIT 2	1
045 F019009	ST PIERRE RAYMOND C & KAREN K JTS	41 TURNER ST PORTLAND, ME 04101	109 BRACKETT ST UNIT 3	1
045 F019010	MCMAHON DORN W	111 BRACKETT ST PORTLAND, ME 04102	111 BRACKETT ST UNIT 1	1
045 F019011	MUNCIE CHRISTOPHER C	111 BRACKETT ST # 2 PORTLAND, ME 04102	111 BRACKETT ST UNIT 2	1
045 F019012	WHITTEN ROBIN F	23 ST LAWRENCE ST PORTLAND, ME 04101	113 BRACKETT ST UNIT 1	1
045 F019013	WITHAM BRETT D	113 BRACKETT ST # 2 PORTLAND, ME 04102	113 BRACKETT ST UNIT 2	1
045 F019014	THIFALT HAROLD & LINDA RINES JTS	115 BRACKETT ST # 1 PORTLAND, ME 04102	115 BRACKETT ST UNIT 1	1
045 F019015	CARROLL MELISSA L	117 PROSPECT ST BIDDEFORD, ME 04005	115 BRACKETT ST UNIT 2	1
045 F019016	GAUDETTE ROGER	115 BRACKETT ST PORTLAND, ME 04102	115 BRACKETT ST UNIT 3	1
045 F036001	JAHN-CLOUGH LISA	34 WINTER ST PORTLAND, ME 04102	34 WINTER ST	1
045 F037001	LEAVITT ALISON	125 CHADWICK ST PORTLAND, ME 04102	105 BRACKETT ST REAR	1
057 C007001	CHERUBINI WENDY R	33 MAY ST PORTLAND, ME 04102	31 MAY ST	1
057 C008001	KYNES SANDRA J	27 MAY ST PORTLAND, ME 04102	27 MAY ST	2
057 C009001	LEWANDOWSKI PAUL & MARY ZWOLINSKI JTS	116 CLARK ST PORTLAND, ME 04102	116 CLARK ST	2
057 C010001	GRAFF ROBERT E	614 SAWYER ST SOUTH PORTLAND, ME 04106	112 CLARK ST	3
057 C011001	MCCOMISH ROBERT J & PETER E BROWN JTS	23 MAY ST PORTLAND, ME 04102	23 MAY ST	3
057 C012001	COBB KRISTEN A	21 MAY ST PORTLAND, ME 04102	21 MAY ST	2
057 C015001	LINSCOTT BRIAN K & MELISSA E LINSCOTT JTS	75 ADELBERT ST SOUTH PORTLAND, ME 04106	108 CLARK ST	3
057 C016001	RICHARDSON JOHN & LISA RICHARDSON JTS	105 SOUTHWEST AVE JAMESTOWN, RI 02835	106 CLARK ST	3
057 C017001	DODGE CHARLES W H JR	104 CLARK ST PORTLAND, ME 04102	104 CLARK ST	3
057 C018001	EZ SPANISH IMMERSIONS LLC	PO BOX 64 SOUTH FREEPORT, ME 04078	17 MAY ST	4
057 C019001	PETERS MATTHEW J & CHELSEA S PETERS JTS	15 MAY ST PORTLAND, ME 04102	15 MAY ST	2
057 C023001	ALEXANDER TODD M	3 CARROLL ST PORTLAND, ME 04101	7 MAY ST	1
057 C024001	241 DANFORTH STREET LLC	PO BOX 7225 PORTLAND, ME 04112	241 DANFORTH ST	5
057 C027001	CODMAN-PORTLAND ASSOC	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	213 DANFORTH ST	30

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 C033001	MAIER LYDIA F & MERRITT T HEMINWAY	98 CLARK ST PORTLAND, ME 04102	98 CLARK ST	1
057 C034001	OSGOOD THOMAS H & DOROTHY H JTS	2767 ATLANTIC HWY LINCOLNVILLE, ME 04849	94 CLARK ST	3
057 C035001	LICHTMAN JOHN D	676 MAIN ST FRYEBURG, ME 04037	92 CLARK ST	3
057 C05001A	ELLIOTT BRENT L & RUBY M ELLIOTT JTS	3 MAVERICK ST ROCKLAND, ME 04841	247 DANFORTH ST	1
057 C05001B	KELLAR MARGO L	3 MAY ST # 1B PORTLAND, ME 04102	247 DANFORTH ST	1
057 C05002A	HILL MARY C	79 GARLAND LN GARDINER, ME 04345	247 DANFORTH ST	1
057 C05002B	GOODING THOMAS A	75 WILLOW ST APT E PROVIDENCE, RI 02909	247 DANFORTH ST	1
057 C05003A	JACKSON LAURA	969 RIVER RD DRESDEN, ME 04342	247 DANFORTH ST	1
057 C05003B	ENOS BEN S & AMY KELDER JTS	1541 NORTH RD NORTH YARMOUTH, ME 04097	247 DANFORTH ST	1
057 C051001	MAY STREET WEST LLC	PMB 299 50 MARKET ST PORTLAND, ME 04101	11 MAY ST	1
057 D001001	FAULHABER CHRISTOPHER M	1 REDMOND RD NORTH YARMOUTH, ME 04097	232 SPRING ST	4
057 D002001	YIM KWOK WAH & JOSEPHINE DONG-YIM JTS	230 SPRING ST PORTLAND, ME 04102	230 SPRING ST	3
057 D003001	PRIESTLEY VIOLETTA VALENTIJN	226 SPRING ST PORTLAND, ME 04102	226 SPRING ST	3
057 D004001	FREDHEIM TIMOTHY & ANGELA RAE FREDHEIM JTS	12 COTTAGE PARK RD PORTLAND, ME 04103	224 SPRING ST	4
057 D005001	YALE TERRY	220 SPRING ST PORTLAND, ME 04102	220 SPRING ST	2
057 D006001	WITKOWSKI ROBERT T & ELIZABETH F WITKOWSKI JTS	216 SPRING ST PORTLAND, ME 04102	216 SPRING ST	2
057 D007001	SPRING STREET WEST CORP	104 GRANT ST PORTLAND, ME 04101	122 BRACKETT ST	6
057 D009001	GRAVES MARCO E	119 CLARK ST PORTLAND, ME 04102	119 CLARK ST	2
057 D010001	PORTLAND HOUSING AUTHORITY	14 BAXTER BLVD PORTLAND, ME 04101	DERMOT CT	4
057 D014001	WHYTE ZERIN	122 ELM ST SOUTH PORTLAND, ME 04106	120 BRACKETT ST	4
057 D014116	DUNN CHRISTOPHER W	120 BRACKETT ST # 116 PORTLAND, ME 04102	120 BRACKETT ST UNIT 116	1
057 D014118	POSKANZER LEE M	118 BRACKETT ST PORTLAND, ME 04102	120 BRACKETT ST UNIT 118	1
057 D014121	SAVAGE WILLIAM H & LYNNSEY SPOTTISWOODE JTS	258 BRUCE HILL RD CUMBERLAND CENTER, ME 04021	120 BRACKETT ST UNIT 121	1
057 D014122	ROY KRISTINA M	4 BOURNE DR BEDFORD, NH 03110	120 BRACKETT ST UNIT 122	1
057 D015001	DERMOT COURT HOME OWNERS	1 DERMOT CT PORTLAND, ME 04102	1 DERMOT CT	1
057 D016001	MITCHELL ELIZABETH	3 DERMOT CT PORTLAND, ME 04102	3 DERMOT CT	1
057 D017001	TURNER RICK A & BEATRICE A TURNER JTS	109 CLARK ST PORTLAND, ME 04102	109 CLARK ST	1
057 D018001	DANG THUU NGOC & NHUNG THI NGUYEN JTS	1 DERMOT CT PORTLAND, ME 04102	DERMOT CT	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 D019001	HOLLIS LEONARD P & JANICE E JTS	95 CLARK ST PORTLAND, ME 04102	95 CLARK ST	1
057 D020001	BUNKER KEVIN M & MICHAEL D BUNKER JTS	103 GRAY ST PORTLAND, ME 04103	103 GRAY ST	1
057 D021001	CARR JONATHAN R	555 CUMBERLAND AVE PORTLAND, ME 04101	105 CLARK ST	2
057 D022001	DERMOT COURT HOME OWNERS	144 STATE ST PORTLAND, ME 04102	93 CLARK ST	1
057 D023001	EDER SUZANNE E & JOHN EDER JTS	101 GRAY ST PORTLAND, ME 04102	101 GRAY ST	1
057 D024001	DOYLE MICHELLE A & GREGG CARINE JTS	114 BRACKETT ST PORTLAND, ME 04102	114 BRACKETT ST	1
057 D025001	CROSS KAREN	112 BRACKETT ST PORTLAND, ME 04102	112 BRACKETT ST	1
057 D026001	SPELL JIMMY L & LUCIANA SPELL JTS	UNIT 31401 BOX 8111R APO, AE 09630	110 BRACKETT ST	1
057 D027001	DERMOT COURT HOME OWNERS	144 STATE ST PORTLAND, ME 04102	101 CLARK ST	1
057 D028001	DERMOT COURT HOME OWNERS	144 STATE ST PORTLAND, ME 04102	106 BRACKETT ST	1
057 D029001	HO MINH VAN & YEN NGOC TRAN JTS	108 BRACKETT ST PORTLAND, ME 04102	108 BRACKETT ST	1
057 D030001	SMITH GORDON A	97 GRAY ST PORTLAND, ME 04102	97 GRAY ST	1
057 D031001	GRAY STREET LLC	58 HIGH ST SOUTH PORTLAND, ME 04106	95 GRAY ST	3
057 D032001	MULHOLLAND PAUL A	PO BOX 8288 PORTLAND, ME 04104	91 GRAY ST	2
057 D033001	CHRISTMAN FREDERICK J	87 GRAY ST PORTLAND, ME 04102	87 GRAY ST	3
057 D034001	DELONG PATRICK	85 GRAY ST PORTLAND, ME 04102	85 GRAY ST	2
057 D035001	HOUSING OPTIONS LLC	13 CROSS ST SACO, ME 04072	81 GRAY ST	2
057 D036001	RESNISKY EDWARD J JR	50 RIVERS EDGE DR PORTLAND, ME 04102	115 CLARK ST	3
057 D037001	WARTENBERG PAWELL	106 BRACKETT ST PORTLAND, ME 04102	100 BRACKETT ST	1
057 D038001	ADAMS JAKE W	104 BRACKETT ST PORTLAND, ME 04102	104 BRACKETT ST	1
057 E001001	VANREENEN JO ANN & CHRISTOPHER HORTON JTS	100 GRAY ST PORTLAND, ME 04102	100 GRAY ST	2
057 E002001	CRANE CHARLES D	98 GRAY ST PORTLAND, ME 04102	98 GRAY ST	3
057 E003001	HOLMES-SMITH JULIET & S CAMPBELL BADGER JTS	96 GRAY ST PORTLAND, ME 04102	96 GRAY ST	1
057 E004001	KROVEL JESS T & SARAH L KETCHUM JTS	94 GRAY ST PORTLAND, ME 04102	94 GRAY ST	1
057 E005001	KOLBERT DANIEL M & LAURA L CIANCHETTE JTS	90 GRAY ST PORTLAND, ME 04102	90 GRAY ST	1
057 E006001	FOSTER MARC C	29 TAYLOR ST PORTLAND, ME 04102	90 BRACKETT ST	3
057 E007001	88 BRACKETT STREET LLC	31 LAWRENCE RD EDGEComb, ME 04556	88 BRACKETT ST	5
057 E008001	WAGABAZA DAVID A	211 DANFORTH ST PORTLAND, ME 04102	211 DANFORTH ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 E009001	NICHOLOS PAULINE	207 DANFORTH ST PORTLAND, ME 04102	207 DANFORTH ST	1
057 E010001	NICHOLOS PAULINE	201 DANFORTH ST PORTLAND, ME 04102	201 DANFORTH ST	1
057 E011001	DOHERTY ROBERT J & JOANNE M JTS	193 DANFORTH ST PORTLAND, ME 04102	193 DANFORTH ST	1
057 E012001	KOPACK STANLEY M R KW VET	84 R BRACKETT ST PORTLAND, ME 04102	84 BRACKETT ST	1
057 E013001	SAIBER ARIELLE	84 BRACKETT ST PORTLAND, ME 04102	84 BRACKETT ST	1
057 E014001	DOHERTY ROBERT J JR	82 BRACKETT ST PORTLAND, ME 04102	82 BRACKETT ST	2
057 E015001	ASCH ROGER P	80 BRACKETT ST PORTLAND, ME 04102	80 BRACKETT ST	1
057 E016001	DOHERTY THOMAS P	187 DANFORTH ST PORTLAND, ME 04102	187 DANFORTH ST	2
057 G006001	CAMPBELL CHRISTOPHER	536 CONGRESS ST PORTLAND, ME 04101	246 DANFORTH ST	1
057 G007001	VERNON STEPHEN T & LESLEY H VERNON JTS	136 EACHUS AVE BRYN MAWR, PA 19010	26 SCHOOL ST	2
057 G017001	MCCANN FREDERICK	244 DANFORTH ST PORTLAND, ME 04102	244 DANFORTH ST	3
057 I001001	CODMAN-PORTLAND ASSOC	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	240 DANFORTH ST	67
057 I012001	CODMAN-PORTLAND LTD	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	12 BRIGGS ST	1
057 J001001	RUSSO JOSEPH A & DONNA F JTS	21 DEEPWOOD DR PORTLAND, ME 04103	226 DANFORTH ST	3
057 J002001	RUSSO JOSEPH A	21 DEEPWOOD DR PORTLAND, ME 04103	25 BRIGGS ST	1
057 J003001	REDMAN MATTHEW P & JANEL I REDMAN JTS	222 DANFORTH ST PORTLAND, ME 04102	222 DANFORTH ST	2
057 J004001	BALDWIN ALLEN R III & JENNIFER M WILES JTS	218 DANFORTH ST PORTLAND, ME 04102	218 DANFORTH ST	2
057 J005001	PORTLAND WEST PLANNING COUNCIL INC	181 BRACKETT ST PORTLAND, ME 04102	214 DANFORTH ST	6
057 J006001	HORTON KRISTIN	21 BRIGGS ST PORTLAND, ME 04102	21 BRIGGS ST	3
057 J007001	KELLY CAROL	15 BRIGGS ST PORTLAND, ME 04102	17 BRIGGS ST	1
057 J008001	KELLY CAROL L	15 BRIGGS ST PORTLAND, ME 04102	15 BRIGGS ST	1
057 J009001	KELLY CAROL & KAREN GERAGHTY JTS	15 BRIGGS ST PORTLAND, ME 04102	2 DANFORTH PL	1
057 J010001	JADE JEFFREY L & LISA D JADE JTS	3 DANFORTH PL PORTLAND, ME 04102	3 DANFORTH PL	2
057 J011001	DAZET CHRISTOPHER & KATHLEEN CONWAY-DAZET JTS	66 CLARK ST PORTLAND, ME 04102	68 CLARK ST	1
057 J015001	KELLY CAROL & KAREN GERAGHTY JTS	15 BRIGGS ST PORTLAND, ME 04102	13 BRIGGS ST	1
057 J016001	KELLY CAROL & KAREN GERAGHTY JTS	15 BRIGGS ST PORTLAND, ME 04102	6 DANFORTH PL	1
057 J017001	ROBINSON CAITRIONA	64 CLARK ST PORTLAND, ME 04102	64 CLARK ST	3
057 J018001	TRUDEAU LUCILLE O & STEPHEN C TRUDEAU	9 BRIGGS ST PORTLAND, ME 04102	11 BRIGGS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 J019001	TRUDEAU LUCILLE O & STEPHEN C TRUDEAU	9 BRIGGS ST PORTLAND, ME 04102	9 BRIGGS ST	2
057 J020001	BURNETT NICHOLAS S	PO BOX 7693 PORTLAND, ME 04112	55 SALEM ST	2
057 J022001	PERAZIO CAROLYN I	60 CLARK ST PORTLAND, ME 04102	37 SALEM ST	1
057 J023001	PERAZIO CAROLYN I	60 CLARK ST #3 PORTLAND, ME 04102	60 CLARK ST	3
057 J024001	OUELLETTE ROBERT & KIMBERLY OUELLETTE JTS	58 CLARK ST PORTLAND, ME 04102	58 CLARK ST	2
057 J025001	LATHAM DONNA L	35 SALEM ST PORTLAND, ME 04102	35 SALEM ST	3
057 J026001	LATHAM DONNA L	35 SALEM ST PORTLAND, ME 04102	31 SALEM ST	1
057 J029001	BRIGGS STREET PROPERTY LLC	PO BOX 7693 PORTLAND, ME 04112	47 SALEM ST	1
057 J031001	BRIGGS STREET PROPERTY LLC	PO BOX 7693 PORTLAND, ME 04112	5 BRIGGS ST	1
057 J032001	BURNETT NICHOLAS S	PO BOX 7693 PORTLAND, ME 04112	45 SALEM ST	1
057 J034001	195 CONGRESS STREET LLC	220 NORTH END BLVD SALISBURY, MA 01952	212 DANFORTH ST	1
057 J035001	JADE JEFFREY L & LISA D JADE JTS	3 DANFORTH PL PORTLAND, ME 04102	DANFORTH PL	1
057 K001001	DANA LORIE G	208 DANFORTH ST PORTLAND, ME 04102	208 DANFORTH ST	3
057 K002001	HARPER ELAINE M	61 JEFFERSON ST SOUTH PORTLAND, ME 04106	206 DANFORTH ST	7
057 K003001	HAFFENREFFER RUDOLF IV	200 DANFORTH ST PORTLAND, ME 04102	200 DANFORTH ST	2
057 K004001	REDFORD KENT H & PAMELA SHAW JTS	198 DANFORTH ST PORTLAND, ME 04102	198 DANFORTH ST	1
057 K005001	DAY THADDEUS V TRUSTEE	PO BOX 11 CUMBERLAND CENTER, ME 04021	196 DANFORTH ST	3
057 K006001	ZEMANS GRETE LYNN	194 DANFORTH ST PORTLAND, ME 04102	194 DANFORTH ST	4
057 K007001	HAWKES PETER B & ELIZABETH B JTS	192 DANFORTH ST PORTLAND, ME 04102	192 DANFORTH ST	2
057 K008001	MANGUM WILLIAM GORDON II	190 DANFORTH ST PORTLAND, ME 04102	190 DANFORTH ST	3
057 K009001	THOMSEN THOMAS W	188 DANFORTH ST PORTLAND, ME 04102	188 DANFORTH ST	4
057 K011001	MCPHEETERS ANNE M & MEREDITH L JOHNSON JTS	62 BRACKETT ST PORTLAND, ME 04102	14 HAMLIN CT	2
057 K012001	WILEY PHYLLIS M	62 BRACKETT ST PORTLAND, ME 04102	64 BRACKETT ST	3
057 K013001	NELSON SARA W	57 CLARK ST # 1 PORTLAND, ME 04102	57 CLARK ST UNIT 1	3
057 K014001	HARKNESS RICHARD L JR	27 SALEM ST PORTLAND, ME 04102	27 SALEM ST	1
057 K015001	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH, ME 04074	19 SALEM ST	3
057 K016001	BEAULIEU ZOE	17 SALEM ST PORTLAND, ME 04102	17 SALEM ST	1
057 K017001	MICHALAKES CHRIS J & LAUREN A MICHALAKES JTS	11 SALEM ST PORTLAND, ME 04102	11 SALEM ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
057 K018001	MARPLE KEITH B & YIN T TUNG AU JTS	146 NORTH BEACON ST # A4 BRIGHTON, MA 02135	7 SALEM ST	3
057 K019001	CLOWES ELIZABETH DABROSKY	5 SALEM ST PORTLAND, ME 04102	5 SALEM ST	1
057 K020001	FOX STEPHEN H	20 SCHOOL ST PORTLAND, ME 04102	60 BRACKETT ST	3
057 K021001	KIDDER HOLLY M	56A BRACKETT ST PORTLAND, ME 04102	3 SALEM ST	3
057 K023001	FOLEY MICHAEL B	15 SALEM ST PORTLAND, ME 04102	15 SALEM ST	1
057 K024001	PAREKH RAHUL	9 BEACON ST PORTLAND, ME 04103	21 SALEM ST	3
057 K025001	MILOSE STEPHEN C	10 HAMLIN CT PORTLAND, ME 04102	10 HAMLIN CT	2
058 A013001	CODMAN-PORTLAND ASSOC	175 FEDERAL ST SUITE 700 BOSTON, MA 02110	48 SALEM ST	69
058 A020001	SARFATY KAREN	46 SALEM ST PORTLAND, ME 04102	46 SALEM ST	1
058 A021001	GAUDET CLAUDE J & SHIRLEY M JTS	206 MOUNTAIN RD FALMOUTH, ME 04105	42 SALEM ST	4
058 A023001	DALE WILLIAM M JR VN VET & ELIZABETH GIESE JTS	40 SALEM ST PORTLAND, ME 04102	40 SALEM ST	1
058 A024001	COYNE JO ELLEN	36 SALEM ST PORTLAND, ME 04102	36 SALEM ST	2
058 A026001	AMIELLICA LLC	PO BOX 8032 PORTLAND, ME 04104	44 CLARK ST	1
058 A027001	RICHARD BRENDA D & DAVID M RICHARD JTS	42 CLARK ST # 1 PORTLAND, ME 04102	42 CLARK ST UNIT 1	1
058 A027002	NOWAK PETER W & KATHRYN L SPIRER JTS	42 CLARK ST # 2 PORTLAND, ME 04102	42 CLARK ST UNIT 2	1
058 A027003	ALLEN DONALD D JR	42 CLARK ST # 3 PORTLAND, ME 04102	42 CLARK ST UNIT 3	1
058 A027004	MURPHY JEAN M & RICHARD W MURPHY JTS	PO BOX 10045 PORTLAND, ME 04104	42 CLARK ST UNIT 4	1
058 B001001	GRAEF ROSANNE H	30 SALEM ST PORTLAND, ME 04102	30 SALEM ST	2
058 B002001	WOLTERSTORFF ROBERT P & MARI M JONES JTS	24 SALEM ST PORTLAND, ME 04102	24 SALEM ST	1
058 B003001	FISCHER GABRIEL B & ANNYA D FISCHER JTS	20 SALEM ST PORTLAND, ME 04102	20 SALEM ST	1
058 B004001	MORAN CATHERINE E	18 SALEM ST PORTLAND, ME 04102	16 SALEM ST	1
058 B005001	MARTELLE MATTHEW & ANDREA B MARTELLE JTS	12 SALEM ST PORTLAND, ME 04102	12 SALEM ST	3
058 B006001	PORTER JOSEPH F II & PETER RODWAY TRUSTEES	PO BOX 1833 PORTLAND, ME 04104	8 SALEM ST	9
058 B007001	PEOPLES REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	48 BRACKETT ST	5
058 B008001	SHALOM HOUSE	1 PLEASANT ST PORTLAND, ME 04101	42 BRACKETT ST	16
058 B010001	VILLANI ALLISON M	43 CLARK ST PORTLAND, ME 04102	43 CLARK ST	1

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed	194	UNITS	589
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CONGRESS ST

STATE ST

COMMERCIAL ST

BEACH ST

CASCADIA BAY BRIDGE

WEST ST

SPRING ST

TAYLOR ST

SPRING ST

SPRUCE ST

COSTMAN ST

CLARK ST

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