

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

June 21, 2010

Vilean Taggersell &  
Robert Levine  
395 Spring Street  
Portland, ME 04102

RE: 395 Spring Street  
CBL: 061 A001  
ZONE: R-4

Dear Ms. Taggersell & Mr. Levine:

At the June 17, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty appeal for a two year period to allow the maximum allowable lot coverage to be 43.85%. I have enclosed a copy of the Board's decision.

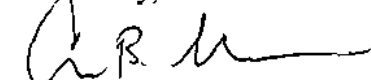
I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of June 18, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

Now that the practical difficulty appeal to increase the maximum allowable lot coverage has been approved, you need to submit a building permit application to build the addition. I have enclosed an application. You have two years from the date of the hearing, June 17, 2010, referenced under section 14-473(c), to obtain the building permit and start construction, 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



**CITY OF PORTLAND**

**CERTIFICATE OF VARIANCE APPROVAL**

I, Gordon Smith, the acting Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 17th day of June, 2010, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Vilean Taggersell and Robert Levine**
2. **Property: 395 Spring Street, Portland, ME 04102 CBL: 061-A-001**  
Cumberland County Registry of Deeds, Book 24066 Page 175  
Last recorded deed in chain of Title: June 14, 2006
3. **Variance and Conditions of Variance:**  
To grant relieve from section 14-105(e) of the Land Use Zoning Ordinance to allow a lot coverage of 43.85% for the addition of a twenty-two foot by twelve foot porch with a seven foot by thirteen foot mudroom to the rear of the house instead of the required 30% maximum permitted. This variance was granted for a period of 2 years and will expire if work has not significantly commenced by June 17, 2012.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 18th day of June, 2010

Acting Chair of  
City of Portland Zoning Board,  
Gordon Smith

(Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Gordon Smith and acknowledged the above certificate to be his free act and deed in his capacity as Acting Chairman of the Portland Board of Appeals, with his signature witnessed on June 18, 2010.

(Printed or Typed Name)  
Notary Public  
Margaret Schmuckal

My Term Expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### "Practical Difficulty" Variance Appeal

#### DECISION

Date of public hearing: June 17, 2010

Name and address of applicant: Vilean Taggersell & Robert Levine  
395-397 Spring Street  
Portland, ME 04101

Location of property under appeal: 395-397 Spring Street

#### For the Record:

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

Vilean Taggersell + Robert Levine - Owners  
Carol J. DeTine - Architect

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

Pictures of house  
Color plot plan  
Package of photos of relevant areas

Findings of Fact and Conclusions of Law:

The applicant is seeking a variance from section 14-105(e) of the City Code, which sets maximum lot coverage for the R-4 Residential Zone at 30%. The applicants proposed to build a 22' x 12' porch and a 7' x 13' mudroom to the rear of their house. Currently, the permitted structures on the lot cover 40.83% of the lot. The mudroom and porch would increase lot coverage to 43.85%.

“Practical Difficulty” Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied  Not Satisfied

Reason and supporting facts:

*Lot coverage ordinance*

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. “Significant economic injury” means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied  Not Satisfied

Reason and supporting facts:

*There is no practical access to the backyard.  
The parking area is in the rear of the house*

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied  Not Satisfied

Reason and supporting facts:

*There is a unique configuration of the house  
and access to the house*

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied  Not Satisfied

Reason and supporting facts:

*Testimony in writing from Historic Preservation*

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied  Not Satisfied

Reason and supporting facts:

*The house was built in 1800's and property use  
has changed.*

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied  Not Satisfied

Reason and supporting facts:

*There is no other feasible alternative that will also meet other ordinance requirements*

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied  Not Satisfied

Reason and supporting facts:

*There is no evidence of any ad*

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435, nor within a shoreland zone or flood hazard zone.

Satisfied  Not Satisfied

Reason and supporting facts:

**Conclusion:** (check one)

Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application. *Moppin Motion, Hunter Second.*

Option 2: The Board finds that while the standards described above (1 *Passed 4-0* through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated:

*6/17/10*

  
Board Chair

*Note: Smith motion to extend the commencement of construction for 2 years. Moppin Second passed.*

# 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:** June 21, 2010

**RE:** Action taken by the Zoning Board of Appeals on June 17, 2010.

**Members Present:** Gordon Smith (acting chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

**Members Absent:** Phil Saucier

#### **1. New Business:**

##### **A. Practical Difficulty Variance Appeal:**

70-76 Roaring Brook Road, Peter & Jean Scanlon, owners, Tax Map 397, Block A, Lot 016, R-2

**Residential Zone:** The appellants applied for a building permit to build a twelve foot by sixteen foot deck at the rear of their house. Section 14-80(e) gives the maximum allowable lot coverage as twenty percent. Presently, the permitted structure on the lot covers 22.71% of the lot. The appellants are requesting a variance to increase the lot coverage from 22.71% to 24.63%. Representing the appeal are the owners. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to increase the maximum allowable lot coverage to 24.63%.**

##### **B. Practical Difficulty Variance Appeal:**

395 -397 Spring Street, Vilean Taggersell & Robert Levine, owners, Tax Map 061, Block A, Lot 001, R-4

**Residential Zone:** The applicants are proposing to add a twenty-two foot by twelve foot porch with a seven foot by thirteen foot mudroom to the rear of their house. Section 14-105(e) gives the maximum allowable lot coverage as thirty percent. Presently, the permitted structure on the lot covers 40.83% of the lot. The appellants are requesting a variance to increase the lot coverage to 43.85%. Representing the appeal are the owners. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to increase the maximum allowable lot coverage to 43.85%. This variance was granted for a period of two years and will expire if work has not significantly commenced by June 17, 2012.**

#### **Enclosure:**

Decision for Agenda from June 17, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Isaacerman, Planning Division



Members Present: William <sup>Walt</sup> Grotz - Jill Hunter - Sarah Maffin

**CITY OF PORTLAND, MAINE**

**ZONING BOARD OF APPEALS**

members Absent: Philip Saucier

Gordon Smith  
noty chair

**APPEAL AGENDA**

The Board of Appeals will hold a public hearing on Thursday, June 17, 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 Appeal:

called to order at: 6:35 pm

**1. New Business:**

4-0

**A. Practical Difficulty Variance Appeal:**

granted

70-76 Roaring Brook Road, Peter & Jean Scanlon, owners, Tax Map 397, Block A, Lot 016, R-2 Residential Zone: The appellants applied for a building permit to build a twelve foot by sixteen foot deck at the rear of their house. Section 14-80(e) gives the maximum allowable lot coverage as twenty percent. Presently, the permitted structure on the lot covers 22.71% of the lot. The appellants are requesting a variance to increase the lot coverage from 22.71% to 24.63%. Representing the appeal are the owners.

**B. Practical Difficulty Variance Appeal:**

4-0

395 -397 Spring Street, Vilean Taggersell & Robert Levine, owners, Tax Map 061, Block A, Lot 001, R-4 Residential Zone: The applicants are proposing to add a twenty-two foot by twelve foot porch with a seven foot by thirteen foot mudroom to the rear of their house. Section 14-105(e) gives the maximum allowable lot coverage as thirty percent. Presently, the permitted structure on the lot covers 40.83% of the lot. The appellants are requesting a variance to increase the lot coverage to 43.85%. Representing the appeal are the owners.

granted

~~requesting 18 month~~ 2 years

**2. Adjournment:**

7:40 pm



Planning and Development Department  
Zoning Board of Appeals  
Practical Difficulty Variance Application

Applicant Information:

VILEAN TAGGERSELL by  
Name ROBERT LEVINE

Business Name:

395 SPRING STREET

Address:

PORTLAND 04101

773-5058

Telephone

Fax

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

OWNER

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

Current Zoning Designation: R4

Existing Use of Property:

Single-Family Residence

Subject Property Information:

395 SPRING ST.

Property Address

01-A-1

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

(same)

Name

Address

Telephone

Fax

Practical Difficulty Variance from Section 14 -

105(e).

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

The undersigned hereby makes application for a Practical Difficulty Variance 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.

Vilean Taggersell  
Signature of Applicant

6-1-2010  
Date

Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Board of Appeals may grant a variance from the dimensional standards of this article when strict application of the provisions of the ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

1. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood:

• PLEASE SEE COVER LETTER FOR ITEMS 1-8.

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of the abutting properties:

3. The Practical Difficulty is not the result of action taken by the applicant or a prior owner:

4. No other feasible alternative is available to the applicant, except a variance:

5. The granting of a variance will not have an unreasonably adverse effect on the natural environment:

6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:

7. Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant:

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. Section 435, nor within a shoreland of flood hazard zone as defined in this article:

The following words have the meanings set forth below:

- a.) Dimensional Standards: Those provisions of this article which relate to lot area, lot coverage, frontage and setback requirements.
- b.) Practical difficulty: A case where strict application of the dimensional standards of the ordinance to the property for which a variance is sought would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant.
- c.) Significant Economic Injury: The value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, nor to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

# Carriage House Studio architects

# RECEIVED

JUN - 1 2010

June 1, 2010

Zoning Board of Appeals  
Department of Planning and Urban Development  
Portland City Hall, Room 315  
389 Congress Street  
Portland, Maine 04101

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

Re: Practical Difficulty Variance Application for 395 Spring Street

Dear Members of the Zoning Board of Appeals,

Please find enclosed an application, payment and supporting materials for a Practical Difficulty Variance for proposed work at 395 Spring Street, submitted on behalf of the owner/applicants Vilean Taggersell and Robert Levine, including;

- Completed Practical Difficulty Variance Application
- Application Fee: Applicant's check in the amount of \$100 payable to the City of Portland
- Attachment #1: Tax Map
- Attachment #2: Tax Assessor's Sketch
- Attachment #3: Proposed Plan & Vaughan Street Elevation, 11" x 17"
- Attachment #4: Proposed East & North Elevations, 8-1/2" x 11"
- Attachment #5: Photographs
- Attachment #6: Plot Plan, 18" x 24"
- Attachment #7: Register of Deeds Exhibit A Property Description

## DESCRIPTION OF THE WORK

The owners wish to add a mudroom and porch to the back of their house and improve the parking, fence and landscaping in the rear yard. The proposed addition, which requires a Practical Difficulty Variance to exceed the maximum lot coverage for the property, is necessary to improve the connection between the kitchen at the back of the house and the rear yard.

Currently there are two ways to get from the house to the yard. One is to go down 13 steps to the unfinished basement, out the bulkhead doors and then up 7 covered exterior steps to the yard. The other is to go out a side door on the Vaughan Street side of the house, down 9 steps to the sidewalk level, then along the sidewalk and through a gate into the back yard.

Carrying groceries from the car to the house and letting the owners' 2 dogs out into the yard are frequent and inconvenient tasks. Outdoor dining and cookouts don't happen

because the connection to the kitchen is so poor. The spacious rear yard is underutilized because it is so difficult to get to.

The proposed addition to the rear of the house will provide direct access from the kitchen to the rear yard and parking area, and a covered space for dining adjacent to the kitchen. Changes in fencing, paving and landscaping are intended to improve the rear yard of the property to complement the excellent quality of design and maintenance of the front and side yards.

#### REQUIRED APPROVALS & SCHEDULE

The addition requires a Practical Difficulty Variance to allow an increase in lot coverage above the maximum 30 percent allowed by the ordinance. The addition and the changes to the rear yard require Historic Committee approval; that application has been submitted. Our anticipated schedule for both applications is:

June 2, 2010	Historic Committee Workshop
June 17, 2010	Zoning Board of Appeals Public Hearing
June 24, 2010	Historic Committee Public Hearing

#### CONDITIONS FOR GRANTING PRACTICAL DIFFICULTY

1. *The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood:*  
The property is unique because it is a townhouse bounded by public streets on 3 sides, an adjoining townhouse on the 4th side and because the width of the lot is narrower at the rear yard than it is at the front yard. Also, the tax assessor's plan for the property shows that in the past, there was a structure at the rear of the house that extended across the full width of the house, where the proposed addition is to be located.
2. *The granting of the variance will not have an unreasonable detrimental effect on either the use or fair market value of the abutting properties:*  
The building and front and side yards of this historic property have been meticulously restored, improved and maintained. The proposed addition and rear yard improvements will bring the rear of the property up to the excellent standards of the rest of the property, thereby enhancing the surrounding properties and the neighborhood in general.
3. *The Practical Difficulty is not the result of action taken by the applicant or a prior owner:*  
The house has not, in recent memory, had a direct connection from the rear of the house to the yard.
4. *No other feasible alternative is available to the applicant, except a variance:*  
The owner cannot buy land from a neighboring property in order to gain the necessary lot area for the addition.

5. *The granting of a variance will not have an unreasonably adverse effect on the natural environment:*  
The proposed work will not add to surface runoff from the property, or otherwise have a negative impact on the environment. The addition and new landscaping plan will result in an overall decrease in the area of hardscape on the property.
6. *Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:*  
The practical use and enjoyment of the rear yard of the property is prevented by the strict application of the minimum lot coverage requirement of the ordinance.
7. *Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant:*  
This historic house is suitable for a large family but potential buyers will want to be able to use the rear yard as an extension of the house. Parents will want to be just steps away when their children are playing in the yard. Hosts will want to entertain in the yard without having to carry food and drink down to the basement and then up through the bulkhead to the yard. The resale value of the property is significantly diminished without a rear porch, mudroom and entry connecting to the backyard and parking area.
8. *The property is not located, in whole or in part, within a shoreland area, as defined in 38 MRSA Section 435, nor within a shoreland of flood hazard zone as defined in this article:*  
The subject property complies with this statement.

Thank you for considering this application. Please let me know if there is any other information that you would like as you proceed.

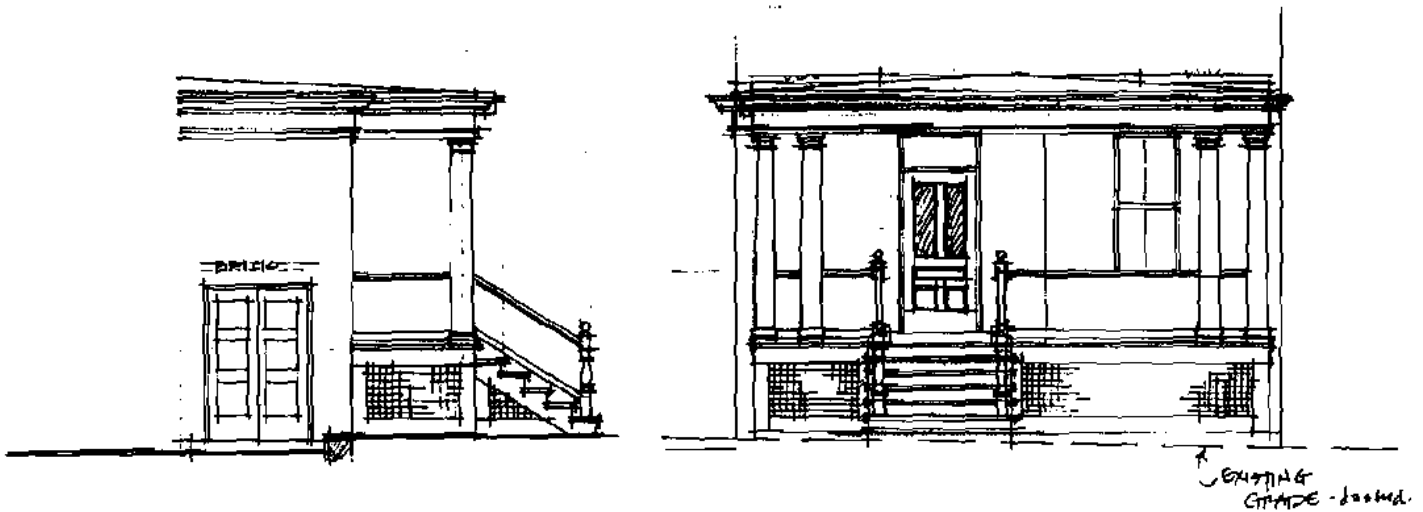
Sincerely,



Carol J. DeTine AIA

Encl

395 SPRING STREET  
ATTACHMENT # 4.

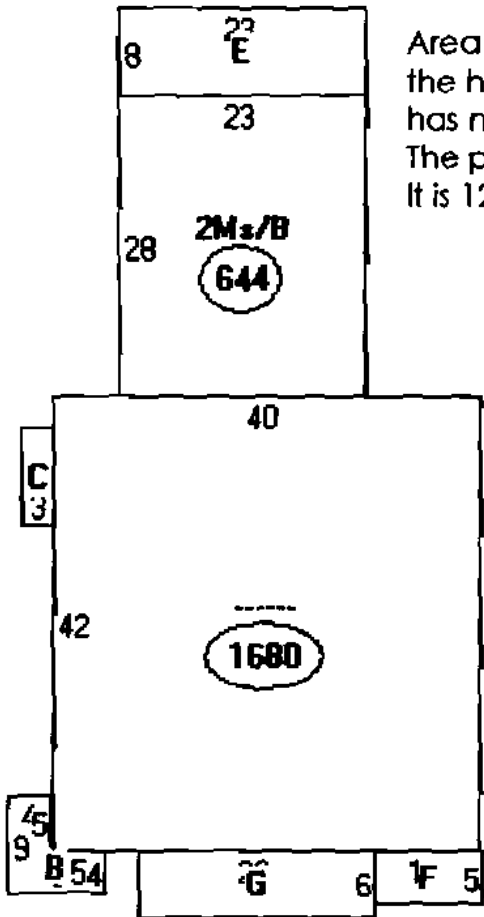


EAST ELEVATION.  
FACES NEIGHBORS' YARD

NORTH ELEVATION.  
FACES CLIFFORD ST.

395 SPRING STREET. PROPOSED ELEVATIONS. 20 July '10. 1/4" = 1'-0"  
CARRIAGE HOUSE. STUDIO architects



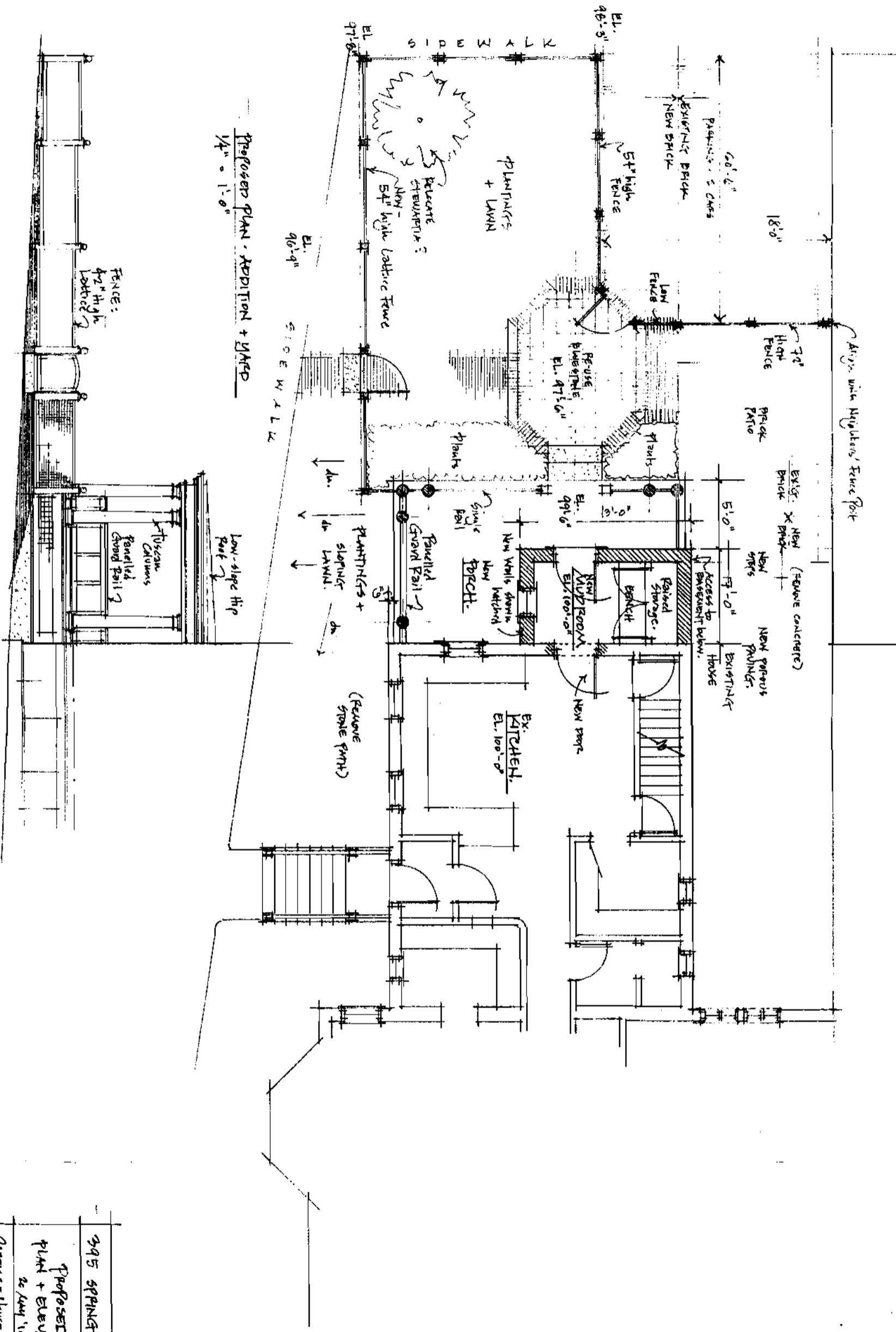


Area E indicates a structure at the rear of the house that is no longer there. This structure has not been present in recent memory. The proposed addition is located here. It is 12 feet deep x 22 feet wide.

Tax Assessor's Sketch

<u>Descriptor/Area</u>	
A: ---	1680 sqft
B: 2sMB/B	56 sqft
C: 2sMB/B	27 sqft
D: 2Ms/B	644 sqft
E: CP	184 sqft
F: 2sMB/B	50 sqft
G: OFP	132 sqft

395 SPRING STREET  
ATTACHMENT # 3.

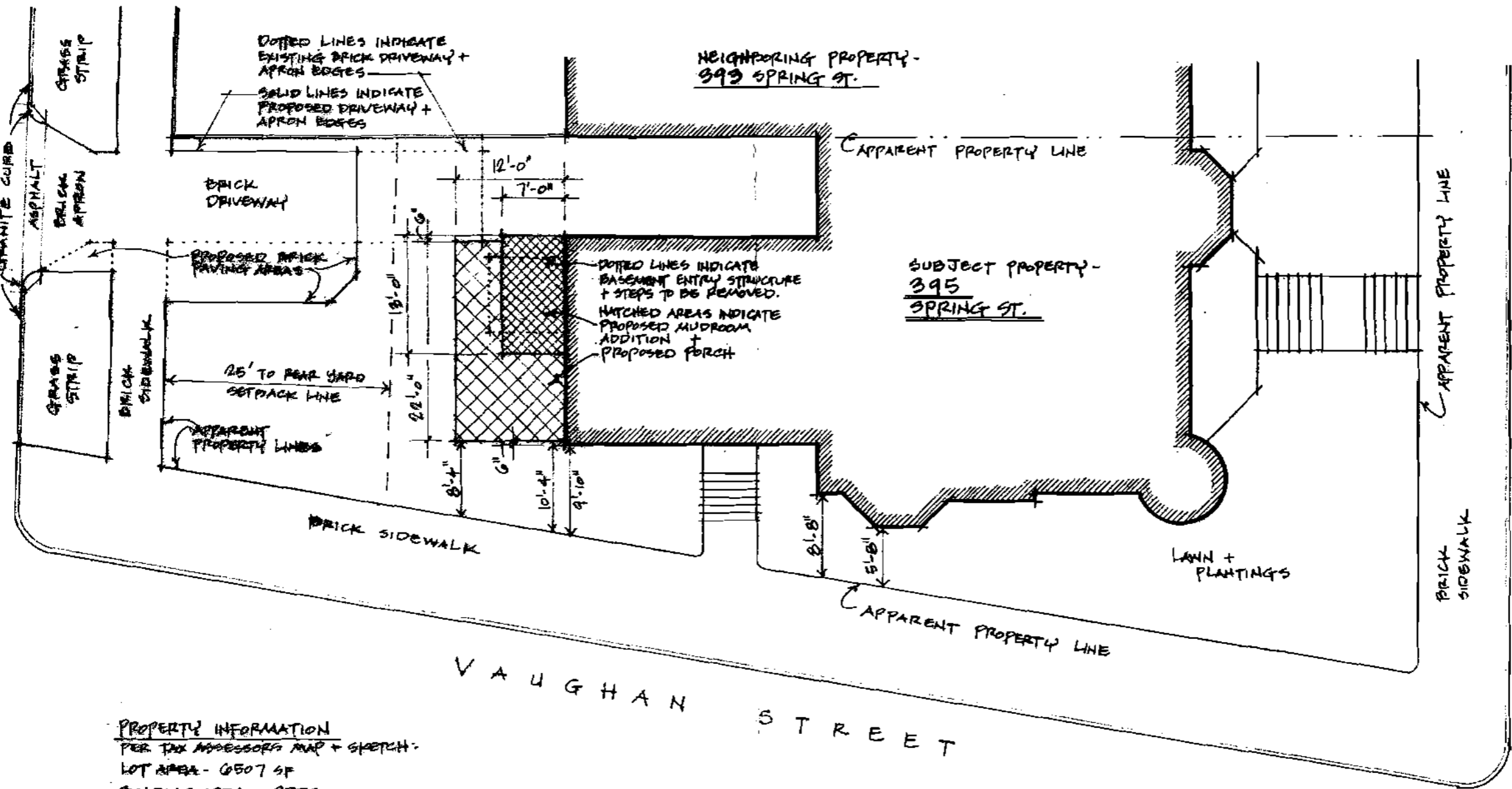


Proposed Plan - Addition + Yard  
1/4" = 1'-0"

Proposed VAUGHAN ST. ELEVATION.  
1/4" = 1'-0"

395 SPRING STREET
Proposed Plan + Elevation.
20 Aug 10
Contract House Stone and 144 Vaughan Street. Forward, see other

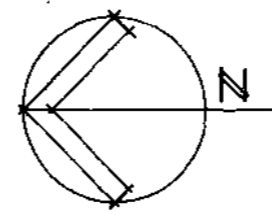
CLIFFORD ST.



PROPERTY INFORMATION  
 PER TAX ASSESSORS MAP + SKETCH:  
 LOT AREA - 6507 SF  
 BUILDING AREA - 2773 SF  
 LOT COVERAGE -  $\frac{2773}{6507} = 42.6\%$

PROPOSED:  
 BUILDING AREA - 2853 SF  
 LOT COVERAGE -  $\frac{2853}{6507} = 43.8\%$

SCALE -  $\frac{1}{8}" = 1'-0"$   
 DATE - JUNE 1, 2010



395 SPRING STREET ATTACHMENT # 0
SITE PLAN PROPERTY INFORMATION
CARRIAGE HOUSE STUDIO ARCHITECTS 114 VAUGHAN ST. PORTLAND, ME 04102

RECEIVED

JUN - 2 2010

Dept. of Building Inspection  
City of Portland Maine

SPRING STREET

# 395 Spring Street Attachment #1 Tax Map



**SUBJECT  
PROPERTY**

Index Number - DBSE

April 1 2009 by 2010

PHOTOGRAPHS



SPRING STREET ELEVATION

The front of the house,



VIEW FROM VAUGHAN STREET

Note the side stairs out to the Vaughan Street sidewalk and the solid fence along the sidewalk.

This is one way to access the rear yard from the house, down the steps, along the sidewalk and through a gate in the fence,



REAR VIEW

A solid fence runs along the edge of the rear yard at Vaughan Street and Clifford Street.



PHOTOGRAPHS



EXTERIOR BULKHEAD

Note the curb around the base of the structure. It creates an awkward step up and over to get to the steps down to the basement.



BULKHEAD DOORS

7 steps below grade.

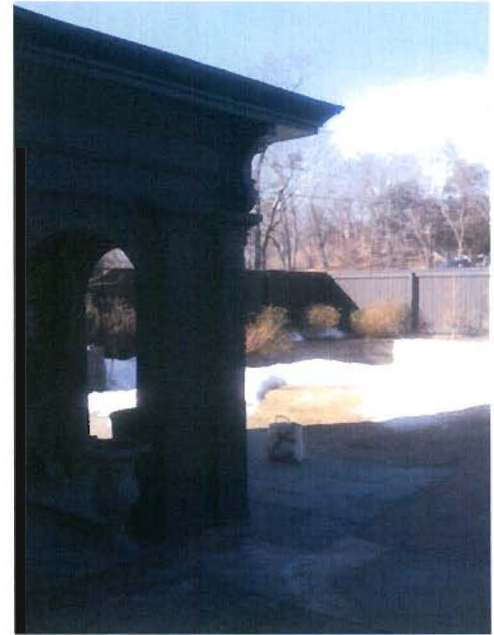


INTERIOR STAIR

13 steps down from the kitchen to an unfinished basement.

PHOTOGRAPHS

THE REAR YARD



VIEWS LOOKING TOWARDS THE CORNER OF VAUGHAN AND CLIFFORD STREETS  
Railroad tie retaining walls will be removed. The sloped driveway will be re-graded to provide level parking. The fence will be replaced.



VIEW LOOKING AT THE DRIVEWAY  
The parking area will be widened to allow 2 cars parked side-by-side. The new fence layout will separate the parking spaces from the yard. The white fence on the right belongs to the neighbor to the east and is on the property line.

## PHOTOGRAPHS

### NEARBY PROPERTIES ON VAUGHAN STREET

These examples show that corner properties along Vaughan Street have structures close to and on the property line, along the sidewalks at the side of the property. They also exhibit the large size and lot coverage of the historic houses and outbuildings in the West End.

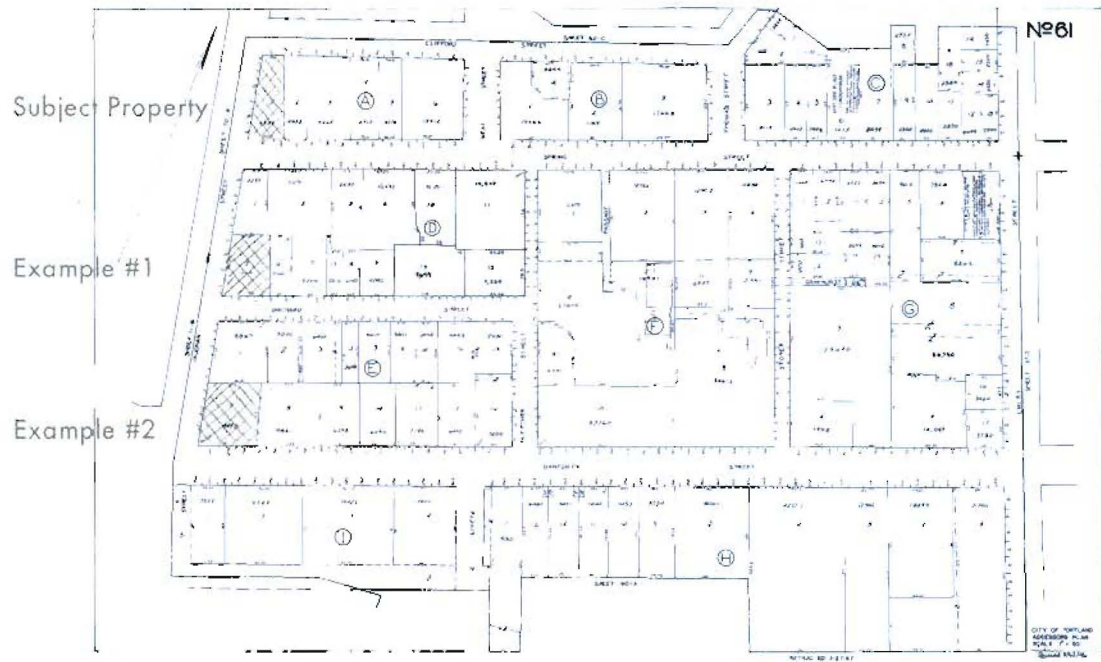


Example #1  
CORNER OF VAUGHAN &  
ORCHARD STREETS  
One block away from 395 Spring  
Street



Example #2  
CORNER OF VAUGHAN &  
DANFORTH STREETS  
Two blocks away from 395 Spring  
Street





395 SPRING ST.  
DEED P.1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, I, William H. Hunscher, Jr., residing at 395 Spring Street, Portland, Maine (the "Grantor") in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Robert Levine and Vilean Taggersell residing at 2 Hemlock Lane, Falmouth, Maine (the "Grantees") the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Grantees, their heirs, successors, and assigns forever, as **joint tenants**, the real estate situated at 395 Spring Street, Portland, County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs, successors, and assigns, to their own use and behoof forever.

AND said Grantor does covenant with the said Grantees, their heirs, successors, and assigns, that they are lawfully seized in fee of the premises, that they are free of all encumbrances; that Grantor has good right to sell and convey the same to the said Grantees to hold as aforesaid, and that he and his successors shall and will **WARRANT AND DEFEND** the same to the said Grantees, their heirs, successors, and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said William H. Hunscher, Jr., has executed this instrument this 14<sup>th</sup> day of May 2006.



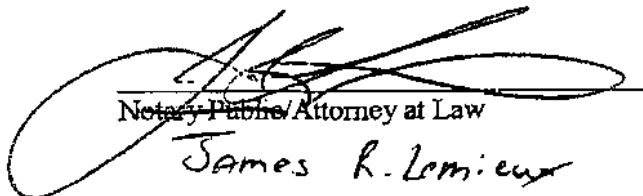
William H. Hunscher, Jr.

STATE OF MAINE  
CUMBERLAND ss.

May 14, 2006

Then personally appeared the above-named William H. Hunscher, Jr., and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

  
Notary Public/Attorney at Law  
James R. Lemieux

MAINE REAL ESTATE TAX PAID

395 Spring Street  
Attachment # 7.

Doc# 37321 Bl# 24066 Pg# 176

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at the northeast corner of Spring and Vaughan Streets; thence northeasterly by said Spring Street fifty-nine (59) feet, more or less, to a point opposite the center of the wall dividing the two houses in the brick block built on said corner of Spring and Vaughan Streets by Samuel Trask, and owned by him at his decease, thence northwesterly on the center line of said dividing wall, one hundred thirty-seven (137) feet, more or less, to Clifford Street, thence southwesterly by said Clifford Street thirty-six (36) feet, more or less, to the southeast corner of Clifford and Vaughan Streets; thence by said Vaughan Street about one hundred forty and two tenths (140.2) feet to the point of beginning, it being the westerly house in said block and numbered 395 Spring Street.

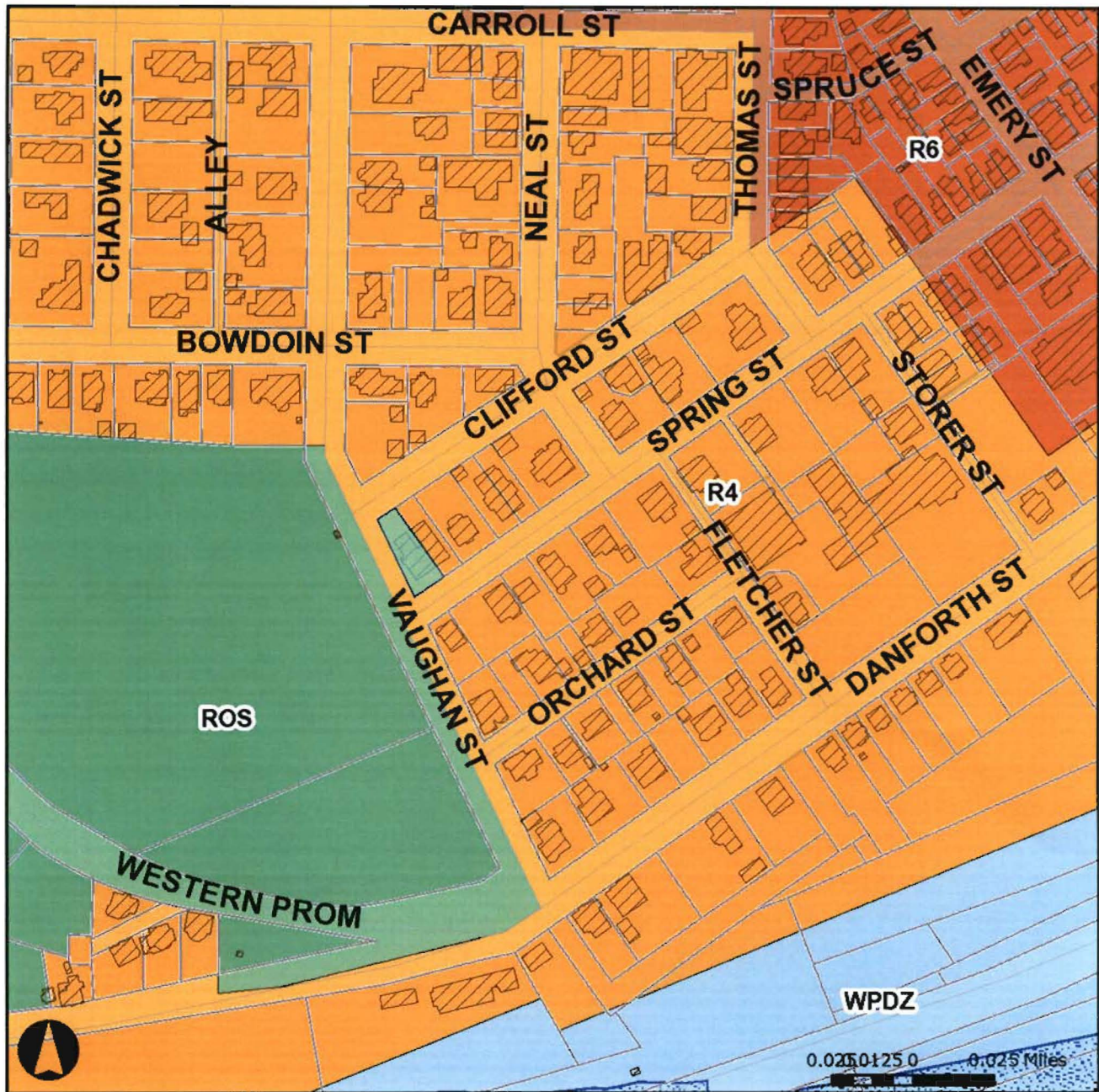
Said premises are conveyed subject to such right as Sarah P. Swan and Anna C. Swan, their heirs and assigns, and any occupants of the easterly house in said block, numbered 393 Spring Street, have to use in common with the open court or area lying between the said houses of the rear.

Reference is hereby made to a deed from J. Michael Taylor and Wendy D. Taylor dated May 14, 2004 to William H. Hunscher, Jr. and recorded in the Cumberland County Registry of Deeds in Book 21310, Page 297.

F:\CLIENTS\hunscher\395 Spring Street\Exhibit A - Property Description.doc

Received  
Recorded Registrar of Deeds  
Jan 14, 2006 12:02:23P  
Cumberland County  
John S. O'Brien

# 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
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



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8488

[City](#) [Home](#) [Departments](#) [City Council](#) [E Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600 with Internet Explorer

<b>CBL</b>	061 A001001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	395 SPRING ST
<b>Owner Information</b>	LEVINE ROBERT & VILLEAN TAGGERSELI ITS
	395 SPRING ST PORTLAND ME 04102
<b>Book and Page</b>	24066/175
<b>Legal Description</b>	61-A-1 SPRING ST 395-397 CLIFFORD S1 S8 60 6507 SF
<b>Acres</b>	0.149

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	9564	<b>OWNER OF RECORD AS OF APRIL 2009</b>
		LEVINE ROBERT & VILLEAN TAGGERSELI ITS
<b>LAND VALUE</b>	\$249,800.00	395 SPRING ST
<b>BUILDING VALUE</b>	\$577,300.00	PORTLAND ME 04102
<b>HOMESTEAD EXEMPTION</b>	(\$12,350.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$814,750.00	
<b>TAX AMOUNT</b>	\$14,453.68	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**Building Information:**

Card 1 of 1

<b>Year Built</b>	1888
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	2.5
<b>Bedrooms</b>	7
<b>Full Baths</b>	3
<b>Half Baths</b>	1
<b>Total Rooms</b>	12
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	6174

[View Sketch](#)    [View Map](#)    [View Picture](#)



**Sales Information:**

Sale Date	Type	Price	Book/Page
6/14/2006	LAND + BUILDING	\$985,000.00	24066/175
5/21/2004	LAND + BUILDING	\$935,000.00	21310/297
10/1/1998	LAND + BUILDING	\$260,000.00	14200/271

[New Search!](#)



# 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 Schmuckal, Zoning Administrator*

TO: CHAIR AND MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: ANN MACHADO, ZONING SPECIALIST *ABM*

SUBJECT: 395 SPRING STREET, 061-A-001 - R-4

DATE: JUNE 10, 2010

On May 7, 2010, Vilean Taggersell, the owner, and Carol De Tine, her architect, met with Marge Schmuckal to discuss the proposed addition for the rear of her house at 395 Spring Street. One issue that came up was that the proposed addition did not meet the required side setback. Section 14-105(d)(4) states that the minimum side yard setback is twenty feet for a side yard on a side street. The setback for the proposed addition is 8'4". Section 14-433 allows the side yard in the R-4 zone to be reduced to five feet for a building addition if the principal structure has existed as of July 19, 1988 and the normal applicable yard dimensions cannot be met. At this meeting Marge determined that this section applied since the existing house is at 9'10" and the twenty foot side yard setback cannot be met.

building adjoining a yard shall be used in determining the required width or depth of that yard, but in no case shall any higher part of the building be closer to the property line than width or depth of yard required for that height. In case an addition is to be made to a building which existed on June 5, 1957, the side yard spaces of which complied with the ordinance in effect on that date, the aggregate side yards may be the same as required on that date, provided the yard on the side where the addition is intended would comply with the minimum width required by the present ordinance. Yards as prescribed for residential uses shall be required for an apartment house or hotel erected above the ground floor of a building where the ground floor is designed exclusively for business purposes.

(Code 1968, § 602.19.J)

**Sec. 14-432. Swimming pools.**

Outdoor swimming pools accessory to dwellings, apartment houses, hotels or motels shall be permitted on lots, provided the following conditions are met:

- (a) No swimming pool shall be sited in the front yard.
- (b) No part of any swimming pool shall be located closer than ten (10) feet from the principal structure, nor closer than ten (10) feet from the side or rear lot lines.

(Code 1968, § 602.19.K; Ord. No. 271-77, 5-16-77; Ord. No. 90-88, 7-19-88)

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**\*Editor's note**—Ord. No. 90-88, adopted July 19, 1988, amended § 14-432 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 90-88.  
-----

**Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.**

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the city council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(2) for residential small lot development shall apply:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard setbacks, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum land area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet





1



2



3



4



Carriage House Studio architects  
June 17, 2010

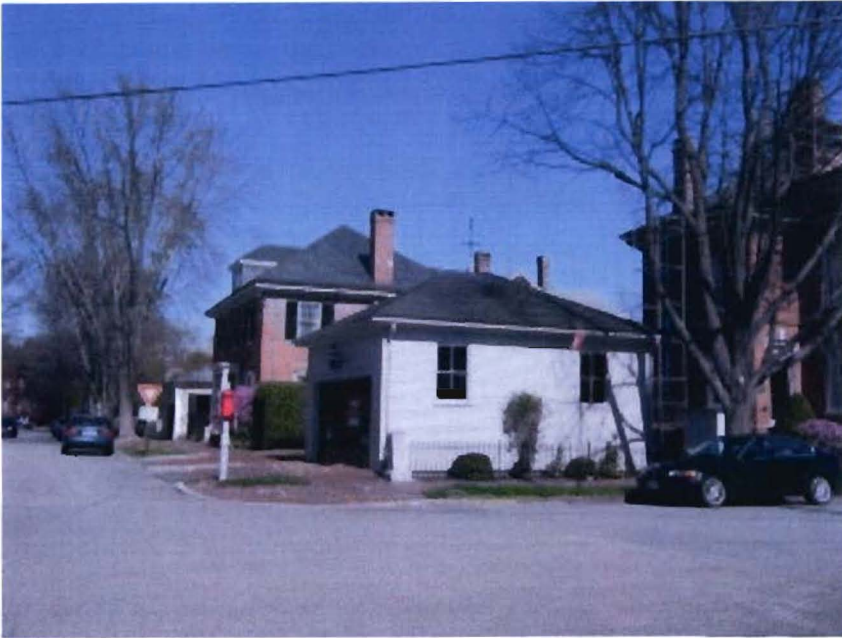
395 Spring Street

CLIFFORD STREET PHOTOGRAPHS

6/17



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Carriage House Studio architects  
June 17, 2010

395 Spring Street

CLIFFORD STREET PHOTOGRAPHS

6/17



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10

11



12



Carriage House Studio architects  
June 17, 2010

395 Spring Street

CLIFFORD STREET PHOTOGRAPHS

## **Marge Schmuckal - 395 Spring Street; Variance Appeal**

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**From:** Deb Andrews  
**To:** Marge Schmuckal  
**Date:** 6/17/2010 5:45 PM  
**Subject:** 395 Spring Street; Variance Appeal

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Dear Marge:

It is my understanding that Vilean Taggersell and Robert Levine have requested a variance for lot coverage at 395 Spring Street. The appeal is sought in order to construct a rear addition which would provide direct access to the applicants' back yard.

As the property is located within the West End Historic District, the applicants and their architect, Carol DeTine, requested a preliminary workshop with the Historic Preservation Board on the proposed addition prior to proceeding with the variance request. The property owners wanted some level of assurance that, if the variance were to be granted, the proposed addition would meet the Historic Preservation ordinance's standards and be approved by the HP Board.

The Historic Preservation Board held an on-site workshop on June 2nd. The on-site session provided an opportunity to understand and appreciate the practical difficulties presented by the current conditions and the relative inaccessibility of the rear yard. The Board also had an opportunity to review closely the preliminary design for the building addition and the related site changes.

At the conclusion of the workshop, the Historic Preservation Board noted that the need for improved access to the rear yard was very clear and they expressed support for the addition as proposed. They noted that the existing "bulkhead cover" at the back of the building, which will be replaced by the addition, is actually a cupola salvaged from another historic property and, while being an interesting architectural artifact, is not appropriate for this property. Its replacement with an appropriately scaled, sensitively detailed addition was seen as a very positive change. Apart from some suggestions for minor design modifications, the HP Board appeared supportive of both the addition and the associated site changes. The replacement fence, in particular, was cited as a significant improvement for this visually prominent corner property.

Please feel free to share these comments with members of the Zoning Board of Appeals.

Deb Andrews  
Historic Preservation Program Manager



## City of Portland Zoning Board of Appeals

June 9, 2010

Vilean Taggersell &  
Robert Levine  
395 Spring Street  
Portland, ME 04102

Dear Ms. Taggersell & Mr. Levine,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, June 17, 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, notices and processing fee for the appeal. 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: 6/17/10

TIME: 9:41:49

PZ CASH RECEIPT

PROJECT #: 10-59500004

PROJECT DESC: PRACTICAL DIFFICULTY - 395 SPRING ST - O

RECEIVED FROM: Robert Levine & Vilean Taggers

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
L2	LEGAL AD ZONING BOARD		86.21
N1	NOTICING ZONING BOARD		43.50
ZP	ZONING PROCESSING FEE		50.00

TOTAL AMOUNT:

179.71

City of Portland

DATE: 6/03/10

TIME: 9:03:57

PZ CASH RECEIPT

PROJECT #: 10-59500004

PROJECT DESC: PRACTICAL DIFFICULTY - 395 SPRING ST - O

RECEIVED FROM: Robert Levine & Vilean Taggers

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
Z1	ZONING BOARD OF APPEALS		100.00

TOTAL AMOUNT: 100.00



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	AYERS HERYUN K & JONATHAN W AYERS JTS	83 VAUGHAN ST PORTLAND, ME 04102	81 VAUGHAN ST	1
	BEGIN ELIZABETH W	5 ORCHARD ST PORTLAND, ME 04102	5 ORCHARD ST	1
	BENNETT WILLIAM M & JEAN C	20 ORCHARD ST PORTLAND, ME 04102	20 ORCHARD ST	1
	BRIGGS RUSSELL C & BARBARA M BRIGGS	14 BOWDOIN ST PORTLAND, ME 04102	14 BOWDOIN ST	1
	CICUTO KENNETH P & BARBARA S MCINNIS JTS	365 SPRING ST PORTLAND, ME 04102	365 SPRING ST	1
	DANA SUSAN B	41 BOWDOIN ST PORTLAND, ME 04102	41 BOWDOIN ST	1
	DEPREZ RONALD D	15 CLIFFORD ST PORTLAND, ME 04102	15 CLIFFORD ST UNIT 2	1
	DONOVAN LUCY D	15 CLIFFORD ST PORTLAND, ME 04101	15 CLIFFORD ST UNIT 1	1
	EVON ROBERT W & LESLEY J EVON JTS	374 SPRING ST PORTLAND, ME 04102	374 SPRING ST	1
	FAMILY CRISIS SERVICES INC	PO BOX 704 PORTLAND, ME 04104	14 ORCHARD ST	2
	FLAGG NANCY NEILL & THOMAS J WALSH JTS	365 DANFORTH ST PORTLAND, ME 04102	365 DANFORTH ST	1
	GITTO CHRISTINA A	384 SPRING ST PORTLAND, ME 04102	384 SPRING ST	1
	GOLDFARB MARCIA F	9 BOWDOIN ST PORTLAND, ME 04102	13 BOWDOIN ST	1
	GRAFFAM LINDA L	29 ORCHARD ST PORTLAND, ME 04102	29 ORCHARD ST	1
	HALEY MARK L & SIBYL W HALEY JTS	395 DANFORTH ST PORTLAND, ME 04102	393 DANFORTH ST	1
	HALLETT THOMAS F & LYNN HALLETT JTS	15 VAUGHAN ST PORTLAND, ME 04102	15 VAUGHAN ST	1
	HOLLANDER PETER E & LINDA	21 ORCHARD ST PORTLAND, ME 04102	21 ORCHARD ST	1
	HORN ECKART & MARY M HORN JTS	363 SPRING ST PORTLAND, ME 04102	383 SPRING ST	2
	HUNTINGTON-JONES JOANNE	801 STEVENS AVE PORTLAND, ME 04103	4 ORCHARD ST	1
	JAEGERMAN ALEXANDER Q & SUSAN E MORRIS JTS	398 SPRING ST PORTLAND, ME 04102	398 SPRING ST	1
	KEITH RAYMOND T & JULIE D EVANS JTS	21 CLIFFORD ST PORTLAND, ME 04102	21 CLIFFORD ST	1
	KERN GEORGE MICHAEL & MAILI KERN JTS	22 NEAL ST PORTLAND, ME 04102	22 NEAL ST	1
	KIEFFER ANTHONY R & SUSAN C CONLEY JTS	30 FRONT ST STE 2 BATH, ME 04530	44 BOWDOIN ST	1
	KOLHORST JANE S	25 VAUGHAN ST PORTLAND, ME 04102	25 VAUGHAN ST	1
	LEVINE ROBERT & VILEAN TAGGERSELL JTS	395 SPRING ST PORTLAND, ME 04102	395 SPRING ST	1
	LEVY JON D & MIRIAM A LEVY JTS	389 DANFORTH ST # 2 PORTLAND, ME 04102	387 DANFORTH ST UNIT 2	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	LONG GEORGE C	28 SALT SPRAY LN CAPE ELIZABETH, ME 04107	369 DANFORTH ST	1
	MCCANN B CAIRBRE & EITHNE C MCCANN TRUSTEES	28 BOWDOIN ST PORTLAND, ME 04102	28 BOWDOIN ST	1
	MCCARTHY JOHN F & MARTHA ZIMICKI JTS	15 CLIFFORD ST # 2E PORTLAND, ME 04102	15 CLIFFORD ST UNIT 2	1
	MCGREGOR MARY LOUISE & MICHAEL J RYAN JTS	36 BOWDOIN ST PORTLAND, ME 04102	36 BOWDOIN ST	1
	MILLER CHARLES S	15 CHADWICK ST PORTLAND, ME 04102	8 CHADWICK ST	0
	MORSE MARTA N TRUSTEE	387 SPRING ST PORTLAND, ME 04102	387 SPRING ST	1
	MORTON JEREMY R VN VET & PHILIPPA J MORTON JTS	75 VAUGHAN ST PORTLAND, ME 04102	18 BOWDOIN ST	1
	MOSER JEREMY R H & LAURA B KITTLE JTS	40 BOWDOIN ST PORTLAND, ME 04102	40 BOWDOIN ST	1
	MURPHY PATRICK O & VICTORIA MCHUGH JTS	8 BOWDOIN ST PORTLAND, ME 04102	8 BOWDOIN ST	1
	NIELSEN SUSAN E	15 CLIFFORD ST # 3E PORTLAND, ME 04102	15 CLIFFORD ST UNIT 3	1
	OLDHAM THEODORE & SARAH OLDHAM JTS	387 DANFORTH ST # 1 PORTLAND, ME 04102	387 DANFORTH ST UNIT 1	1
	PARKER JUDITH D	15 CLIFFORD ST UNIT 1-W PORTLAND, ME 04102	15 CLIFFORD ST UNIT 1	1
	PRINCE ROGER O WWII VET & NANCY T PRINCE JTS	361 DANFORTH ST PORTLAND, ME 04102	361 DANFORTH ST	1
	RANDALL BRIAN D & ALEXANDER M BEAL	381 DANFORTH ST PORTLAND, ME 04102	375 DANFORTH ST	0
	RANDALL BRIAN D & ALEXANDER M BEAL	381 DANFORTH ST PORTLAND, ME 04102	381 DANFORTH ST	1
	RICHFIELD LESLIE	393 SPRING ST PORTLAND, ME 04102	393 SPRING ST	1
	SCHEU JENNY P & JOHN W RYAN JTS	381 SPRING ST PORTLAND, ME 04102	381 SPRING ST	1
	SCHWIND WILMONT M JR & ARLENE P JTS	357 SPRING ST PORTLAND, ME 04102	357 SPRING ST	1
	SEASIDE PARTNERS LLC	544 GOULDSBORO POINT RD GOULDSBORO, ME 04607	364 SPRING ST	1
	SECOND PARISH OF PORTLAND	23 NEAL ST PORTLAND, ME 04102	23 NEAL ST	1
	SECOND PARISH OF PORTLAND	23 NEAL ST PORTLAND, ME 04102	28 NEAL ST	1
	SHAW PETER K & BARBARA G	29 BOWDOIN ST PORTLAND, ME 04102	29 BOWDOIN ST	1
	SMITH LUCIA P	392 SPRING ST PORTLAND, ME 04102	390 SPRING ST	1
	SPENCER ALICE B & RICHARD A JTS	52 BOWDOIN ST PORTLAND, ME 04102	52 BOWDOIN ST	1
	SPIRER KENNETH S & JOAN S LEITZER JTS	18 NEAL ST PORTLAND, ME 04102	15 CLIFFORD ST UNIT 3	1
	SPIRER KENNETH S & JOAN SCHAAP LEITZER JTS	18 NEAL ST PORTLAND, ME 04102	18 NEAL ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SPRAGUE LAURA FECYCH	28 ORCHARD ST PORTLAND, ME 04102	11 ORCHARD ST	0
	SPRAGUE LAURA FECYCH	28 ORCHARD ST PORTLAND, ME 04102	28 ORCHARD ST	1
	STEELE PHILIP & FRANCESCA GALLUCCIO-STEELE	22 CLIFFORD ST PORTLAND, ME 04102	22 CLIFFORD ST	1
	VOSS PATRICIA Z	366 SPRING ST PORTLAND, ME 04102	366 SPRING ST	1
	WATSON JOHN C & NANCY R BRIAN JTS	32 ORCHARD ST PORTLAND, ME 04102	30 ORCHARD ST	0
	WATSON JOHN C & NANCY R BRIAN JTS	32 ORCHARD ST PORTLAND, ME 04102	32 ORCHARD ST	1
	WAYNFLETE SCHOOL THE	360 SPRING ST PORTLAND, ME 04102	17 FLETCHER ST	1
	WEINBERG DIANE L	145 BEAUMONT AVE NEWTON, MA 02460	375 SPRING ST	1
	WHELAN ROBERT M JR & KATHLEEN M WHELAN JTS	416 COMMONWEALTH AVE # 305 BOSTON, MA 02215	90 VAUGHAN ST	1
	WIGTON DANA TOWLE ETALS	97 VAUGHAN ST PORTLAND, ME 04102	97 VAUGHAN ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	62			61



068 E001

069 A001 069 A003  
069 A004 069 A005  
069 A006 069 A007  
069 A008 069 A009  
069 A010 069 A011

CHADWICK ST

069 C001 069 C003  
069 C004 069 C005  
069 C006 069 C008  
069 C007 069 C010  
069 C009 069 C012  
069 C011

ALLEY

BOWDOIN ST

062 D001 062 D002  
062 D016 062 D019 062 D020  
062 D003 062 D005  
062 D004 062 D007  
062 D018 062 D012  
062 D014 062 D010  
062 D011 062 D009

NEAL ST

062 E001 062 E005  
062 E002 062 E006  
062 E003 062 E012  
062 E016 062 E013  
062 E008 062 E014  
062 E009 062 E011  
062 E010

THOMAS ST

062 F001 062 F008  
062 F002 062 F004  
062 F003 062 F010  
061 C001 061 C018  
061 C002 061 C007  
061 C005 061 C010  
061 C003 061 C009  
061 G018 061 G008  
061 G002 061 G011  
061 G007 061 G013  
061 G014

070 D001 070 D003 070 D004 070 D005  
070 D002 070 D006 070 D007 070 D008 070 D009

062 G001 062 G004 062 G005  
062 G002 062 G003

CLIFFORD ST

SPRING ST

061 B003 061 B001 061 B002  
061 A008 061 A005 061 A006  
061 A003 061 A002 061 A004  
061 D011 061 D012 061 D013  
061 D003 061 D004 061 D015  
061 D002 061 D007 061 D008  
061 E016 061 E017 061 E018  
061 E006 061 E011 061 E010  
061 E004 061 E009 061 E008  
061 E002 061 E003 061 E001  
061 F006 061 F005 061 F007  
061 F002 061 F011 061 F008  
061 F004 061 F003 061 F009  
061 F010

ORCHARD ST

VAUGHAN ST

DANFORTH ST

070 D010

070 C001

071 B001

070 C002  
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071 A010 071 A009  
071 A002 071 A003  
071 A004 071 A006  
071 A001 071 A005 071 A007

WESTERN PROM

071 C003 071 C001

061 I004 061 I003 061 I005  
061 I002 061 I001  
060 A003 060 A002  
060 B001 060 A001  
061 H009 061 H010  
061 H011 061 H012  
061 H002 061 H001  
060 E001 060 E004  
060 E002

071 C002

060 E002