

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

July 20, 2010

Zac Davis
Davis Fine Woodworking, Inc.
321 Gloucester Hill Rd.
New Gloucester, ME 04260

RE: 23 Neal Street
CBL: 062 E008
ZONE: R-4

Dear Mr. Davis:

At the July 15, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty appeal to reduce the front yard setback to eighteen feet in order to build a farmer's porch. I am enclosing 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 July 15, 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.

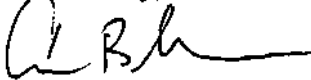
You will also find an invoice for \$203.85 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the practical difficulty appeal was approved, you need to apply for a building permit to build the farmer's porch. I have enclosed a building permit application. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within six months of the date of the hearing, July 15, 2010, referenced under section 14-473(e), or the 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,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: July 20, 2010

RE: Action taken by the Zoning Board of Appeals on July 15, 2010.

Members Present: Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

Members Absent: Gordon Smith

1. New Business:

A. Disability Variance Appeal:

70 – 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect. **The Board voted 4-0 to grant the disability variance appeal allowing the applicant to reduce the front yard setback to eight feet, ten inches to install a handicap ramp.**

B. Practical Difficulty Variance Appeal:

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to reduce the front yard setback to eighteen feet in order to build a farmer's porch.**

C. Disability Variance Appeal:

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son. **The Board voted 4-0 to grant the disability variance appeal allowing the applicants to reduce the front yard setback to three feet and the side yard setback to six feet in order to install a handicap ramp with the condition that the ramp be removed when no longer needed by the household member.**

D. Variance Appeal:

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(e) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

E. Practical Difficulty Variance Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicant to have the required parking space for a proposed accessory dwelling unit be located within the required front yard setback.**

F. Conditional Use Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the conditional use appeal to allow the applicant to add an accessory dwelling unit.**

Enclosure:

Decision for Agenda from July 15, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

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

Alex Jaegerman, Planning Division

members present: Jill Hunter - SARA Moppin - Bill Get
Philip Sancer
CITY OF PORTLAND, MAINE
Acting Sec.

ZONING BOARD OF APPEALS

member Absent - Gordon Smith

APPEAL AGENDA

called to order at 6:30 PM

The Board of Appeals will hold a public hearing on Thursday, July 15, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

I. New Business:

A. Disability Variance Appeal:

4-0
granted

70 - 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect.

B. Practical Difficulty Variance Appeal:

4-0
granted

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking.

C. Disability Variance Appeal:

7-0
granted
on condition

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son.

Var. And is only lasts as long as the owner of the property requires handicap access.

D. Variance Appeal:

accepted
4-0
withdrawing

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School.

4-0
Granted
E. Practical Difficulty Variance Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016,

R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

4-0
Granted
F. Conditional Use Appeal:

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016,

R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

2. Adjournment: — 7:45

0

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

DECISION

Date of public hearing: July 15, 2010

Name and address of applicant: Zac Davis
321 Gloucester Hill Rd.
New Gloucester, ME 04260

Location of property under appeal: 23 Neal Street

For the Record:

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

Steve + Terry Burns + Zack Davis, contractor,
Kari

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

Findings of Fact and Conclusions of Law:

The applicant is seeking a variance from section 14-105(d)(1) of the City Code, which requires a twenty-five foot (25') front yard setback in the R-4 zone. The applicants propose to build a 25' x 5' farmer's porch on the front of their house which would result in an eighteen-foot (18') setback.

"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: *4 agree*

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:

Encouraged by historic preservation

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:

Keeping with other houses in the neighborhood.
4 agree

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:

per discussion with historic review.
4 agree

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:

Per testimony

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

Satisfied _____ Not Satisfied _____

Reason and supporting facts:

Testimony: A smaller porch wo

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

Satisfied ☒ Not Satisfied _____

Reason and supporting facts:

per testimony

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:

per zoning

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/Hunter 4 agreed.*

☐ Option 2: The Board finds that while the standards described above (1 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: *7/15/10*



Board Chair



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15th day of July, 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:** Steven and Kari Byrnes
2. **Property:** 23 Neal Street, Portland, ME CBL: 062-E-008
Cumberland County Registry of Deeds, Book 27746 Page 265
Last recorded deed in chain of Title: May 3, 2010
3. **Variance and Conditions of Variance:**
To grant relief from section 14-105(d)(1) of the Land Use Zoning Ordinance to allow a front yard setback of eighteen feet instead of the required twenty-five foot front yard setback for the construction of a five foot by twenty-five foot farmer's porch on the front of the house within the R-4 Residential Zone.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 15th day of July, 2010

RECEIVED

AUG 19 2010

City of Portland Zoning Board,

, Chair of

Philip Saucier (Printed or Typed Name)

Dept. of Building Inspections
City of Portland Maine

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on July 15, 2010.

Received
Recorded Register of Deeds
Aug 19, 2010 12:06:01P
Cumberland County
Pamela E. Lovley

Margaret Schmuckal
(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.



Zoning Board of Appeals

Practical Difficulty Variance Application

Applicant Information:

Zac Davis
 Name
Zac Davis Fine Woodworking, Inc.
 Business Name
321 Gloucester Hill Rd
 Address
New Gloucester ME 04260
207-926-4710 926-4710
 Telephone Fax

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

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

Current Zoning Designation: Historic-R-4

Existing Use of Property:
Single family home

Subject Property Information:

23 Neal Street
 Property Address
Map 62 Block E Lot 8
 Assessor's Reference (Chart-Block-Lot)
Property Owner (if different):
Steven and Kari Byrnes
 Name
808 Columbus Ave Apt 11A
 Address
New York NY 10025
207-939-9639
 Telephone Fax

Practical Difficulty Variance from Section 14 - 473
 14-105(1)(c)

RECEIVED

JUN 18 2010

Dept. of Building Inspections
 City of Portland Maine

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.

Ann. Byrnes

Kari Byrnes 6/17/2010

6/17/10

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:

The Garrison style has an awkward overhang which makes it difficult to add an entry that is aesthetically pleasing and fits the house.
(see reverse)

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:

The current style is an anomaly in the neighborhood. The proposed house style is more in keeping with the area.

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

It is not.

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

A small entry of 50 sf, which is permissible, is not a feasible alternative because it will devalue the exterior look of this home.

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

It will not.

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:

Rain and snow currently fall at the home's entry and we are trying to provide safer passage.

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

The current style of the home is less in keeping with the neighborhood aesthetic and historic appearance.
(see reverse)

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:

It is not.

1. The house at 23 Neal Street has an unusually large front yard allowing room for a small farmer's porch.
7. A larger porch entryway would bring the home up to current neighborhood standards.

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.

D A V I S

F i n e W o o d w o r k i n g

321 Gloucester Hill Road, New Gloucester, ME 04260 • Phone/Fax (207) 926-4710

June 18, 2010

Zoning Board of Appeals
City of Portland
389 Congress Street, Room 315
Portland, ME 04101

Dear Board Member:

My name is Zac Davis, my company is Zac Davis Fine Woodworking, Inc. and I am representing Steve and Kari Byrnes in the appeal process for their property at 23 Neal Street.

This property is undergoing a renovation and as part of that process we wish to bring the exterior of the property more in line with the historical design of the West End area. In order to do that, we wish to add a front covered entry that is aesthetically pleasing and in keeping with the spirit of the neighborhood.

The current two entries into this house are not covered and allow rain and snow to shed directly onto the stairways. The front steps are brick and can become quite hazardous in the late winter/early spring when the freeze/thaw process makes them very slippery. The homeowner has asked us for a solution to this problem.

Since the house is a garrison style, the Portland Historical Board and we agree that a small farmers' porch across the front of the house will have a better look than the simple 50sf entryway allowed without a variance.

We believe that completing this exterior work would only impact positively on the surrounding area. It is our intention to take this home, which is an anomaly in the neighborhood, and make it fit in better with this historical district.

We very much appreciate your time and consideration in this request.

Sincerely,



Zac Davis
Zac Davis Fine Woodworking, Inc.

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 07-21-10. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK as proposed PAGE -- COUNTY Cumberland
 PLAN BOOK -- PAGE -- LOT --

ADDRESS: 23 Neal Street, Portland, Maine

Job Number: 898-09

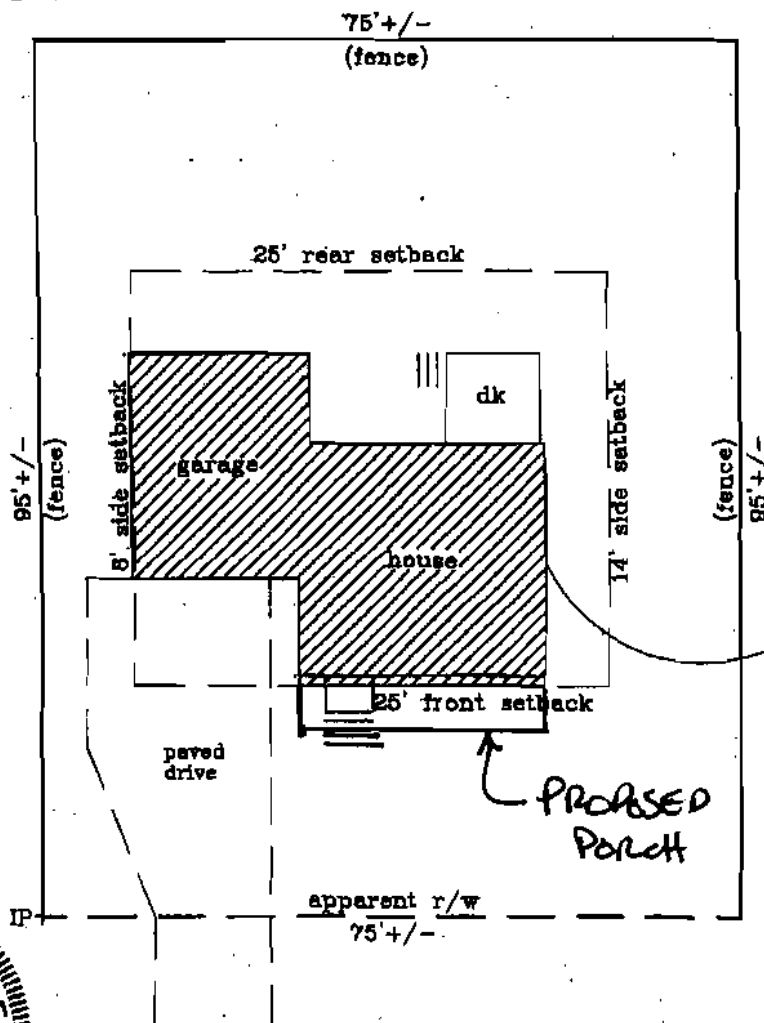
Inspection Date: 4-21-10

Buyer: Kari R. Byrnes

Scale: 1" = 20'

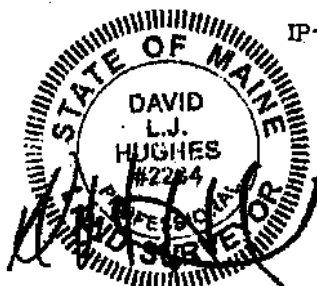
Client File #: 10-0883

Seller: 2nd Parrish of Portland



2 story wood structure w/ concrete foundation

Note:
 Lines of occupation are shown.
 A boundary survey may yield different results.



Neal Street to Bowdoin St.

I HEREBY CERTIFY TO: C.H. McLaughlin Title Co. LLC; Bank of

America and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0013 B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04048

207-987-9781 phone 207-987-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

WARRANTY DEED (LONG FORM)

KNOW ALL BY THESE PRESENTS,

THAT IT, **SECOND PARISH ORTHODOX PRESBYTERIAN CHURCH**, formerly known as **SECOND PARISH OF PORTLAND**, a corporation organized and existing under the laws of the State of Maine, of Westbrook, Cumberland County, Maine, in consideration of ONE DOLLAR and other valuable consideration paid by **STEVEN BYRNES** and **KARI BYRNES**, of the City of New York, Borough of Manhattan, County of New York, State of New York, and whose mailing address is 808 Columbus Avenue, New York NY 10025, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto Steven Byrnes and Kari Byrnes, as joint tenants and not as tenants in common, their heirs and assigns forever, the land and buildings in Portland, Cumberland County, Maine, more fully described on Exhibit A attached to this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to Steven Byrnes and Kari Byrnes, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND IT DOES COVENANT with the Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted and further, except for current zoning and land use regulations; that it has good right to sell and convey to the said Grantees to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to Steven Byrnes and Kari Byrnes, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Second Parish Orthodox Presbyterian Church has hereunto caused these presents to be signed with its name this 30th Day of April 2012.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

(Witness) [Signature]

**SECOND PARISH ORTHODOX
PRESBYTERIAN CHURCH**

By: [Signature]
Jonathan A. Eiten
Its: Chairman of the Board of Trustees

STATE OF MAINE
CUMBERLAND, ss.

Then personally appeared Jonathan A. Eiten, Chairman of the Board of Trustees of Second Parish Orthodox Presbyterian Church, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Second Parish Orthodox Presbyterian Church.

Before me:

[Signature]
Notary Public/Attorney at Law

NOTARY PRINT NAME: _____

DAVID B. MOODY, JR.
NOTARY PUBLIC, MAINE
My Commission Expires July 13, 2012

MAINE REAL ESTATE TAX PWD

EXHIBIT A

Property Location: 23 Neal Street, Portland, Cumberland County,
Maine

Municipal Assessor's Map 62 Block E Lot 8

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

Beginning at a point in the easterly sideline of Neal Street distant northerly thereon Ninety-one feet (91) from the intersection of the northerly side of Bowdoin Street with the easterly side of Neal Street; thence northerly by said easterly sideline of Neal Street, Seventy-five feet (75) to an iron and land now or formerly of Munson I. Strout; thence easterly by said land now or formerly of Munson I. Strout, Ninety-five feet (95) to the westerly line of a certain parcel conveyed by Glendon C. Strout to J.B. Brown & Sons by deed dated July 30, 1959, and recorded in Cumberland County Registry of Deeds in Book 2494, Page 209; thence southerly parallel with Neal Street, Seventy-five feet (75) to other land now or formerly of Glendon C. Strout; thence westerly by said land now or formerly of Glendon C. Strout and at right angles to Neal Street, Ninety-five (95) to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises described in the warranty deed of Mary J. O'Toole, Margaret H. O'Toole and Delia E. O'Toole to the Second Parish Church of Portland, dated February 11, 1969, and recorded in the Cumberland County Registry of Deeds Book 3082 Page 46.

June 18, 2010

Zoning Board of Appeals
City of Portland
389 Congress Street
Portland, ME 04101

Dear Board Member,

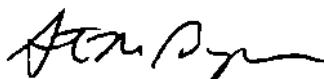
Please allow Zac Davis of Davis Fine Woodworking, Inc. to represent us at the Zoning Board of Appeals meeting regarding the variance for our property at 23 Neal Street.

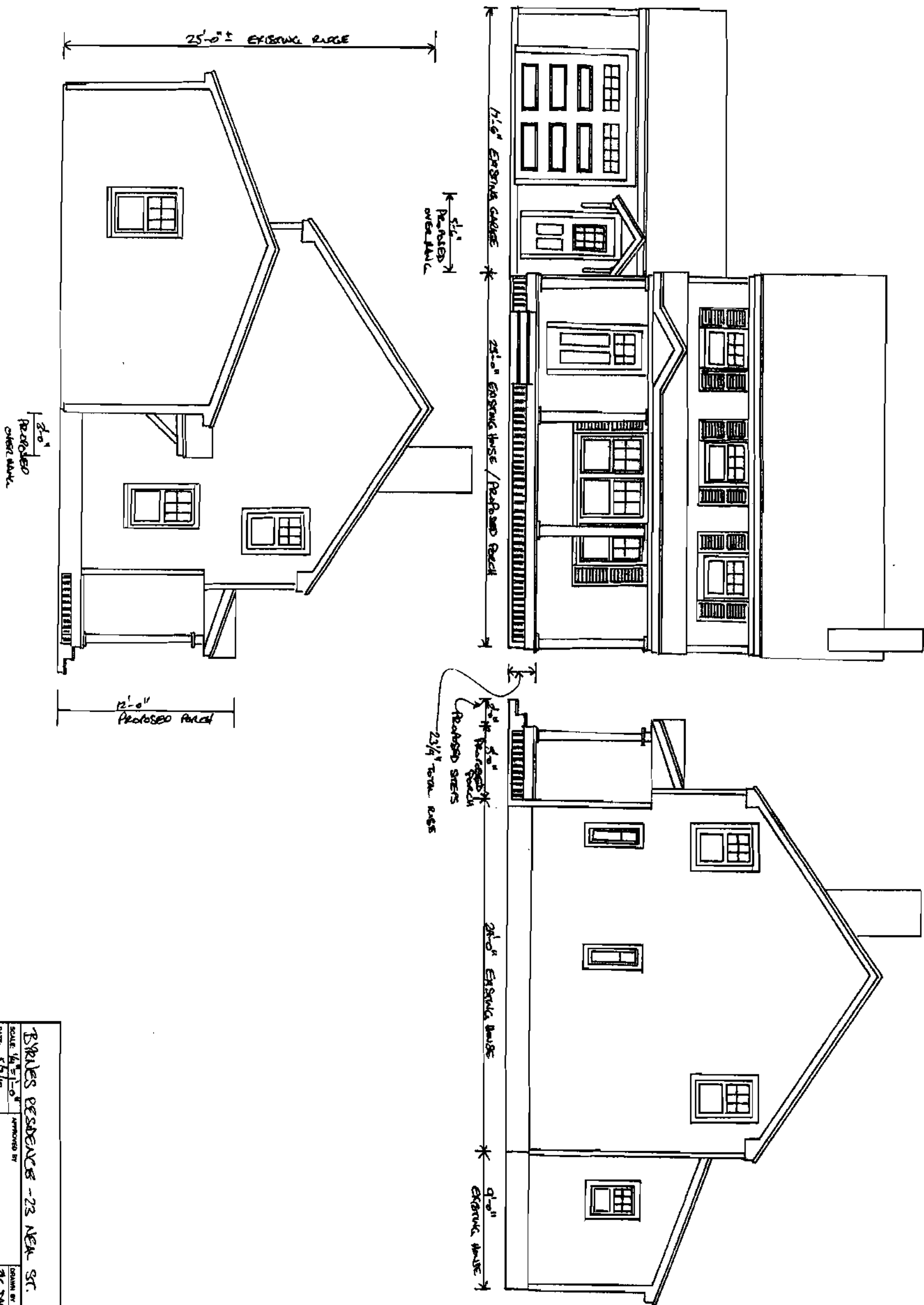
Sincerely,

Kari Byrnes

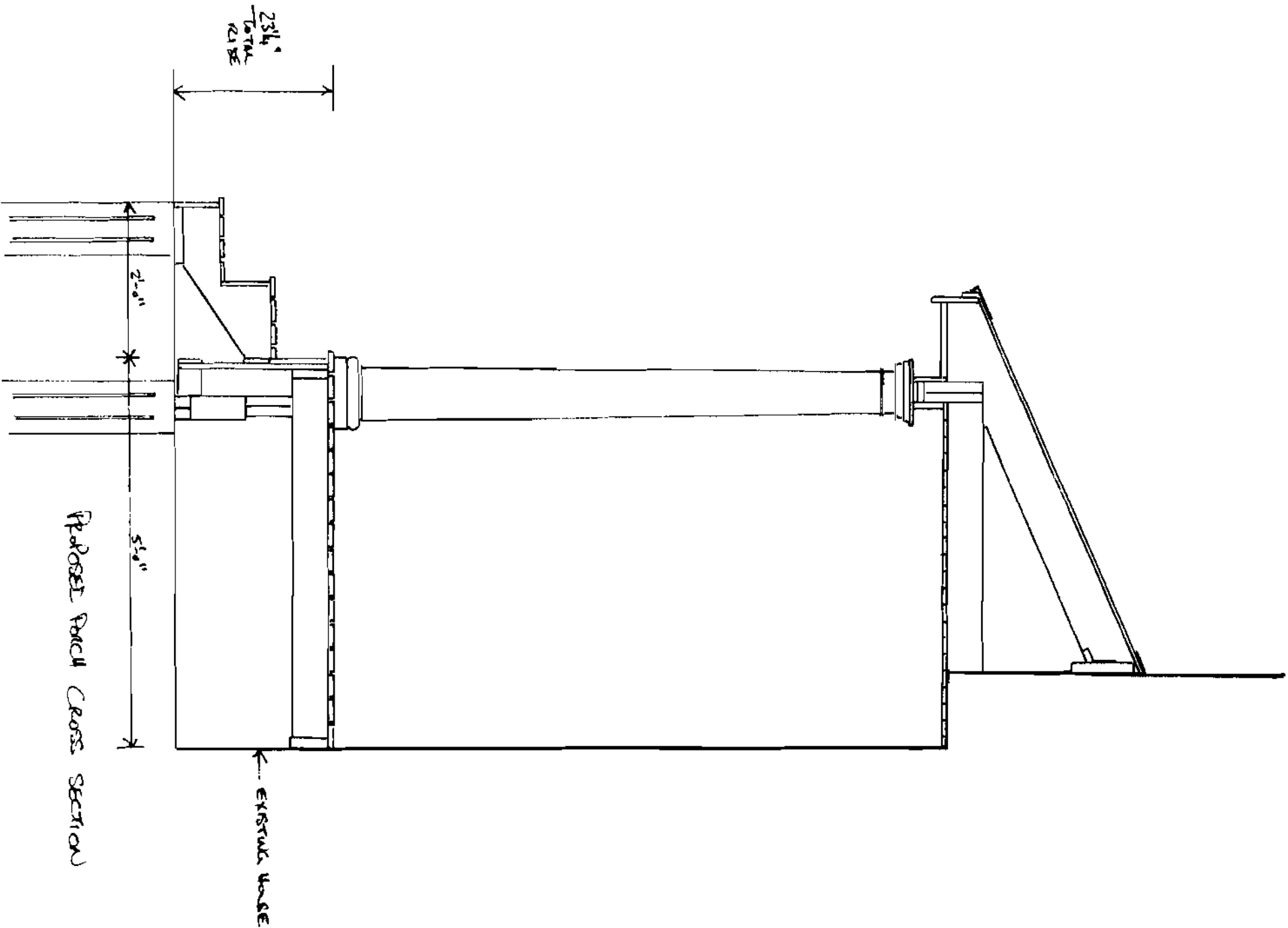


Steven Byrnes



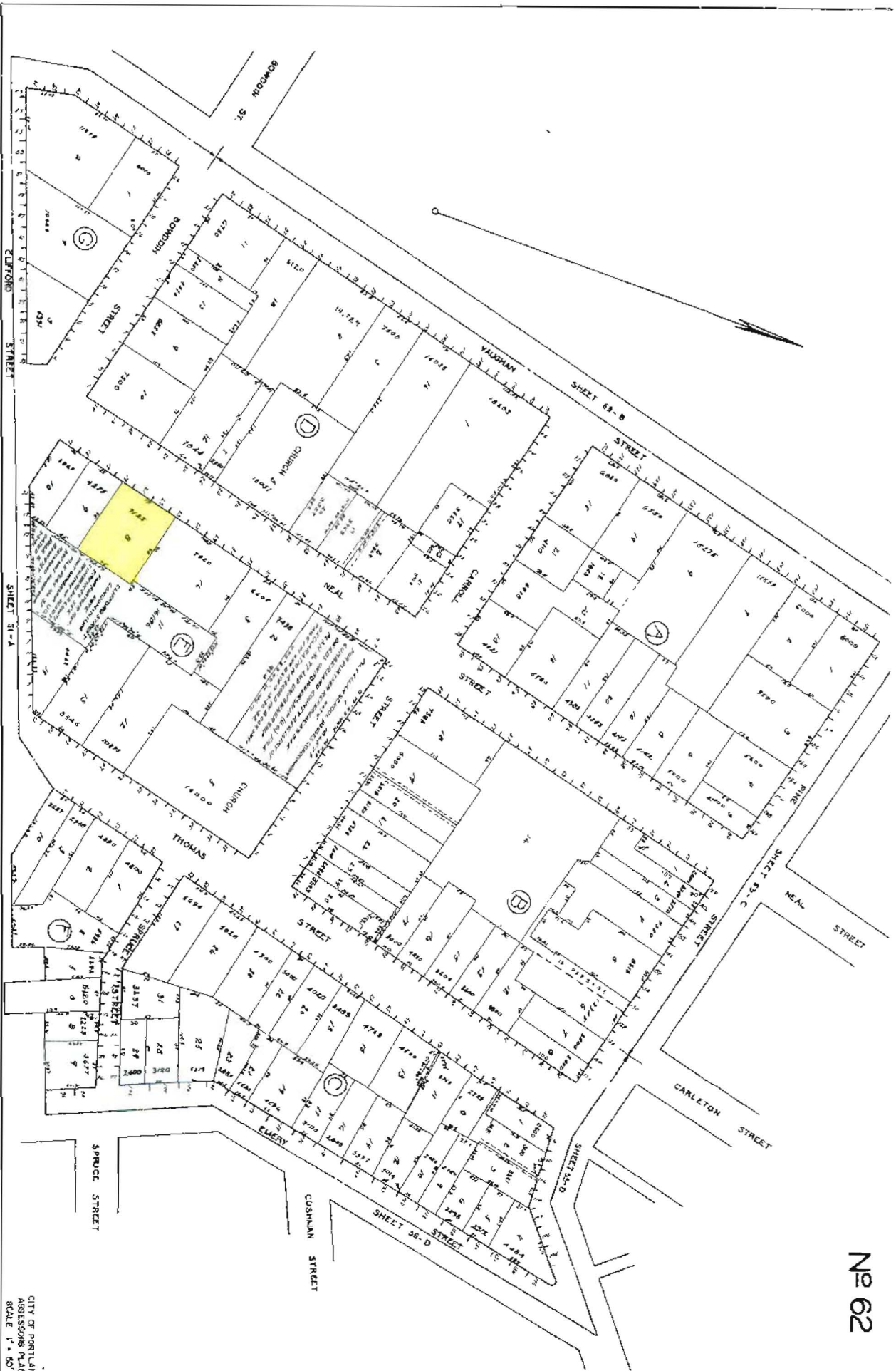


BYRLES RESIDENCES - 23 NEA ST.	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 5/7/10	DATE: 5/7/10
ZAC DAVIS FINE WOODWORKING, INC.	
NEW CANAAN, MAINE	
DRAWING NUMBER	
1 OF 1	



- 6" aluminum flashing at roof to wall connection
- 30 year architectural asphalt roofing to match existing house
- 8" white aluminum drip edge
- 1/2" Zip roof sheathing with lapping on a 5/12 pitch
- KD 2x8 rafters 16" on center attached to house with hangers on 2x10 rim
- 1x3 shadow board over 1x8 fascia
- 1x12 soffit
- 2 piece KD 2x10 beams over columns
- KD 2x6 ceiling joists 16" on center
- 3/4" pine trim ripped to wrap beam
- 5/8"x3 edge bead / center bead tongue and groove fir ceiling
- 8" fiberglass columns with PVC caps and bases
- 1x4 Cambium mahogany decking
- 6" aluminum flashing at porch rim to wall connection
- PT 2x6 joists 16" on center attached to house with joist hangers
- 2 piece PT 2x8 beam over PT 4x4 posts
- PT 4x4 posts attached to screw tubes with galvanized post bases
- 1x4 vertical slats with 1" spacing for lattice panel
- 1x10 apron over vertical slats
- 1x4 rail across bottom of vertical slats
- PT 2x10 stair stringers with a maximum finished rise of 7-3/4"
- Treads to be 12" nose to nose
- 8" Sakrete filled screw-tubes 4' below finished grade with 2 pieces of 1/2" re-bar

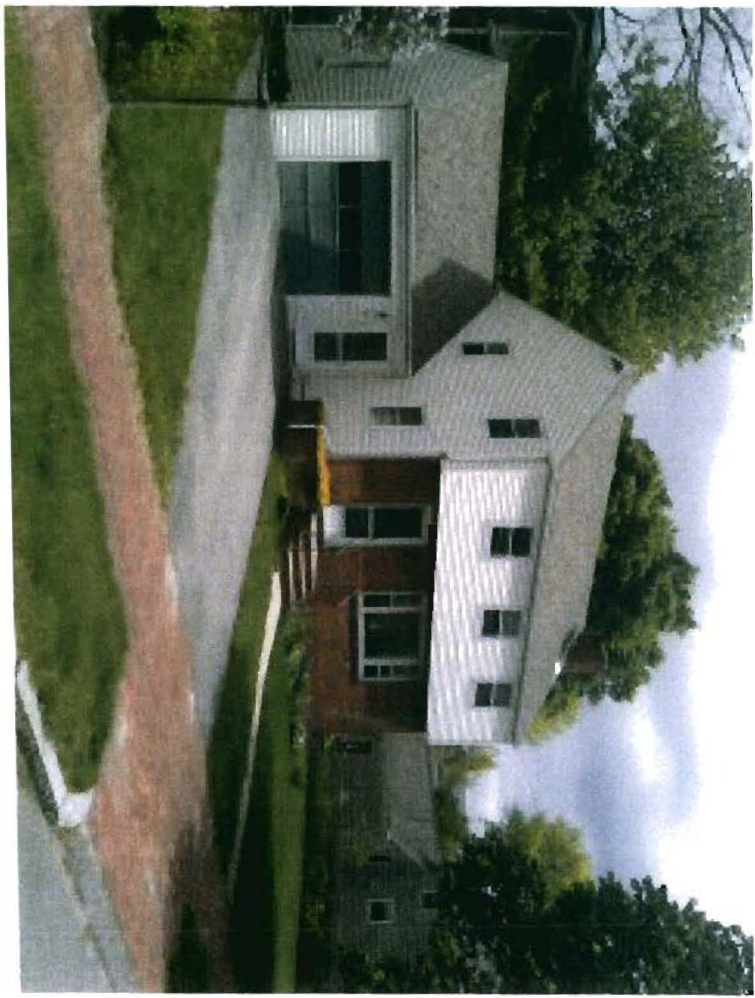
STOKES RESIDENCE - 23 NEW ST.				
SCALE ¹ / ₄ " = 1'-0"	APPROVED BY		DRAWN BY	
DATE: 5/16/10			ZAC DAVIS	
ZAC DAVIS FINE LANDSCAPE ARCH.				
NEW GLACESTER, MAINE				
			DRAWING NUMBER	



No 62

RETRACED 3-21-67

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 60'





City of Portland Zoning Board of Appeals

August 31, 2010

Zac Davis
Davis Fine Woodworking, Inc.
321 Gloucester Hill Rd.
New Gloucester, ME 04260

Dear Mr. Davis,

Enclosed is the receipt for the payment for the processing fee, notices and legal ad for the Practical Difficulty Variance Appeal for 23 Neal Street. The fees are now paid in full for the appeal.

The permit (#10-0938) to build the farmer's porch has been reviewed by zoning and by historic preservation. It still has to be reviewed by one of the plan reviewers in inspections which is the final review before the permit gets issued.

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 Zoning Board of Appeals

July 7, 2010

Zac Davis
Davis Fine Woodworking, Inc.
321 Gloucester Hill Rd.
New Gloucester, ME 04260

Dear Mr. Davis,

Your Practical Difficulty Variance Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, July 15, 2010 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

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

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

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

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

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Application No: 10-59500005

Statement Date: 07/20/2010

Project Name: 23 Neal St.

Applicant: Zac Davis

Development Type: ZONING PRACTICAL DIFFICULTY VARIANCE

CBL: 062 - E-008-001 23 NEAL ST

SUMMARY OF OUTSTANDING FEES

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$68.35	\$0.00	\$68.35
NOTICING ZONING BOARD	\$85.50	\$0.00	\$85.50
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
ZONING PROCESSING FEE	\$50.00	\$0.00	\$50.00
Outstanding Charges	\$303.85	\$100.00	\$203.85

pd. 8/2/10
Check # 10499

Detach and remit with payment

Application No: 10-59500005

Project Name: 23 Neal St.

Zac Davis
Davis Fine Woodworking Inc.
321 Gloucester Hill Road
New Gloucester, ME 04260

Total Due Now \$203.85
Amount Remitted _____

Make checks payable to the *City of Portland*, ATTN: Gayle Gurtin, 3rd Floor, 389 Congress Street, Portland, ME 04101.

City of Portland

DATE: 6/22/10

TIME: 14:31:50

PZ CASH RECEIPT

PROJECT #: 10-59500005

PROJECT DESC: PRACTICAL DIFFICULTY 23 NEAL ST. REDUCE

RECEIVED FROM: Zac Davis

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
---	-----	-----	-----
Z1	ZONING BOARD OF APPEALS		100.00
		TOTAL AMOUNT:	100.00

City of Portland

DATE: 8/04/10

TIME: 7:58:53

PZ CASH RECEIPT

PROJECT #: 10-59500005

PROJECT DESC: PRACTICAL DIFFICULTY 23 NEAL ST. REDUCE

RECEIVED FROM: Zac Davis

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
---	-----	-----	-----
L2	LEGAL AD ZONING BOARD		68.35
N1	NOTICING ZONING BOARD		85.50
ZP	ZONING PROCESSING FEE		50.00

TOTAL AMOUNT:

203.85

07/06/2010

062 E008

8:59 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ARBUCKLE JUDITH R	125 VAUGHAN ST PORTLAND, ME 04102	125 VAUGHAN ST	1
	ARMSTRONG ALLEN EDGAR & ELISSA MYERS CONGER JTS	105 SPRUCE ST PORTLAND, ME 04102	103 SPRUCE ST	1
	AYERS HERYUN K & JONATHAN W AYERS JTS	83 VAUGHAN ST PORTLAND, ME 04102	81 VAUGHAN ST	1
	BALDWIN WARREN C WWII VET & JANE E JTS	38 NEAL ST PORTLAND, ME 04102	38 NEAL ST	1
	BATSFORD STEVEN M & JODY A BATSFORD JTS	108 SPRUCE ST PORTLAND, ME 04102	108 SPRUCE ST	1
	BEEAKER ALISON M	325 SPRING ST # 1 PORTLAND, ME 04102	325 SPRING ST UNIT 1	1
	BEGIN ELIZABETH W	5 ORCHARD ST PORTLAND, ME 04102	5 ORCHARD ST	1
	BENNETT MARGUERITE N & PETER JAMES ETAL JTS	108 SPRUCE ST PORTLAND, ME 04102	108 SPRUCE ST	3
	BOURGEOIS RENEE L & BRIAN D ENG JTS	33 STORER ST PORTLAND, ME 04102	33 STORER ST	1
	BRIGGS RUSSELL C & BARBARA M BRIGGS	14 BOWDOIN ST PORTLAND, ME 04102	14 BOWDOIN ST	1
	CHENE DOUGLAS G & JENNIFER ELOWITCH JTS	45 THOMAS ST PORTLAND, ME 04102	45 THOMAS ST	3
	CICUTO KENNETH P & BARBARA S MCINNIS JTS	365 SPRING ST PORTLAND, ME 04102	365 SPRING ST	1
	CLARK DOROTHY S HEIRS	5 CLIFFORD ST PORTLAND, ME 04102	5 CLIFFORD ST	1
	COREA MICHAEL E & MATTHEW A ALONZO JTS	1 CARROLL ST PORTLAND, ME 04102	1 CARROLL ST	2
	CRICHTON KIMBERLY	325 SPRING ST # 3 PORTLAND, ME 04102	325 SPRING ST UNIT 3	1
	CROCKER BENJAMIN VN VET & GLADYS GARCIA JTS	13 CARROLL ST PORTLAND, ME 04102	13 CARROLL ST	3
	D'AMICO SAMUEL J & JUDITH A JTS	17 THOMAS ST PORTLAND, ME 04102	17 THOMAS ST	1
	DEITCH DAVID K & JENNIFER M DEITCH JTS	4 TUFTS RD NEW GLOUCESTER, ME 04280	325 SPRING ST UNIT 2	1
	DELOGU ORLANDO E & JUDITH D DELOGU JTS	22 CARROLL ST # 8 PORTLAND, ME 04102	22 CARROLL ST UNIT 2	1
	DEPREZ RONALD D	15 CLIFFORD ST PORTLAND, ME 04102	15 CLIFFORD ST UNIT 2	1
	DIGGS DOROTHY	327 SPRING ST # 3 PORTLAND, ME 04102	327 SPRING ST UNIT 3	1
	DIGGS DOROTHY W	327 SPRING ST # 2 PORTLAND, ME 04102	327 SPRING ST UNIT 2	1
	DIGGS DOROTHY W	327 SPRING ST # 1 PORTLAND, ME 04102	327 SPRING ST UNIT 1	1
	DONOVAN LUCY D	15 CLIFFORD ST PORTLAND, ME 04101	15 CLIFFORD ST UNIT 1	1
	DUFFY WILLIAM CORE WWII VET MAXINE W JTS	104 SPRUCE ST PORTLAND, ME 04102	104 SPRUCE ST	1
	DWYER JOSEPH M & DENISE DWYER JTS	58 NEAL ST # 1 PORTLAND, ME 04102	58 NEAL ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	EATON DAVID N & JENNIFER L JTS	52 NEAL ST PORTLAND, ME 04102	52 NEAL ST	3
	ERMLICH REBECCA H & TIMOTHY N ERMLICH JTS	331 SPRING ST PORTLAND, ME 04102	331 SPRING ST	2
	EVON ROBERT W & LESLEY J EVON JTS	374 SPRING ST PORTLAND, ME 04102	374 SPRING ST	1
	FICKETT AMY M & DONALD E FICKETT JTS	325 SPRING ST # 9 PORTLAND, ME 04102	325 SPRING ST UNIT 9	1
	FIRST CHURCH OF CHRIST SCIENTISTS OF PORTLAND	61 NEAL ST PORTLAND, ME 04102	57 NEAL ST	2
	GARCIA GLADYS P	106 EMERY ST PORTLAND, ME 04102	106 EMERY ST	3
	GITTO CHRISTINA A	384 SPRING ST PORTLAND, ME 04102	384 SPRING ST	1
	GLASSMAN CAROLINE D TRUST	58 THOMAS ST PORTLAND, ME 04102	58 THOMAS ST	1
	GOLDFARB MARCIA F	9 BOWDOIN ST PORTLAND, ME 04102	13 BOWDOIN ST	1
	GRANT PRISCILLA T	40 NEAL ST PORTLAND, ME 04102	40 NEAL ST	1
	HARVEY STEPHEN J	107 VAUGHAN ST PORTLAND, ME 04102	107 VAUGHAN ST	1
	HORN ECKART & MARY M HORN JTS	383 SPRING ST PORTLAND, ME 04102	383 SPRING ST	2
	HORR MARIANNA VALLS	25 THOMAS ST PORTLAND, ME 04102	25 THOMAS ST	1
	INGALLS ROGER E	22 CARROLL ST # 11 PORTLAND, ME 04102	22 CARROLL ST UNIT 3	1
	JARRELL MARK R & DARLENE C JARRELL JTS	3 WHISPERING PINES FREEPORT, ME 04032	321 SPRING ST	1
	KEILSON BARBARA	330 SPRING ST PORTLAND, ME 04102	330 SPRING ST	2
	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
	KILLIAN MARION T	108 VAUGHAN ST PORTLAND, ME 04102	108 VAUGHAN ST	2
	KINNEY ELEANOR	22 CARROLL ST # 10 PORTLAND, ME 04102	22 CARROLL ST UNIT 3	1
	KNOWLES SHARYN M	128 VAUGHAN ST PORTLAND, ME 04102	131 VAUGHAN ST	1
	LAWSON JENNIFER C	PO BOX 802 PORTLAND, ME 04104	325 SPRING ST UNIT 5	1
	LEVINE ROBERT & VILEAN TAGGERSELL JTS	395 SPRING ST PORTLAND, ME 04102	395 SPRING ST	1
	LIPPERT HEATHER M & WADE A LIPPERT JTS	33 NEAL ST PORTLAND, ME 04102	33 NEAL ST	1
	LORD RUTH ALLISON	177 PINE ST # 1G PORTLAND, ME 04102	3 CARROLL ST	1
	MACDONALD TERRI	31 KATHY'S PATH SCITUATE, MA 02066	7 CARROLL ST	5

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MANSING JUDITH	22 CARROLL ST # 6 PORTLAND, ME 04102	22 CARROLL ST UNIT 2	1
	MAURICE RAYMOND V	PO BOX 479A KENNEBUNKPORT, ME 04046	22 CARROLL ST UNIT 1	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
	MC GEE CHARLES T & MARY C MC GEE TRUSTEES	101 VAUGHAN ST PORTLAND, ME 04102	101 VAUGHAN ST	3
	MCKEE ASSOCIATES LLC	1 DEAKE ST SOUTH PORTLAND, ME 04106	24 THOMAS ST	6
	MCLAUGHLIN CHARLES H IV & SUSAN E MCLAUGHLIN JTS	326 SPRING ST PORTLAND, ME 04102	326 SPRING ST	1
	MERRILL DAVID	325 SPRING ST # 4 PORTLAND, ME 04102	325 SPRING ST UNIT 4	1
	MERRILL PETER & CAROLE F MERRILL	335 SPRING ST PORTLAND, ME 04102	335 SPRING ST	1
	MORAN SARAH L	317 SPRING ST PORTLAND, ME 04102	317 SPRING ST	1
	MORRILL EVA	33 CARROLL ST PORTLAND, ME 04102	33 CARROLL ST	1
	MORRILL EVA	33 CARROLL ST PORTLAND, ME 04102	35 CARROLL 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
	MURPHY PATRICK O & VICTORIA MCHUGH JTS	8 BOWDOIN ST PORTLAND, ME 04102	8 BOWDOIN ST	1
	MURRAY WILLIAM M JR	PO BOX 10026 PORTLAND, ME 04104	22 CARROLL ST UNIT 1	1
	NIELSEN SUSAN E	15 CLIFFORD ST # 3E PORTLAND, ME 04102	15 CLIFFORD ST UNIT 3	1
	NOLAND DEWEY H & FRANCES	22 CARROLL ST # 4 PORTLAND, ME 04102	22 CARROLL ST UNIT 1	1
	NYCHAY JOHN J	325 SPRING ST # 6 PORTLAND, ME 04102	325 SPRING ST UNIT 6	1
	OHANNES JAMES R & ELIZABETH MCGRADY	20 THOMAS ST PORTLAND, ME 04102	20 THOMAS ST	1
	PARKER JUDITH D	15 CLIFFORD ST UNIT 1-W PORTLAND, ME 04102	15 CLIFFORD ST UNIT 1	1
	PENNOYER DORIS S	112 VAUGHAN ST PORTLAND, ME 04102	112 VAUGHAN ST	2
	PEVERADA THERESA K LIFE WID WWII VET	37 NEAL ST PORTLAND, ME 04102	37 NEAL ST	1
	PIERCE CAROL P	58 NEAL ST # 3 PORTLAND, ME 04102	58 NEAL ST	1
	PRATT CAROLINE M	48 NEAL ST PORTLAND, ME 04102	32 CARROLL ST	0
	PRATT CAROLINE MALONE	48 NEAL ST PORTLAND, ME 04102	46 NEAL ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PRATT ROBERT G & ALIX E PRATT TRUSTEES	58 NEAL ST # 2 PORTLAND, ME 04102	58 NEAL ST	1
	PRINGLE ANNE B	44 NEAL ST PORTLAND, ME 04102	44 NEAL ST	1
	REMMEL KATHLEEN A & U CHARLES II JTS	41 THOMAS ST PORTLAND, ME 04102	35 THOMAS ST	3
	REMMEL U CHARLES II & KATHLEEN JTS	41 THOMAS ST PORTLAND, ME 04102	41 THOMAS ST	1
	RICHFIELD LESLIE	393 SPRING ST PORTLAND, ME 04102	393 SPRING ST	1
	ROSE ANNE C	22 CARROLL ST APT 7 PORTLAND, ME 04102	22 CARROLL ST UNIT 2	1
	RYDELL KATHERINE T	22 CARROLL ST # 2 PORTLAND, ME 04102	22 CARROLL ST UNIT 1	1
	SCARCELLI ROSA W & THOMAS H RHOADS JTS	71 BOWDOIN ST PORTLAND, ME 04102	113 VAUGHAN ST	8
	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 04807	22 CARROLL ST UNIT 3	1
	SEASIDE PARTNERS LLC	544 GOULDSBORO POINT RD GOULDSBORO, ME 04807	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
	SELLERS RORICK A & TIMMI L SELLERS JTS	37 CARROLL ST PORTLAND, ME 04102	37 CARROLL ST	1
	SHAW PETER K & BARBARA G	29 BOWDOIN ST PORTLAND, ME 04102	29 BOWDOIN ST	1
	SHINN GEORGE L & CLARA S SHINN JTS	15 THOMAS ST PORTLAND, ME 04102	15 THOMAS ST	1
	SILSBY PAULA D	75 CHENERY ST PORTLAND, ME 04103	5 CARROLL ST	3
	SMILES ISABEL	11 CARROLL ST PORTLAND, ME 04102	11 CARROLL ST	1
	SMITH LUCIA P	382 SPRING ST PORTLAND, ME 04102	390 SPRING 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
	SPRAGUE LAURA FECYCH	28 ORCHARD ST PORTLAND, ME 04102	11 ORCHARD ST	0
	STEELE PHILIP & FRANCESCA GALLUCCIO-STEELE	22 CLIFFORD ST PORTLAND, ME 04102	22 CLIFFORD ST	1
	STEVENS PAUL S & DORIS J STEVENS JTS	21 THOMAS ST PORTLAND, ME 04102	21 THOMAS ST	1
	TADAMA-WIELANDT MICHAEL	26 WOODCREST RD CAPE ELIZABETH, ME 04107	325 SPRING ST UNIT 8	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	TORREGROSSA LOUIS M & JANET C TORREGROSSA JTS	325 SPRING ST # 7 PORTLAND, ME 04102	325 SPRING ST UNIT 7	1
	TRIPP SIDNEY P III	39 NEAL ST PORTLAND, ME 04102	39 NEAL ST	3
	UBANS JURIS K & MARA JTS	1 THOMAS ST PORTLAND, ME 04102	1 THOMAS ST	1
	VOSS PATRICIA Z	366 SPRING ST PORTLAND, ME 04102	366 SPRING ST	1
	WARE ROLAND G	2 THOMAS ST PORTLAND, ME 04102	2 THOMAS ST	1
	WAYNFLETE SCHOOL THE	360 SPRING ST PORTLAND, ME 04102	17 FLETCHER ST	1
	WAYNFLETE SCHOOL THE	360 SPRING ST PORTLAND, ME 04102	336 SPRING ST	1
	WAYNFLETE SCHOOL THE	360 SPRING ST PORTLAND, ME 04102	342 SPRING ST	1
	WAYNFLETE SCHOOL THE	348 SPRING ST PORTLAND, ME 04102	348 SPRING ST	1
	WAYNFLETE SCHOOL THE	256 SPRING ST REAR PORTLAND, ME 04102	16 STORER ST	2
	WAYNFLETE SCHOOL THE	360 SPRING ST PORTLAND, ME 04102	20 STORER ST	1
	WAYNFLETE SCHOOL THE	360 SPRING ST PORTLAND, ME 04102	20 STORER ST	0
	WEINBERG DIANE L	145 BEAUMONT AVE NEWTON, MA 02450	375 SPRING ST	1
	WEST JERRY W & DIANE M WORTHINGTON JTS	27 THOMAS ST PORTLAND, ME 04102	27 THOMAS ST	1
	WHELAN ROBERT M JR & KATHLEEN M WHELAN JTS	416 COMMONWEALTH AVE # 305 BOSTON, MA 02215	90 VAUGHAN ST	1
	WHIPPLE FRANCES K & JOHN W JTS	47 THOMAS ST PORTLAND, ME 04102	47 THOMAS ST	2
	WIGTON DANA TOWLE ETALS	97 VAUGHAN ST PORTLAND, ME 04102	97 VAUGHAN ST	2
	WILKINS OUIDA L WID WWII VET	179 RAYMOND HILL RD RAYMOND, ME 04071	15 CARROLL ST	1
	WILLISTON CHURCH IN	32 THOMAS ST PORTLAND, ME 04102	26 THOMAS ST	1
	WROTH SUSAN C	19 THOMAS ST PORTLAND, ME 04102	19 THOMAS ST	1
	ZILKHA DANIEL A	PO BOX 134 SOUTH CASCO, ME 04077	22 CARROLL ST UNIT 2	1

