

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Gordon Smith-chair  
Sara Moppin-secretary  
William Getz  
Mark Bower  
Eric Larsson  
April 8, 2013

Ford Reiche  
100 Middle Road  
Cumberland, ME 04021

RE: 223 Western Prom  
CBL: 063 E005  
ZONE: R-4

Dear Mr. Reiche,

At the April 4, 2013 meeting, the Zoning Board of Appeals voted 4-0 to grant your Conditional Use Appeal to add two dwelling units to the existing two family home. I am enclosing a copy of the Board's decision.

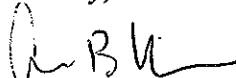
You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the appeal. Please submit your payment on receipt of this invoice. Your permit cannot be issued until your payment has been received.

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property from two residential units to four residential units. I have enclosed the Level I Minor Residential Site Plan application which serves as both a site plan and a building permit application. You have six months from the date of the hearing, April 4, 2013, referenced under section 14-474(f), to obtain the site plan/permit, or your Zoning Board approval will expire. If you have any questions about the site plan section of this application you can talk to Barbara Barhydt in the Planning Division. Her phone number is 874-8699 and her email is [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov).

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

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

Yours truly,

  
Ann B. Machado  
Zoning Specialist

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk  
**From:** Marge Schmuckal, Zoning Administrator  
**Date:** April 5, 2013  
**RE:** Action taken by the Zoning Board of Appeals on April 4, 2013.

**Members Present:** Gordon Smith (chair), William Getz, Sara Moppin (secretary) and Eric Larsson

**Members Absent:** Mark Bower

#### 1. New Business

##### A. Conditional Use Appeal:

215-223 Western Promenade, Ford Reiche, buyer, Tax Map 063, Block E, Lot 005, R-4

**Residential Zone:** The applicant is seeking a Conditional Use Appeal under section 14-103(a)(2) to add two dwelling units to the existing two family building for a total of four dwelling units. Representing the appeal is the buyer and John Turk of TTL Architects.

**The Zoning Board of Appeals voted 4-0 to grant the appeal to add two dwelling units to the existing two family home.**

#### Enclosure:

Decision for Agenda from April 4, 2013

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

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

Attendance:  
Erik Larsson  
Gardly Smith  
Sara Moppin  
Bill Getz

R-4 Residential Zone Additional Dwelling Units

**Conditional Use Appeal**

**DECISION**

Date of public hearing: April 4, 2013

Name and address of applicant: Ford Reiche  
100 Middle Road  
Cumberland, ME

Location of property under appeal: 223 Western Promenade  
Tax Map 063, Block E, Lot 5

For the Record:

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

Ford Reiche, Buyer  
John Turk, Architect

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

Greater Portland Landmarks letter dated  
March 28, 2013

Western Promenade Neighborhood Association  
letter dated April 1, 2013

Findings of Fact and Conclusions of Law:

The applicant is seeking conditional use approval to add two dwelling units to the existing two-family building for a total of four dwelling units.

A. Conditional Use Standards pursuant to Portland City Code §14-103(a)(2):

1. No additional dwelling unit shall have fewer than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic.

Satisfied  Not Satisfied

Reason and supporting facts:

There are no common <sup>hallways or</sup> corridors. Unit 1 is 3475 sq. ft. Unit 2 is 2400 sq. ft. Unit 3 is

2. No open outside stairways or fire escapes above the ground floor shall be or have been constructed in the immediately preceding five (5) years

Satisfied  Not Satisfied

Reason and supporting facts:

There ~~are~~ will be and are no open outside stairways or fire escapes above the ground floor.

1500 sq. ft.  
Unit 4 is 1300 sq. ft.

3. The alteration will not result in a total cubic volume increase of more than ten (10) percent within the immediately preceding five (5) years.

Satisfied  Not Satisfied

Reason and supporting facts:

The cubic volume will be reduced by this alteration. Property has been vacant for almost 5 years.

4. A lower level dwelling unit shall have a minimum of one-half of its floor-to-ceiling height above the average adjoining ground level.

Satisfied  Not Satisfied

All proposed units will have primary living space on <sup>2</sup> first floor or above and <sup>1</sup> basement space is not part of

square footage calculation.

Reason and supporting facts:

see previous page

5. No existing dwelling unit shall be decreased to fewer than one thousand (1,000) square feet of floor area.

Satisfied  Not Satisfied

Reason and supporting facts:

Smallest unit is 1300 square feet per plans and testimony.

6. Three thousand (3,000) square feet of land area per dwelling unit shall be required.

Satisfied  Not Satisfied

Reason and supporting facts:

Application reflects a total of 14,500 sq. feet, which is more than the 12,000 required.

7. 1 Parking shall be provided as follows: 1 off-street parking space per new unit (14-332(a)(2))

Satisfied  Not Satisfied

Reason and supporting facts:

Each unit will have 1 off-street parking space. with a new curb <sup>proposed</sup> ~~cut~~ shown on plans.

In ~~any~~ any event, there is an exception in the ordinance for parking in this zone.

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

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

Yes  No

Reason and supporting facts:

Proposed use is compatible with existing residential neighborhood. Western Prom Neighborhood Association and

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

Yes

No

Greater Portland Landmarks ~~are~~ have

Reason and supporting facts:

Per testimony and letters of support, ~~improvements with~~ project will improve vacant, derelict, ~~unheated~~ property. Conditional use will bring

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

Yes

No

provided letters of support. Proposed use is historically compatible.

Fit back into habitable condition.

Reason and supporting facts:

The use of property as 4-unit residential building will be similar to neighboring multi-unit uses per applicant-submitted photographs.

**Conclusion:** (check one)

Option 1: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

4-0  
Vote

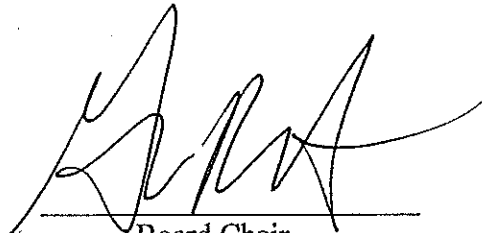
Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

in favor of approval

\_\_\_\_ Option 3: The Board finds that not all of the standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Please note that, pursuant to Portland City Code 14-88(a)(2)(i), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval.

Dated: 4.4.13



Board Chair

members: Sarah Moppin, Bill Getz, Gordon Smith, Evee Lanson

## CITY OF PORTLAND, MAINE

### ZONING BOARD OF APPEALS

Absent: Mark Bower - conflicted out

#### APPEAL AGENDA

called to Order 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, April 4, 2013 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeal:

#### 1. New Business

##### A. Conditional Use Appeal:

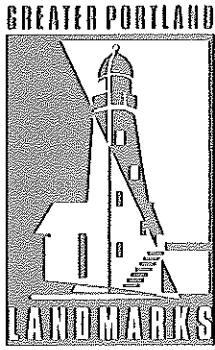
4-Q  
215-223 Western Promenade, Ford Reiche, buyer, Tax Map 063, Block E, Lot 005, R-4

GRAND  
Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-103(a)(2) to add two dwelling units to the existing two family building for a total of four dwelling units. Representing the appeal is the buyer and John Turk of TTL Architects.

#### 2. Adjournment

7:00 pm





93 High Street  
Portland, ME 04101  
207-774-5561  
207-774-2509 Fax  
[www.portlandlandmarks.org](http://www.portlandlandmarks.org)

March 28, 2013

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

RECEIVED

MAR 29 2013

Dept. of Building Inspections  
City of Portland Maine

RE: Application for a conditional use appeal 215-223 Western Promenade

Dear Members of the Board:

Greater Portland Landmarks' Public Issues Committee has had the opportunity to review and discuss the proposed project for conversion to condominiums at 223 Western Promenade with developer Ford Reiche and architect John Turk. In addition, two of our staff members have visited the site and toured the building to gain a better understanding of the proposed project.

We are generally supportive of this concept, which provides an opportunity for a compatible use for the property with modest adjustments to the building and its site, and minimal changes to the exterior of the historic building itself. It is challenging to preserve a structure of this size (11,000 square feet) as a single family or two family dwelling, and we believe that allowing modest additional density should facilitate the continued maintenance of this historic building.

Therefore we encourage the Zoning Board of Appeals to approve the Conditional Use Appeal under section 14-103(a)(2) to add two dwelling units to the existing two family building for a total of four dwelling units.

Thank you for your consideration.

Yours sincerely,

Hilary Bassett  
Executive Director

**WESTERN PROMENADE NEIGHBORHOOD ASSOCIATION**

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April 1, 2013

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

RECEIVED

APR 01 2013

Department of Building Inspections  
City of Portland Maine

Re 215-223 Western Promenade


Dear Board Members:

While it would prefer that large residences in our National Register Historic Neighborhood remain in single-family use, the WPNA recognizes that some properties, for a variety of reasons (including very large size and condition), are not likely to continue in such use and may need to be converted into multiple dwelling units, subject to the R-4 zoning limitations.

We have considered the proposed conversion of 215-223 Western Promenade from two units to four units. Our WPNA Vice President and I have toured the structures with the buyer and his contractor. It appears that they have been very deliberate in crafting a unit configuration that will produce marketable units, while preserving much of the high-quality interior detail – which we appreciate

Therefore, the Western Promenade Neighborhood Association supports the applicant's Conditional Use Appeal.

Very truly yours,



Anne B. Pringle  
President



## City of Portland Zoning Board of Appeals

March 26, 2013

Ford Reiche  
100 Middle Road  
Cumberland, ME 04021

Dear Mr. Reiche,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, April 4, 2013 at 6:30 p.m.** in the City Council Chambers located on the second floor of City Hall.

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

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

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

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1664	<b>Applicant:</b> FORD REICHE
<b>Project Name:</b> 223 WESTERN PROMENADE	<b>Location:</b> 223 WESTERN PROMENADE
<b>CBL:</b> 063 E005001	<b>Application Type:</b> Conditional Use
<b>Invoice Date:</b> 03/26/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$100.00		\$100.00		\$228.30		\$228.30		\$0.00		On Receipt

<b>Previous Balance</b>	<b>\$100.00</b>
<b>Payment Received 3/18/2013 - Thank you</b>	<b>\$100.00</b>

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	106	\$79.50
Legal Advertisements - ZBA	1	\$98.80
		\$228.30
<b>Total Current Fees:</b>	<b>+</b>	<b>\$228.30</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$228.30</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 063 E005001  
**Bill to:** FORD REICHE  
 100 MIDDLE ROAD  
 CUMBERLAND, ME 04021

**Application No:** 0000-1664  
**Invoice Date:** 03/26/2013  
**Invoice No:** 40543  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$228.30

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

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1664	<b>Applicant:</b> FORD REICHE
<b>Project Name:</b> 223 WESTERN PROMENADE	<b>Location:</b> 223 WESTERN PROMENADE
<b>CBL:</b> 063 E005001	<b>Application Type:</b> Conditional Use
<b>Invoice Date:</b> 03/26/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>		<b>Payment Due Date</b>
\$100.00		\$100.00		\$228.30		\$0.00		\$228.30		On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$100.00</b>
<b>Payment Received 3/18/2013 - Thank you</b>	<b>\$100.00</b>

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Processing Fee	1	\$50.00
Notices - ZBA	106	\$79.50
Legal Advertisements - ZBA	1	\$98.80
		<u>\$228.30</u>
<b>Total Current Fees:</b>	+	<b>\$228.30</b>
<b>Total Current Payments:</b>	-	<b>\$0.00</b>
<b>Amount Due Now:</b>		<b>\$228.30</b>

*pd 5/23/12  
#1013*

-----  
 Detach and remit with payment

**CBL** 063 E005001  
**Bill to:** FORD REICHE  
 100 MIDDLE ROAD  
 CUMBERLAND, ME 04021

**Application No:** 0000-1664  
**Invoice Date:** 03/26/2013  
**Invoice No:** 40543  
**Total Amt Due:** \$228.30  
**Payment Amount:**

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

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

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1664	<b>Applicant:</b> FORD REICHE
<b>Project Name:</b> 223 WESTERN PROMENADE	<b>Location:</b> 223 WESTERN PROMENADE
<b>CBL:</b> 063 E005001	<b>Application Type:</b> Conditional Use
<b>Invoice Date:</b> 03/18/2013	

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

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

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

**CBL** 063 E005001  
**Bill to:** FORD REICHE  
 100 MIDDLE ROAD  
 CUMBERLAND, ME 04021

**Application No:** 0000-1664  
**Invoice Date:** 03/18/2013  
**Invoice No:** 40430  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$100.00

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



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

March 18 2013

Received from Ford & Karen Reiche

Location of Work 233 Weston from

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 100.00

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other 2BA Conditional Use Special

CBL: 65-E-5

Check #: 0837 Total Collected \$ 100.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

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**From:** "classified" <classified@mainetoday.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 3/25/2013 10:47 AM  
**Subject:** RE: Zoning Board of Appeals Legal Ad

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Hi Ann,

All set to publish your ad on Friday, March 29.

The cost is \$98.80 includes \$2.00 online charge.

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

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**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Monday, March 25, 2013 8:56 AM  
**To:** classified@mainetoday.com  
**Subject:** Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals Legal Ad for Friday, March 29, 2013.

Thanks.

Ann

Ann Machado  
Zoning Specialist  
Planning & Urban Development  
Portland City Hall  
(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
063 A008001	COPE SAMUEL M WWII VET & SARA K JTS	265 WEST PROMENADE PORTLAND, ME 04102	265 WESTERN PROMENADE	1
063 A009001	NIKAZMERAD NICHOLAS M	261 WESTERN PROMENADE PORTLAND, ME 04102	261 WESTERN PROMENADE	1
063 A010001	VICKERY DAVID JASON	255 WESTERN PROMENADE PORTLAND, ME 04102	255 WESTERN PROMENADE	1
063 A011001	BOLLINGER JAMES B & TESSA A BOLLINGER JTS	111 WEST ST PORTLAND, ME 04102	117 WEST ST	1
063 A011002	COPE SAMUEL M & SARA K JTS	265 WEST PROMENADE PORTLAND, ME 04102	117 WEST ST	1
063 A012001	BOLLINGER JAMES B & TESSA A BOLLINGER JTS	111 WEST ST PORTLAND, ME 04102	111 WEST ST	1
063 A013001	NOYES-BENOIT ANNA M & HENRI A BENOIT II JTS	107 WEST ST PORTLAND, ME 04102	107 WEST ST	2
063 A014001	DENHAM ALISON A	105 WEST ST PORTLAND, ME 04102	105 WEST ST	2
063 A019001	PURINGTON MATTHEW C & MARY KATHERINE PURINGTON	128 CHADWICK ST PORTLAND, ME 04102	128 CHADWICK ST	2
063 B003001	LEAVITT ALISON	125 CHADWICK ST PORTLAND, ME 04102	125 CHADWICK ST	2
063 B004001	HUCKEL-BAUER NATHANIEL R & ELIZABETH B EISENHARDT JTS	119 CHADWICK ST PORTLAND, ME 04102	119 CHADWICK ST	1
063 B005001	O'BRIEN STEPHANIE H & ROBERT J O'BRIEN JTS	95 WEST ST PORTLAND, ME 04102	95 WEST ST	1
063 E001001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	112 WEST ST	1
063 E002001	PELLOW JAMES W & KARYN M PELLOW JTS	104 WEST ST PORTLAND, ME 04102	104 WEST ST	1
063 E003001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	231 WESTERN PROMENADE	2
063 E004001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	227 WESTERN PROMENADE	1
063 E005001	WCP MAINE LOAN HOLDINGS LLC	223 WESTERN PROMENADE PORTLAND, ME 04102	223 WESTERN PROMENADE	1
063 E006006	HALKIAS TELEMACHUS & ANGELA WINGATE JTS	197 PINE ST # 6 PORTLAND, ME 04102	197 PINE ST UNIT 6	1
063 E006011	ANDERSON KARIN MARGRET RICHARD PARKS ANDERSON	15 ROBERTS AVE BAR HARBOR, ME 04609	197 PINE ST UNIT 11	1
063 E006012	FEDERAL HOME LOAN MORTGAGE CORPORATION	8200 JONES BRANCH DR MCLEAN, VA 22102	197 PINE ST UNIT 12	1
063 E006014	SCHLUETER JASON ALLYN & ETAL TRUSTEES	19212 WILLOW BROOK LN PORTOLA HILLS, CA 92679	197 PINE ST UNIT 14	1
063 E006015	BAILEY CHARLES W JR & SUSAN J BAILEY JTS	PO BOX 50497 AUSTIN, TX 78763	197 PINE ST UNIT 15	1
063 E006016	MASTROPASQUA ANTHONY	197 PINE ST # 16 PORTLAND, ME 04101	197 PINE ST UNIT 16	1
063 E006017	HUTCHESON WALTER W IV & ELIZABETH C CHASE JTS	197 PINE ST # 17 PORTLAND, ME 04102	197 PINE ST UNIT 17	1
063 E006021	O'DAY ELIZABETH MICHIE	197 PINE ST # 21 PORTLAND, ME 04102	197 PINE ST UNIT 21	1
063 E006022	DEAN THOMAS J	4 HASKELL ST # B AUBURN, ME 04210	197 PINE ST UNIT 22	1
063 E006023	ISACKE ROSS N	197 PINE ST # 23 PORTLAND, ME 04102	197 PINE ST UNIT 23	1
063 E006024	GAGNON GUY & MARC GAGNON	15 NELKE PL LEWISTON, ME 04240	197 PINE ST UNIT 24	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
063 E006025	BAILEY CHARLES W JR & SUSAN J BAILEY JTS	PO BOX 50497 AUSTIN , TX 78763	197 PINE ST UNIT 25	1
063 E006026	CHICOINE RONALD E & JULI P CHICOINE JTS	225 MONTELLO ST LEWISTON , ME 04240	197 PINE ST UNIT 26	1
063 E006031	SEMICH J WILLIAM	915 JOHNSON ST KEY WEST, FL 33040	197 PINE ST UNIT 31	1
063 E006032	FAIRBROTHER VINCENT J JR TD VET & ANN JANE FAIRBROTHER	197 PINE ST # 32 PORTLAND , ME 04102	197 PINE ST UNIT 32	1
063 E006033	GRIST WILLIAM	188 ELIZABETH ST NE ATLANTA , GA 30307	197 PINE ST UNIT 33	1
063 E006034	SOWLES H WILLIAM	40 BROAD ARROW TRAIL YARMOUTH , ME 04096	197 PINE ST UNIT 34	1
063 E006035	NGUYEN DANNY D ETALS JTS	4790 IRVING BLVD STE # 105-477 IRVINE, CA 92606	197 PINE ST UNIT 35	1
063 E006036	KRING ROY MASON & SHIRLEY R KRING TRUSTEES	26 WASHINGTON ST BEDFORD, MA 01730	197 PINE ST UNIT 36	1
063 E006041	TAYLOR ROSELLEN C	197 PINE ST # 41 PORTLAND , ME 04102	197 PINE ST UNIT 41	1
063 E006042	ROME ELLEN G	164 LONGFELLOW ST PORTLAND , ME 04103	197 PINE ST UNIT 42	1
063 E006043	VAN DYKE DAVID J & KAREN W VAN DYKE JTS	22 MOUNTAIN AVE LEWISTON, ME 04240	197 PINE ST UNIT 43	1
063 E006044	OLSON WAYNE P	PO BOX 170801 BOSTON, MA 02117	197 PINE ST UNIT 44	1
063 E006045	IVY RUSSELL & MARK SHULTS JTS	5943 CATESBY ST BOCA RATON, FL 33433	197 PINE ST UNIT 45	1
063 E006046	PENDERGAST ASHLEY L & STEPHEN H BEST JTS	3 HAWTHORN CIR SCARBOROUGH , ME 04074	197 PINE ST UNIT 46	1
063 E006051	WIERSEMA ANNELISE B	197 PINE ST # 51 PORTLAND , ME 04102	197 PINE ST UNIT 51	1
063 E006052	HALLAGAN LEE D & JENNY L CARWILE JTS	197 PINE ST # 52 PORTLAND , ME 04102	197 PINE ST UNIT 52	1
063 E006053	INNFREE LLC	11 CARROLL ST PORTLAND , ME 04102	197 PINE ST UNIT 53	1
063 E006054	GRAVEL JONATHAN E & LEAH S STEVENS JTS	197 PINE ST # 54 PORTLAND, ME 04102	197 PINE ST UNIT 54	1
063 E006055	SKRABALAK DINA	197 PINE ST # 55 PORTLAND , ME 04102	197 PINE ST UNIT 55	1
063 E006056	SKRABALAK DANIELLE J	109 ADAMS DR BINGHAMTON , NY 13905	197 PINE ST UNIT 56	1
063 E007001	VICKERY PINE LLC	255 WESTERN PROMENADE PORTLAND, ME 04102	191 PINE ST	7
063 E008001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	94 CHADWICK ST	1
063 E009001	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	98 CHADWICK ST	1
063 F001001	OSHER DOROTHY S TRUSTEE	265 SEASIDE AVE SACO , ME 04072	99 CHADWICK ST	1
063 F002001	LEE JANE ELIZABETH	92 WEST ST PORTLAND, ME 04102	92 WEST ST	2
063 F003001	CARROLL GREGORY C	329 PARKER POINT RD BLUE HILL , ME 04614	188 VAUGHAN ST	2
063 F005001	ORESTIS JOHN C & JOHN V BONNEAU TRUSTEES	PO BOX 777 LEWISTON , ME 04243	95 CHADWICK ST	1
063 F006001	RYAN CHRISOPHER D	176 VAUGHAN ST # 1 PORTLAND, ME 04102	176 VAUGHAN ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
063 F006002	MCGIVAREN BARBARA	176 VAUGHAN ST PORTLAND, ME 04102	176 VAUGHAN ST UNIT 2	1
063 F006003	DAVIS CAROL L	176 VAUGHAN ST # 3 PORTLAND, ME 04102	176 VAUGHAN ST UNIT 3	1
063 F007001	THOMPSON PHILIP P JR WWII VET	84 WEST ST PORTLAND, ME 04102	84 WEST ST	1
063 F00801A	GROVER ARTHUR E VN VET & DIANE T GROVER JTS	179 PINE ST # 1A PORTLAND, ME 04102	179 PINE ST UNIT 1A	1
063 F00801B	YLVISAKER APRIL	179 PINE ST # 1B PORTLAND, ME 04102	179 PINE ST UNIT 1B	1
063 F00801C	LAVOIE ESTELLE A	181 PINE ST UNIT 1-C PORTLAND, ME 04102	181 PINE ST UNIT 1C	1
063 F00801D	GIRARD JUDITH A	185 WARREN AVE PORTLAND, ME 04103	177 PINE ST UNIT 1D	1
063 F00801E	MARR JEAN	64 UNDERWOOD RD FALMOUTH, ME 04105	177 PINE ST UNIT 1E	1
063 F00801F	HURD JANE N & ROGER D SEVERANCE JTS	66 COMMERCIAL ST BOOTHBAY HARBOR, ME 04538	177 PINE ST UNIT 1F	1
063 F00801G	FOLLAND JAMES M JR & MARGARET A FOLLAND JTS	393 PREBLE ST SOUTH PORTLAND, ME 04106	177 PINE ST UNIT 1G	1
063 F00801H	HURD JANE NEWCOMB & ROGER D SEVERANCE	66 COMMERCIAL ST BOOTHBAY HARBOR, ME 04538	175 PINE ST UNIT 1H	1
063 F00801I	BICKFORD CALVIN F JR KW VET & EXELIA J JTS	PO BOX 15454 PORTLAND, ME 04112	175 PINE ST UNIT 1I	1
063 F00801J	HOENKE JUSTIN W & HALEY R HOENKE JTS	175A PINE ST # 1J PORTLAND, ME 04102	175 PINE ST UNIT 1J	1
063 F00801K	HIATT ANNE E	175A PINE ST #1K PORTLAND, ME 04102	175 PINE ST UNIT 1K	1
063 F00801L	L'HEUREUX NANCY D	175 PINE ST # 1L PORTLAND, ME 04102	175 PINE ST UNIT 1L	1
063 F00801M	JOZEFIAK BOZENA	175 PINE ST # 1M PORTLAND, ME 04102	175 PINE ST UNIT 1M	1
063 F00801N	KOLOVSON ROBERT S	171 PINE ST # 1-N PORTLAND, ME 04102	171 PINE ST UNIT 1N	1
063 F00801O	GROVER DIANE T	173 PINE ST # 1-O PORTLAND, ME 04102	173 PINE ST UNIT 1O	1
063 F00801P	SLACK DONNA J	173 PINE ST # 1P PORTLAND, ME 04102	173 PINE ST UNIT 1P	1
063 F00802A	GIARDINO JAMES & JUDITH GIARDINO JTS	179 PINE ST # 2A PORTLAND, ME 04102	179 PINE ST UNIT 2A	1
063 F00802B	MCGORRILL DONNA T & JONATHAN V MCGORRILL JTS	179 PINE ST # 2B PORTLAND, ME 04102	179 PINE ST UNIT 2B	1
063 F00802C	KANDOIAN JANET A	181 PINE ST # 2-C PORTLAND, ME 04102	181 PINE ST UNIT 2C	1
063 F00802D	WINSTON PROPERTIES LLC	126 PINE ST PORTLAND, ME 04102	177 PINE ST UNIT 2D	1
063 F00802E	BROWN KRISTAN A & WILLIAM BROWN JTS	177A PINE ST # 2E PORTLAND, ME 04102	177 PINE ST UNIT 2E	1
063 F00802F	DEDOES SARAH	177 PINE ST # 2F PORTLAND, ME 04102	177 PINE ST UNIT 2F	1
063 F00802G	KUEBLER CARL R VN VET	177 PINE ST # 2G PORTLAND, ME 04102	177 PINE ST UNIT 2G	1
063 F00802H	KENDRICK JANICE C	175B PINE ST # 2H PORTLAND, ME 04102	177 PINE ST UNIT 2H	1
063 F00802I	VINCENT MATTHEW	175B PINE ST # 2I PORTLAND, ME 04102	175 PINE ST UNIT 2I	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
063 F00802J	TAYLOR QUENDELLA Q	175 PINE ST # 2J PORTLAND, ME 04102	175 PINE ST UNIT 2J	1
063 F00802K	KRAAI REBECCA	175A PINE ST #2K PORTLAND, ME 04102	175 PINE ST UNIT 2K	1
063 F00802L	NASON JEFFREY P & STEVEN P SOLA JTS	175 PINE ST # 2L PORTLAND, ME 04102	175 PINE ST UNIT 2L	1
063 F00802M	DICARA BARBARA	175 PINE ST # 2M PORTLAND, ME 04102	175 PINE ST UNIT 2M	1
063 F00802N	ILLINGWORTH PHYLLIS T	171 PINE ST # 2N PORTLAND, ME 04102	171 PINE ST UNIT 2N	1
063 F00802O	BARKER MARGE A	173 PINE ST # 2-O PORTLAND, ME 04102	173 PINE ST UNIT 2O	1
063 F00802P	MURPHY WILLIAM G	173 PINE ST # 2-P PORTLAND, ME 04102	173 PINE ST UNIT 2P	1
069 B001001	NEWMAN THOMAS C & LORILEE A JTS	208 PINE ST PORTLAND, ME 04102	208 PINE ST	3
069 B002001	ROMAN CATHOLIC BISHOP OF PORTLAND	510 OCEAN AVE PORTLAND, ME 04103	199 WESTERN PROMENADE	1
069 B003001	OSHER HAROLD L	66 CHADWICK ST PORTLAND, ME 04102	66 CHADWICK ST	1
069 B004001	BYRNE WILLIAM E VN VET & ELIZABETH S KREMENTZ JTS	58 CHADWICK ST PORTLAND, ME 04102	58 CHADWICK ST	1
069 B005001	ELLIOTT GARY T & DORENE SHUGHRUE JTS	181 WESTERN PROMENADE PORTLAND, ME 04102	181 WESTERN PROMENADE	1
069 B007001	KOLKHORST STEPHEN S & MARY JO KOLKHORST JTS	83 CARROLL ST PORTLAND, ME 04102	83 CARROLL ST	1
069 B008001	SHAPIRO JONATHAN & JULIE BOESKY JTS	87 CARROLL ST PORTLAND, ME 04102	87 CARROLL ST	1
069 B011001	ROMAN CATHOLIC BISHOP OF PORTLAND	510 OCEAN AVE PORTLAND, ME 04103	193 WESTERN PROMENADE	1
069 B012001	LOVE J MARK & MARCIA E TAYLOR	196 PINE ST PORTLAND, ME 04102	196 PINE ST	1
069 D001001	AMORY DANIEL & JOAN L JTS	188 PINE ST PORTLAND, ME 04102	63 CHADWICK ST	1
069 D002001	FRIEDLAND PAUL A & KIMBERLY PAGE HERRLINGER	150 VAUGHAN ST PORTLAND, ME 04102	150 VAUGHAN ST	1
069 D003001	HAWES LIANA M	178 PINE ST # 1 PORTLAND, ME 04102	178 PINE ST	1
069 D003002	WOODMAN ROGER F JR & CAROL J DE TINE JTS	178 PINE ST #2 PORTLAND, ME 04102	178 PINE ST	1
069 D003003	JANKOWSKI MARIUSZ & JUDYTA G JTS	178 PINE ST #3 PORTLAND, ME 04102	178 PINE ST	1
069 D004001	HOWELLS PATRICIA	59 CHADWICK ST PORTLAND, ME 04102	59 CHADWICK ST	1
069 D006001	SCOTT MARGARET L	138 VAUGHAN ST PORTLAND, ME 04102	138 VAUGHAN ST	1
069 D007001	MORGAN THOMAS A	134 VAUGHAN ST PORTLAND, ME 04102	134 VAUGHAN ST	1
069 D009001	KONKEL HARRY W	71 CARROLL ST PORTLAND, ME 04102	71 CARROLL ST	1
069 D012001	190 PINE LLC	190 PINE ST PORTLAND, ME 04102	190 PINE ST	2
069 D013001	AMORY JOAN L	188 PINE ST PORTLAND, ME 04102	188 PINE ST	1
069 D014001	HINKLE THOMAS L & GARY E DUFORD	53 CHADWICK ST PORTLAND, ME 04102	53 CHADWICK ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	112	UNITS	128	

