

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: December 9, 2011

RE: Action taken by the Zoning Board of Appeals on December 8, 2011.

Members Present: William Getz, Gordon Smith (chair), Mark Bower and Matthew Morgan (acting secretary)

Members Absent: Elyse Segovias, Phil Saucier and Sara Moppin

1. New Business

A. Practical Difficulty Variance Appeal:

65-67 Prospect Street, Kevin Oster & Catharine Scruggs, owners, Tax Map 124, Block F, Lot 002, R-3 Residential Zone: The applicants are proposing to enclose the existing, covered rear porch. In order to access the stairs from the porch, they are proposing to add a three foot by six foot landing. The appellants are requesting a variance to increase the amount of the maximum allowable lot coverage. The maximum allowable lot coverage is 35% [section 14-90(e)]. Presently the existing structure covers 36.6% of the lot. With the new landing the structure would cover 37% of the lot. Representing the appeal are the owners. **The Zoning Board of Appeals voted 4-0 to grant the appeal to allow the maximum lot coverage to be increased to 37% in order to build a landing.**

Enclosure:

Decisions for Agenda from December 9, 2011

One dvd

CC: Mark Rees, City Manager

Greg Mitchell, Acting Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division



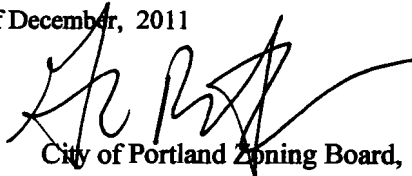
CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Gordon Smith, 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 8th day of December, 2011, 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: Catharine Scruggs & Kevin Oster**
2. **Property: 65 Prospect, Portland, ME CBL: 124-F-002**
Cumberland County Registry of Deeds, Book 20651 Page 235
Last recorded deed in chain of Title: 12/8/2003
3. **Variance and Conditions of Variance:**
To grant relief from section 14-90(e) of the Land Use Zoning Ordinance to allow a 37% lot coverage instead of the 35% maximum lot coverage required.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 8th day of December, 2011



, 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 Chairman of the Portland Board of Appeals, with his signature witnessed on December 8, 2011.



(Printed or Typed Name)

Notary Public

Margaret Schmückal

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

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Matthew Morgan
Gordon Smith-chair
Mark Bower
William Getz
Elyse Segovias

December 9, 2011

Catharine Scruggs &
Kevin Oster
65 Prospect Street
Portland, ME 04103

RE: 65-67 Prospect Street
CBL: 124 F002
ZONE: R-3

Dear Ms. Scruggs & Mr. Oster,

At the December 8, 2011 meeting, the Zoning Board of Appeals voted 4-0 to grant your practical difficulty appeal to increase the maximum allowable lot coverage to 37% in order to build a landing. 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 December 8, 2011, 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 \$256.93 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 variance appeal has been approved, you need to apply for a building permit to enclose the porch and build the landing and stairs. 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, December 8, 2011, referenced under section 14-473(e), or the Zoning Board approval will expire. I have enclosed a building permit application and check list.

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,

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

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

DECISION

Date of public hearing: December 8, 2011

Name and address of applicant: Kevin Oster and Catharine Scruggs
65 Prospect Street

Location of property under appeal: 65-67 Prospect St.

Members Present:

Mark Bauer
Garden Smith
Matthew Magon
William Getz

For the Record:

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

Proponents: Kevin Oster and Catharine Scruggs.
65 Prospect St.

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

- application
- photos of porch
- letter from Frank Gallagher - 153 Ashmont St, Portland
- letter from Margo Halverson - 69 Prospect St, Portland

Findings of Fact and Conclusions of Law:

The applicants own a home on Prospect Street which is in the R-3 zone. They are proposing to enclose an existing, covered rear porch. In order to access the stairs from the porch, they are proposing to add a three foot by six foot landing. The appellants are requesting a variance to increase the amount of the maximum allowable lot coverage. The maximum allowable lot coverage is 35% (section 14-90(e)). Presently the existing structure covers 36.6% of the lot. With the new landing the structure would cover 37% of the lot. Representing the appeal are the owners.

“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 requirement is a dimensional standard and is the issue for applicant.

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:

Mudroom w/ insulation will have significant value added impact on property and use of property. A strict application of zoning ordinance means that the insulated mudroom would not be allowed b/c a landing would not be added, which would be a building code requirement.

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:

- The home is located on the lot in such a way that entrance can only occur into one side of home.
- Lot abuts RS directly - RS allows 40% recovery,

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:

Two letters were submitted in support of the application.

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:

- applicant did not build the existing path that leads to the need for the variance.

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

Satisfied Not Satisfied

Reason and supporting facts:

Applicant testimony indicated that alternatives would be too large / not satisfy code 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:

- No evidence of harm to environment.

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:

Not located in zone.

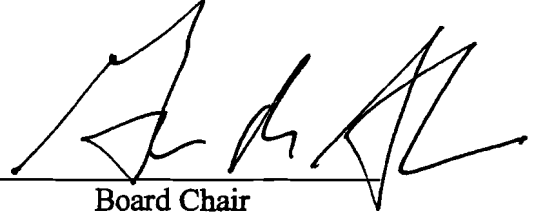
Conclusion: (check one)

Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

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: 12 . 8 . 11


Board Chair

members Present: Bill Getz - Gordon Smith - Matthew Morgan -
MARK Bower
CITY OF PORTLAND, MAINE
Acting Sec.

ZONING BOARD OF APPEALS

members Absent: Sara Moppin - Phillip Sancier - Elyse Segovia

APPEAL AGENDA

called to order AT 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, December 8, 2011 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:

1. New Business

A. Practical Difficulty Variance Appeal:

65-67 Prospect Street, Kevin Oster & Catharine Scruggs, owners, Tax Map 124, Block F, Lot 002, R-3 Residential Zone: The applicants are proposing to enclose the existing, covered rear porch. In order to access the stairs from the porch, they are proposing to add a three foot by six foot landing. The appellants are requesting a variance to increase the amount of the maximum allowable lot coverage. The maximum allowable lot coverage is 35% [section 14-90(e)]. Presently the existing structure covers 36.6% of the lot. With the new landing the structure would cover 37% of the lot. Representing the appeal are the owners.

2. Adjournment: -7:10 pm



City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Practical Difficulty Variance Application

Applicant Information:

KEVIN OSTER + CATHARINE SCRUGGS

Name

Business Name

65 PROSPECT ST.

Address

PORTLAND MAINE 04103

207 828 0007

Telephone

Fax

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

OWNER

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

Current Zoning Designation: HOME - R-3

Existing Use of Property:

HOME

Subject Property Information:

65 Prospect St.

Property Address

65 124F002 4593

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone

Fax

Practical Difficulty Variance from Section 14 - 90(e)

RECEIVED

NOV 18 2011

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.

[Signature]
 Signature of Applicant

11/17/11
 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:

"Practical Difficulty" Variance standards pursuant to Portland City Code §14-473(c)(3):

1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

2. Strict application of the provisions of the Ordinance would create a practical difficulty, meaning it would **both (1)** preclude a use of the property which is permitted in the zone in which it is located and also would **(2)** result in significant economic injury to the applicant. "Significant economic injury" means the value of the property if the variance was 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 _____ (deny the appeal)

Reason and supporting facts:

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 _____ (deny the appeal)

Reason and supporting facts:

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 wither the use or fair market value of abutting properties.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

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

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

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

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

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

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

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 _____ (deny the appeal)

Reason and supporting facts:

#1. We do not meet the lot coverage requirements for our proposed addition(3'x6' landing) we are asking for a variance.

#2. Yes, Strict application of the ordinance would create a practical difficulty in that it would not make it possible to have a landing at the top of our stairs, making it difficult and dangerous getting in and out of the door to the proposed enclosed porch. And yes the property value would be lower if the variance were not granted in that a house without a landing to an enclosed porch would be less desirable and difficult to access.

#3. Yes the current footprint of the house exceeds the lot coverage restrictions by a small amount. this is a property issue not a neighborhood wide issue.

#4. The granting of the variance will produce a virtually undetectable change to the character of the neighborhood. And the tasteful addition of the mud porch to our house will increase the value of our house, thus adding value to the neighborhood as a whole.

#5. No, it is a result of the lot coverage restrictions, none of which have been challenged by the applicant or the prior owner.

#6. In order for us to realize our project, no other feasible alternative is available. Other alternatives were considered but they were rejected as they were larger and more complicated solutions.

#7. None at all, nor would we ever desire such a situation. It is simply a 3' landing over an existing cement walkway. (please see photos and drawings.)

#8. No it is not. Please refer to the tax map for location.

To whom it may concern: City of Portland Zoning Board of Appeals,

What we are proposing is to enclose our existing back porch, thus turning it into a new entry way (mudroom) This is a small project and will not grow the footprint of the house itself, however in order to safely enter the proposed new space we will need a small 3'x 6' landing, which will in turn push back the existing porch steps by a total of 3 feet. Please refer to drawings #1 and #2 in your packet for visual explanation. In short we are requesting a variance to increase the lot coverage from 1,683 existing sq. ft. to 1,701 sq. ft. A total addition of 18 sq. ft.

Thank You,
Kevin Oster and Catharine Scruggs.

↑
PROSPECT
ST

#65

40-39

38'

FRONT
PORCH

DRAWING # 1 EXISTING PROPERTY

8"

9'

9'8"

BACK
PORCH

114'

114'

7'

37'

PARKING
DRIVE WAY

16'

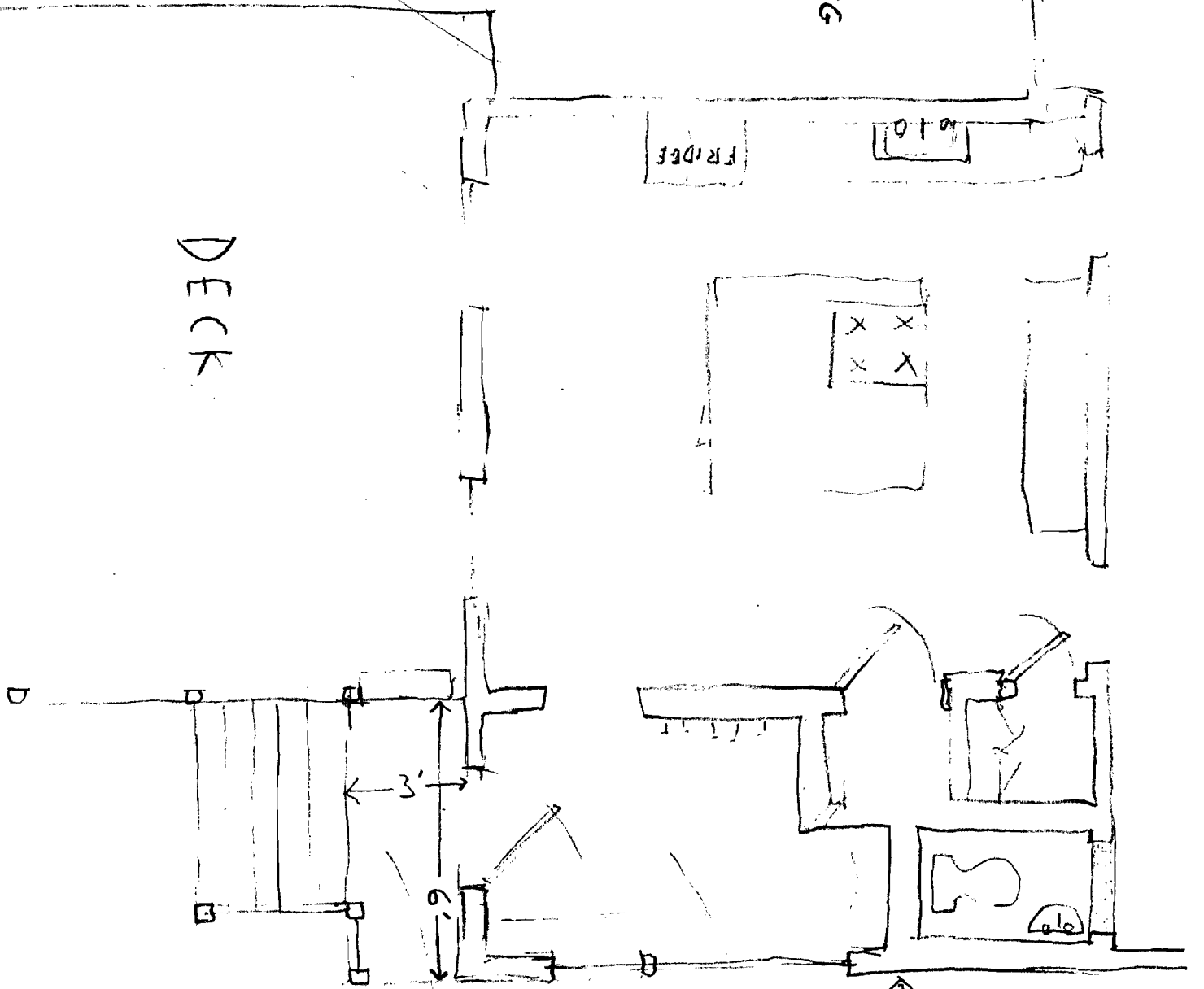


ASHMONT
ST.
↓

40'8"

DRAWING #2
SHOWING:
NEW LANDING
3' x 6'

ASHMONT ST
↓



DECK

NEW LANDING
AND STAIRS
"PUSHED BACK"
3'

NEW ENCLOSED
PORCH

9'

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that **Janet A. Anderson**, of Portland, County of Cumberland, and State of Maine, for consideration paid, GRANT to **Catherine N. Scruggs** of Brooklyn, County of Kings and State of New York, whose mailing address is 130 Normand Avenue, Apt 2, Brooklyn, New York 11222, **with WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, in that part of said Portland formerly known as Deering on the northerly side of Prospect Street, bounded and described as follows:

Beginning at a point on said northerly side of Prospect Street at the southeasterly corner of land conveyed by Julia H. Bearce to Clarence M. Perry by deed dated December 28, 1920 and recorded in the Cumberland County Registry of Deeds in Book 1068, Page 289; thence Easterly by said Northerly side of Prospect Street forty (40) feet and thirty-nine hundredths (39/100) of a foot, more or less, to the Southwesterly corner of land sold by Harriet H. H. Hannaford to Delrisse Archambeu by deed dated July 11, 1892, and recorded in said Registry of Deeds in Book 593, Page 168; thence Northerly by said land sold to Archambeu as aforesaid, to Ashmont Street (formerly Chestnut Street) ; thence Westerly by said Ashmont Street forty (40) feet and eighteen hundredths (18/100) of a foot, more or less, to the Northeasterly corner of land conveyed to Perry as aforesaid; thence Southerly, by the Easterly line of land conveyed to Perry as aforesaid to the point of beginning.

This conveyance is made subject to a certain easement granted by said Julia H. Bearce to Joseph L. Day by agreement made and entered into by said Julia H. Bearce and said Joseph L. Day on May 26, 1921, a memorandum of which is recorded in the Cumberland County Registry of Deeds in Book 1198, Page 278.

Meaning and intending to convey the same premises conveyed to the Grantor by deed from Sandra P. Falsey dated June 13, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13134 Page 194.

Witness my hand and seal this 21st day of June, 2002

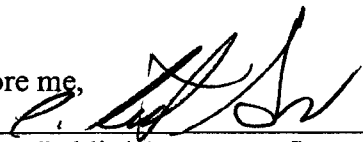

Witness JUN 21 2002


Janet A. Anderson JUN 21 2002

STATE OF MAINE
COUNTY OF CUMBERLAND

June 21st, 2002

Then personally appeared before me the above named **Janet A. Anderson** and acknowledged the foregoing instrument to be her free act and deed.

Before me,  JUN 21 2002
Notary Public/ Attorney at Law

MAINE REAL ESTATE TAX PAID

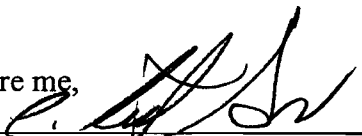
C. Trent Grace JUN 21 2002
Witness

Janet A. Anderson JUN 21 2002
Janet A. Anderson

STATE OF MAINE
COUNTY OF CUMBERLAND

June 21st, 2002

Then personally appeared before me the above named **Janet A. Anderson** and acknowledged the foregoing instrument to be her free act and deed.

Before me,  JUN 21 2002
Notary Public/ Attorney at Law

C. TRENT GRACE
Notary Public, Maine
Commission Expires February 6, 2008

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 JUN 25 AM 10: 52

CUMBERLAND COUNTY

John B. O'Brien

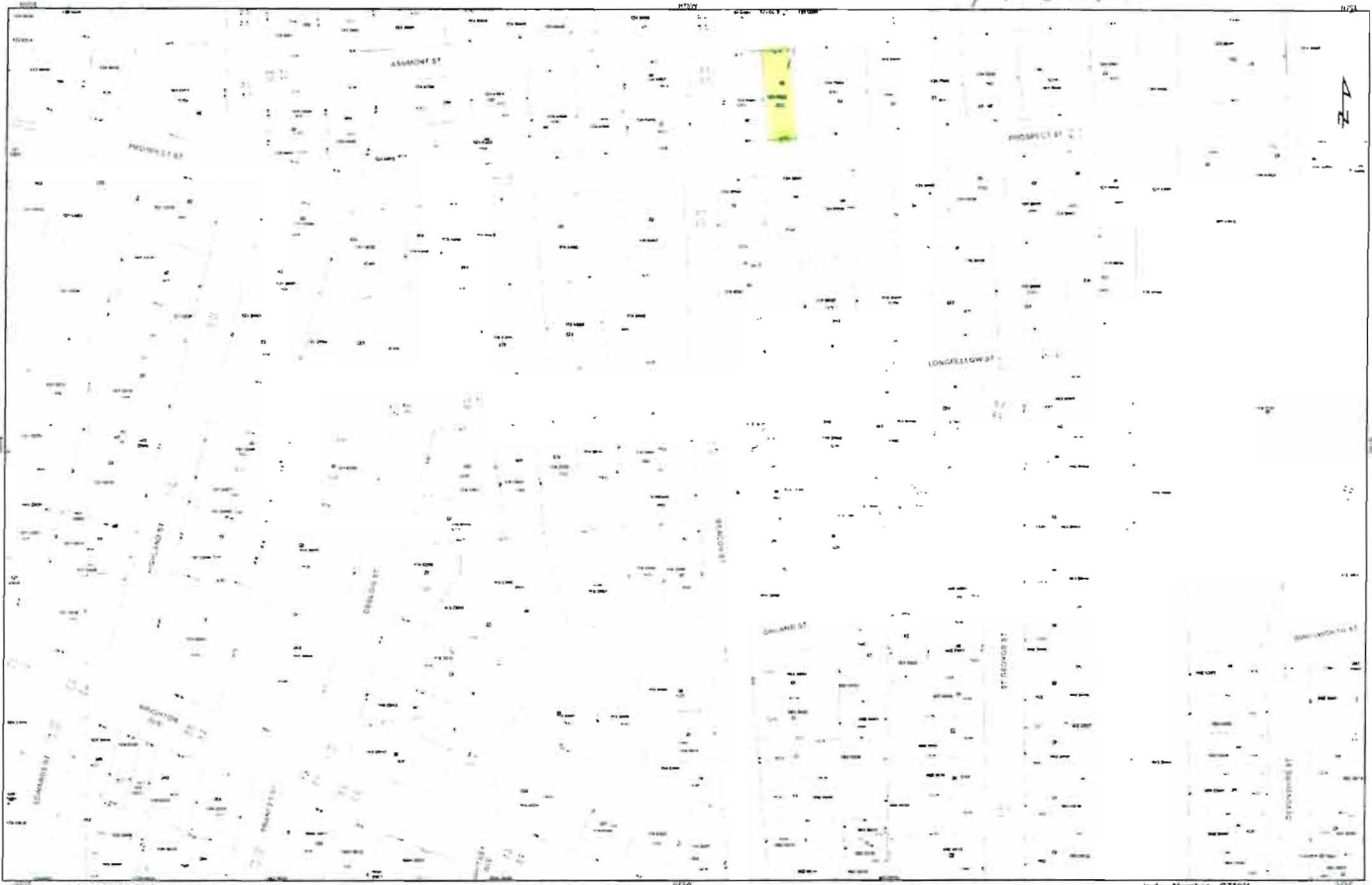
SEAL

ASHMONT
40.15"

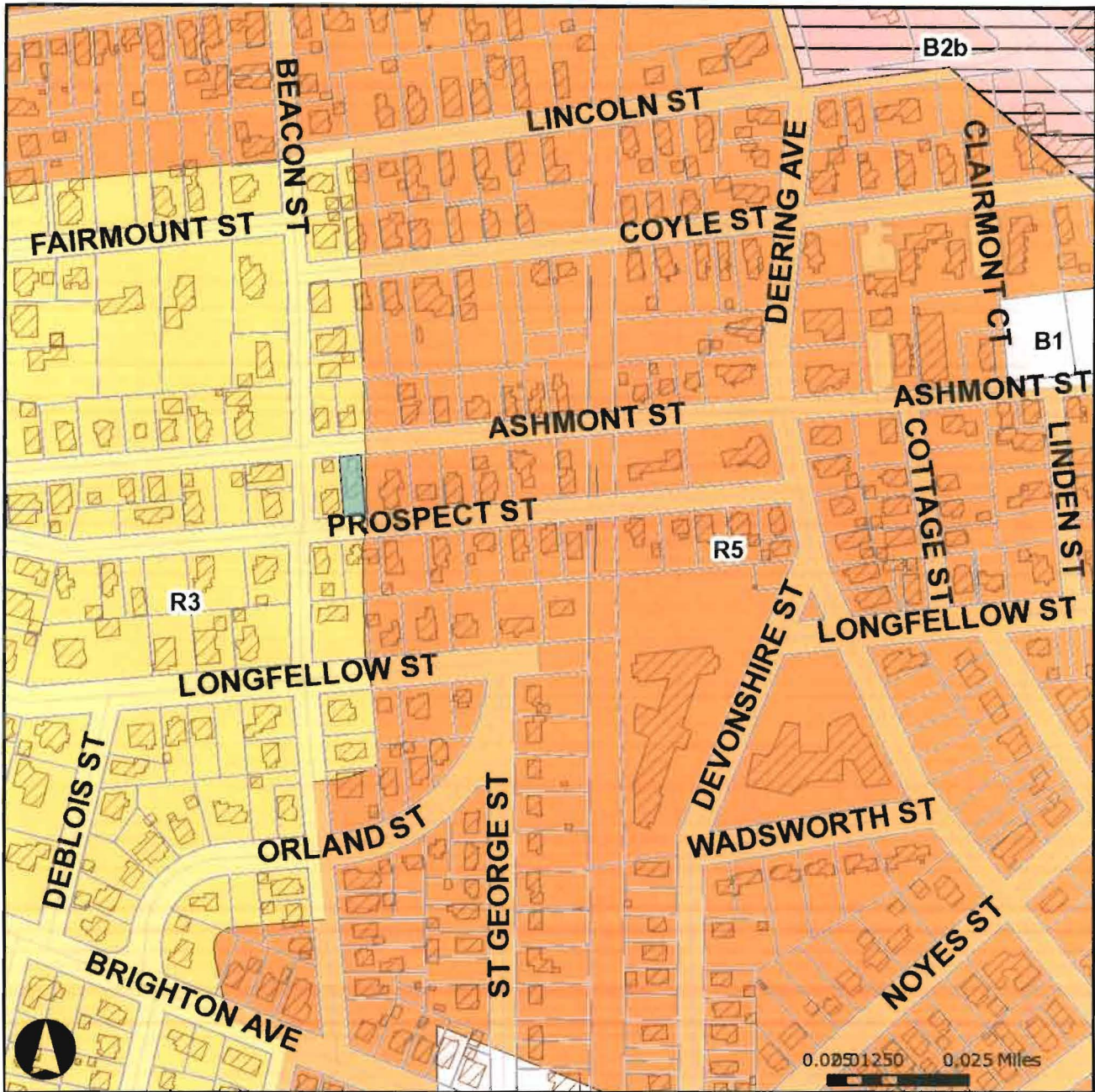
65

111 124F002 111
4593

40.34"
PROSPECT

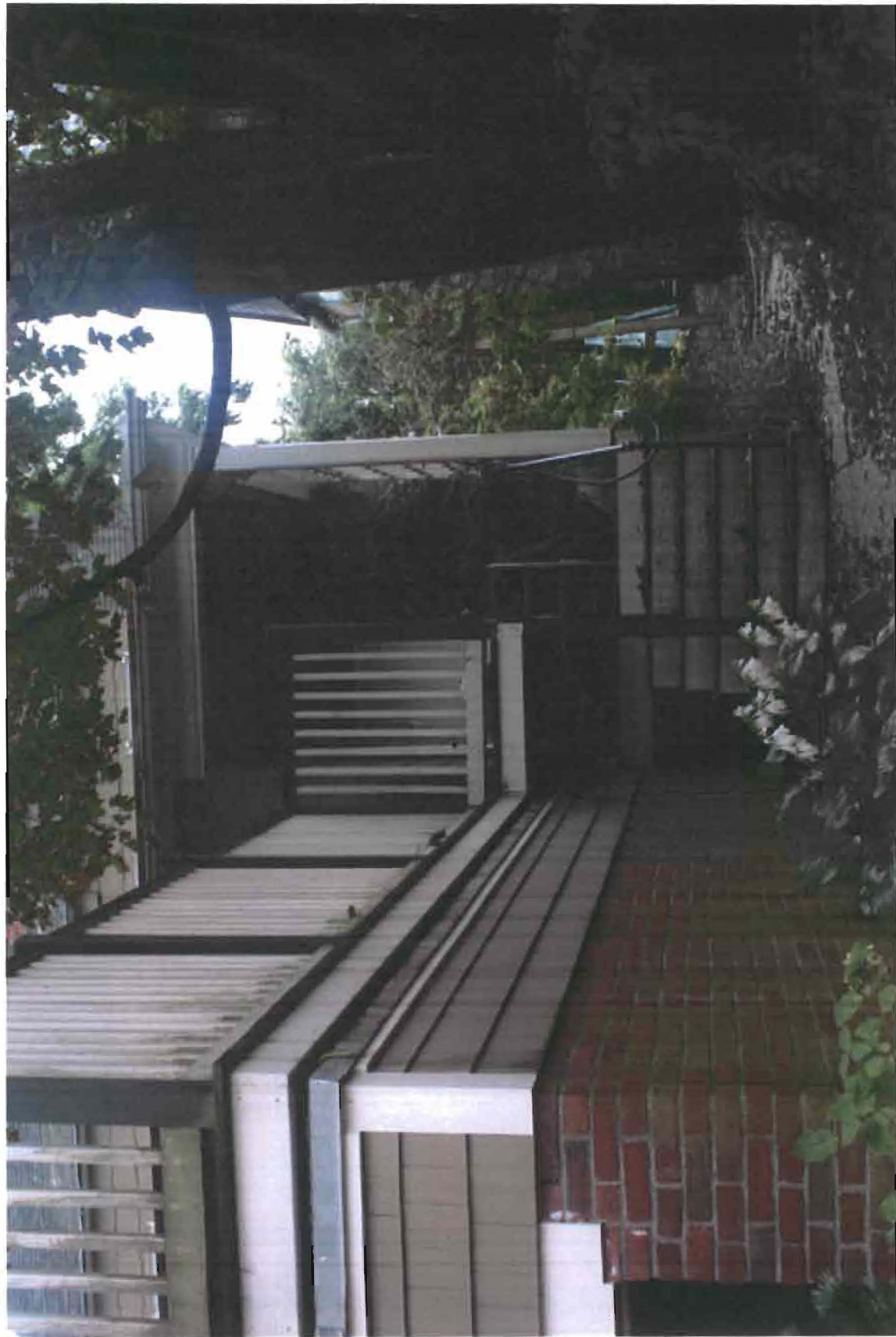


Map



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













December 8, 2011

Zoning Board of Appeals
389 Congress St., Rm. 308
Portland, Me. 04101

To Whom It May Concern:

I am writing to urge your approval of the variance appeal filled in connection with the proposal for 65-67 Prospect Street.

As the homeowners who live directly across the street from the proposed project, my wife and I can state unequivocally that approval of the project would have no adverse effect on our neighborhood and would, in fact, improve it.

We have no objections to the proposed project; indeed, we support it and urge you to approve it.

Respectfully,

Frank Gallagher
153 Ashmont St.
Portland, Me 04103

From: Margo Halverson <mhalverson@meca.edu>
Subject: back porch
Date: December 7, 2011 7:16:13 PM EST
To: koster2@maine.rr.com

To whom it may concern.

My husband, Charles Melcher and I are neighbors with Kevin and Catherine, our houses are set very close to each other.

Kevin and Catherine have shared details of the renovation of the back porch, and this plan is fabulous. This improvement in both function and form to the back entry would be a great addition to not only their house, but to the whole neighborhood. They have been thoughtful and are working with professionals who understand the neighborhood, architecture and the way people live.

Charles and I have lived at 69 Prospect for thirteen years, and would like to support improvements of this kind and do all we can to see that they happen.

Thank you, and please call with any questions and concerns.

-Margo Halverson

Margo Halverson
207 828-1926 mobile

Professor, Maine College of Art
<http://meca.edu> <http://mecaad.com>

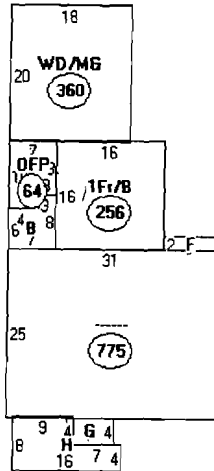
Designer, Alice Design Communication
<http://alicedesign.com>

Co-founder, Board member, DesignInquiry
an alternative, collaborative non-conference
<http://designinquiry.net>

$167 = 176$
 $= 12$

$16 \times 7 = 112$
 $- 48$

$11 \times 4 = 44$
 24



Descriptor/Area	
A: ---	775 sqft
B: 1F1/B	48 sqft
C: OFF	64 sqft
D: 1F1/B	256 sqft
E: WD/MG	360 sqft
F: FBAY	16 sqft
G: EP	28 sqft
H: OFF	100 sqft

$= 1647 \phi$

lot coverage given as 1683 ϕ 36 ϕ of stairs front! back?

footprint of existing stairs - front! back - porch

R-3

lot size 4553 ϕ

$35\% = 1607.55 \phi$

current $\frac{1683}{4553} = 36.6\%$

proposed $\frac{1701}{4553} = 37\%$



City of Portland Zoning Board of Appeals

November 30, 2011

Catharine Scruggs &
Kevin Oster
65 Prospect Street
Portland, ME 04103

Dear Ms. Scruggs & Mr. Oster,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, December 8, 2011 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

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

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

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
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 & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 2011-389 **Applicant:** Kevin Oster & Catharine Scruggs
CBL: 124 F002 **Application Type:** Practical Difficulty Appeal
Location: 65 Prospect Street **Invoice Date:** 12/8/11 *2nd invoice 12/15/11*

pd 12/16/11 #834

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$132.68
Notices	99	\$74.25
Processing Fee	1	\$50.00
Application Fee	1	\$100.00

Total Current Fees: \$356.93
Total Current Payments: -\$100.00

Amount Due Now: \$256.93

Bill to: **CBL:** 124 F002 **Application No:** 2011-389
Kevin Oster **Invoice Date:** 12/8/11 **Total Amount Due: \$256.93**
Catharine Scruggs (due on receipt)
65 Prospect Street
Portland, ME 04103



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 827

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 11/18/2011

Receipt Number: 13206

Receipt Details:

Referance ID:	1324	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2011-389 - 65 Prospect St - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 834

Tender Amount: 256.93

Receipt Header:

Cashier Id: amachado

Receipt Date: 12/16/2011

Receipt Number: 14036

Receipt Details:

Referance ID:	1392	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	74.25	Charge Amount:	74.25
Job ID: Project ID: 2011-389 - 65 Prospect St - Practical Difficulty			
Additional Comments:			

Referance ID:	1393	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	132.68	Charge Amount:	132.68
Job ID: Project ID: 2011-389 - 65 Prospect St - Practical Difficulty			

Additional Comments:

Referance ID:	1394	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2011-389 - 65 Prospect St - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!

Ann Machado - Re: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 11/30/2011 10:08 AM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 12:2.pdf

Hi Ann!

Please feel free to call or email to make sure I received your ad.

All set to run your ad on Friday, December 2.
The cost is \$132.68 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

--

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

On 11/30/11 9:21 AM, Ann Machado wrote:

Thanks Joan. I just was making sure that I made the deadline.

Ann

>>> Joan Jensen <jjensen@pressherald.com> 11/30/2011 9:06 AM >>>
Good morning Ann,

I did receive your email and will confirm date and cost shortly.
Thank you,
Joan

--

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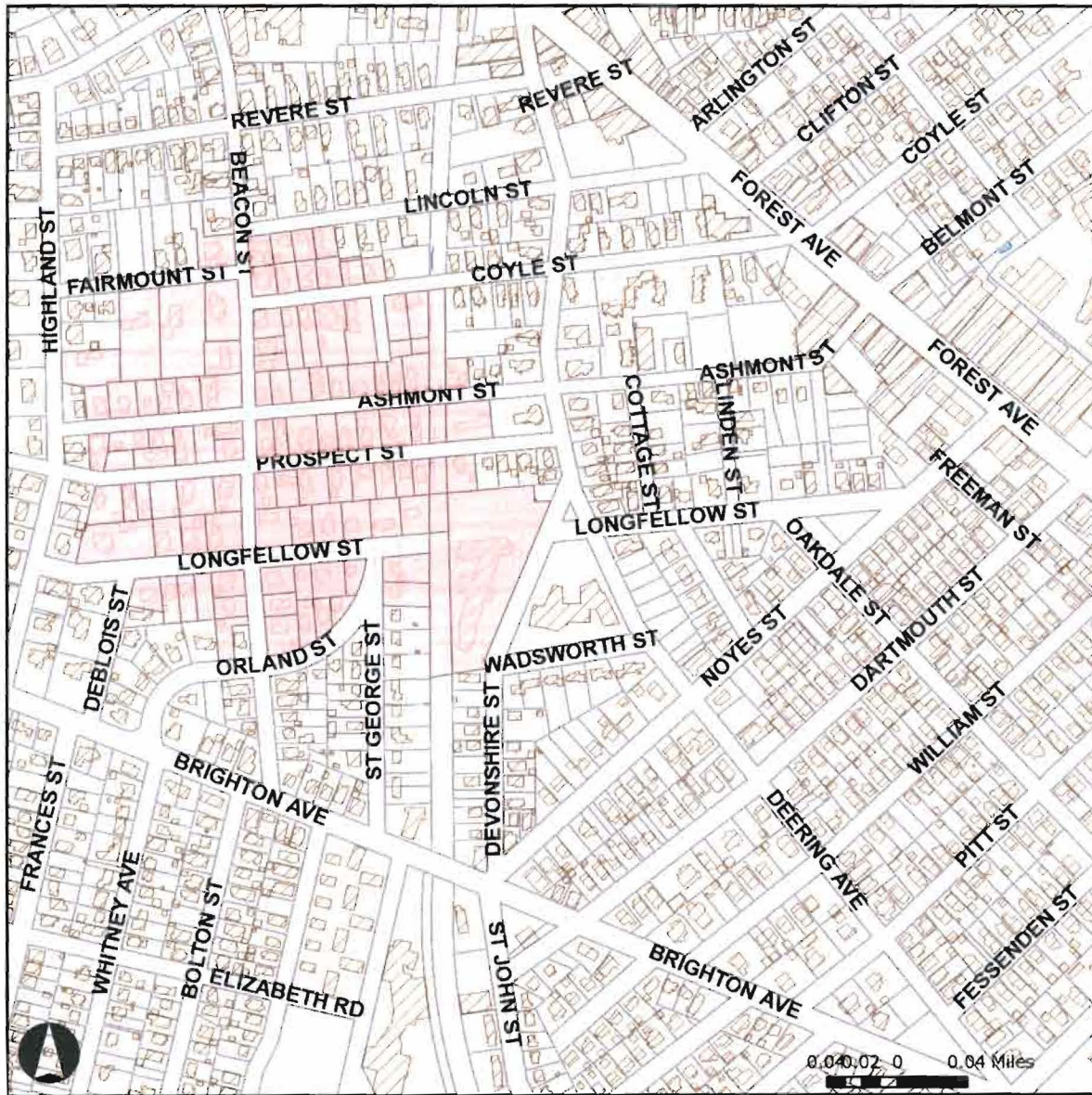
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ADAMS GREGORY & SHERRA LABELLE JTS	58 ORLAND ST PORTLAND, ME 04103	58 ORLAND ST	2
	ADRIAN LAWRENCE D & BARBARA BRODA ADRIAN JTS	145 LONGFELLOW ST W PORTLAND, ME 04103	145 LONGFELLOW ST	1
	ARTHUR MICHAEL F & TAMMY L LASLOW JTS	65 SAINT GEORGE ST PORTLAND, ME 04103	65 ST GEORGE ST	1
	BAKER CLYDE W VN VET	117 ASHMONT ST PORTLAND, ME 04103	117 ASHMONT ST	2
	BALS LEE H	146 LONGFELLOW ST PORTLAND, ME 04103	146 LONGFELLOW ST	1
	BARRIS VALERIE J	33 PROSPECT ST PORTLAND, ME 04103	33 PROSPECT ST	2
	BEAUDET ANDRE R	16 FAIRMOUNT ST PORTLAND, ME 04103	16 FAIRMOUNT ST	2
	BEVERAGE PARKER J & ANN G BEVERAGE JTS	7 MERRILL ST WATERVILLE, ME 04901	123 ASHMONT ST	1
	BEVILACQUA MICHAEL A & TAMRA J JTS	185 ASHMONT ST PORTLAND, ME 04103	185 ASHMONT ST	1
	BISHOP FRANK JR & ANNA BISHOP JTS	141 ASHMONT ST PORTLAND, ME 04103	141 ASHMONT ST	2
	BLOCK JONATHAN A & TRACI E BLOCK	91 LINCOLN ST PORTLAND, ME 04103	96 LINCOLN ST	3
	BROWN GAYE	72 PROSPECT ST PORTLAND, ME 04103	72 PROSPECT ST	1
	BUTTFIELD BREWSTER G & NANCY A HALLER JTS	104 PROSPECT ST PORTLAND, ME 04103	104 PROSPECT ST	1
	BUXTON BRUCE A	67 BEACON ST PORTLAND, ME 04103	67 BEACON ST	1
	CHANDLER JOSEPH P & BRENDA T JTS	95 PROSPECT ST PORTLAND, ME 04103	103 PROSPECT ST	0
	CHANDLER JOSEPH P & BRENDA T JTS	95 PROSPECT ST PORTLAND, ME 04103	95 PROSPECT ST	1
	DAVIS MICHAEL T & AMY L DUNKLEE JTS	6 CEDAR WOOD DR FALMOUTH, ME 04105	53 PROSPECT ST	2
	DESLAURIERS MARC E & DEBORAH I FIRESTONE JTS	104 BEACON ST PORTLAND, ME 04103	104 BEACON ST	1
	DIGGS JOSEPHINE E & DOROTHY W DIGGS	191 ASHMONT ST PORTLAND, ME 04103	191 ASHMONT ST	1
	DILS MARK E	218 COYLE ST PORTLAND, ME 04103	218 COYLE ST	1
	DUDLEY GALE C	180 LONGFELLOW ST PORTLAND, ME 04103	180 LONGFELLOW ST	1
	DUNCAN LAURA L & GRAHAM P DUNCAN JTS	207 COYLE ST # 3 PORTLAND, ME 04103	207 COYLE ST	4
	FILLER NORMA M	132 BEACON ST PORTLAND, ME 04103	132 BEACON ST	1
	FINN JULIA A	89 PROSPECT ST PORTLAND, ME 04103	89 PROSPECT ST	2
	FREEMAN BARBARA L & LEON	131 BEACON ST PORTLAND, ME 04103	131 BEACON ST	2
	FREUND KATHERINE L	51 BEACON ST PORTLAND, ME 04103	51 BEACON ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	FRY APRIL S	149 ASHMONT ST PORTLAND, ME 04103	149 ASHMONT ST	1
	GAGNE ROGER N & ANDREA C	9 LOWER FALLS RD FALMOUTH, ME 04105	217 COYLE ST	2
	GALLAGHER FRANK & NOEL GALLAGHER JTS	153 ASHMONT ST PORTLAND, ME 04103	153 ASHMONT ST	1
	GILLAM MATTHEW R	197 COYLE ST PORTLAND, ME 04103	197 COYLE ST	3
	GILMORE ROGER & ELIZABETH LAMEYER GILMORE	24 FAIRMOUNT ST PORTLAND, ME 04103	24 FAIRMOUNT ST	1
	GORSTEIN ROBERT & SARA GORSTEIN JTS	102 LINCOLN ST PORTLAND, ME 04103	102 LINCOLN ST	1
	HAINS AVRAM M	PO BOX 300 NORTH BERWICK, ME 03906	34 PROSPECT ST	1
	HALL JUSTIN W	38 PROSPECT ST PORTLAND, ME 04103	38 PROSPECT ST	2
	HALVERSON MARGO & CHARLES MELCHER JTS	69 PROSPECT ST PORTLAND, ME 04103	69 PROSPECT ST	1
	HARRIS MICHAEL A & EILEEN R JTS	184 LONGFELLOW ST PORTLAND, ME 04103	184 LONGFELLOW ST	1
	HARTWELL DAVIS & JANE BARRY	110 PROSPECT ST PORTLAND, ME 04103	110 PROSPECT ST	1
	HATCH KATE E & PHILIP R SAUCIER JTS	203 COYLE ST PORTLAND, ME 04103	203 COYLE ST	1
	HAWKINS KATHLEEN M	190 COYLE ST PORTLAND, ME 04103	190 COYLE ST	3
	HERCZEG EDWARD R & DONNA P HERCZEG JTS	173 LONGFELLOW ST PORTLAND, ME 04103	173 LONGFELLOW ST	1
	IRLANDY LOEWENBERG JON F HALL JTS	102 ASHMONT ST PORTLAND, ME 04103	102 ASHMONT ST	2
	JENNINGS WILLIAM D & VIRGINIA A JTS	70 ORLAND ST PORTLAND, ME 04103	70 ORLAND ST	1
	JONES TIMOTHY M	213 COYLE ST PORTLAND, ME 04103	211 COYLE ST	2
	KAHN BARRY & JEAN JTS & VICKI L SCHAFFER	61 PROSPECT ST PORTLAND, ME 04103	61 PROSPECT ST	2
	KOCH CHARLES J JR & LEAH K KOCH JTS	174 LONGFELLOW ST PORTLAND, ME 04103	170 LONGFELLOW ST	0
	KOCH CHARLES J JR & LEAH K KOCH JTS	174 LONGFELLOW ST PORTLAND, ME 04103	174 LONGFELLOW ST	1
	KORNHAUSER ALICE	175 ASHMONT ST PORTLAND, ME 04103	175 ASHMONT ST	1
	KOVARIK WENZEL DANIEL	51 PROSPECT ST PORTLAND, ME 04103	51 PROSPECT ST	1
	LACASSE MELISSA A & CHRISTOPHER J LACASSE JTS	66 ORLAND ST PORTLAND, ME 04103	66 ORLAND ST	2
	LANTZ RONALD P & ELIZABETH	179 LONGFELLOW ST PORTLAND, ME 04103	179 LONGFELLOW ST	2
	LAUGHLIN C STUART & FREDERIC P	68 PROSPECT ST PORTLAND, ME 04103	68 PROSPECT ST	1
	LEARY THOMAS D	149 TANDBERG TRAIL WINDHAM, ME 04062	131 ASHMONT ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	LEDUE CRAIG M	24 PROSPECT ST PORTLAND, ME 04103	24 PROSPECT ST	2
	LODISH MARTIN A & KRISTIN A SCHARDT JTS	123 BEACON ST PORTLAND, ME 04102	123 BEACON ST	1
	LORELLO GREGORY	4 FOWLER FARM RD SCARBOROUGH, ME 04074	123 LONGFELLOW ST	2
	LUSE KAREN I	121 ASHMONT ST PORTLAND, ME 04103	121 ASHMONT ST	1
	MADDEN MARK L & MOIRE MADDEN JTS	45 BEACON ST PORTLAND, ME 04103	45 BEACON ST	1
	MARION EDWARD P & NAOMI T MARION JTS &	1175 HILLTOP LN COATESVILLE, PA 19320	202 COYLE ST	5
	MCCUE MARIAN L	165 ASHMONT ST PORTLAND, ME 04103	165 ASHMONT ST	1
	MCMORROW AARON & MARY E ERICKSON JTS	98 LINCOLN ST PORTLAND, ME 04103	98 LINCOLN ST	1
	MEDD DONALD J & RACHEL S SIMONS JTS	206 COYLE ST # 2 PORTLAND, ME 04103	206 COYLE ST UNIT 2	1
	MERTAUGH MICHAEL T VN VET & CLEMENCE E MERTAUGH JTS	118 BEACON ST PORTLAND, ME 04103	118 BEACON ST	1
	MINOFF ANDREA R & JUDITH A MINOFF TRUSTEES	169 LONGFELLOW ST PORTLAND, ME 04103	169 LONGFELLOW ST	2
	MITCHELL CAROLYN S & FRANK J JTS	39 BEACON ST PORTLAND, ME 04103	39 BEACON ST	2
	NEWMAN THOMAS R & RENEE B	195 LONGFELLOW ST PORTLAND, ME 04103	195 LONGFELLOW ST	1
	NICOLOFF LEE K	186 COYLE ST PORTLAND, ME 04103	186 COYLE ST	1
	NOWRANGI LEELA R	206 COYLE ST PORTLAND, ME 04103	206 COYLE ST UNIT 1	1
	O'BRIEN KERRY	39 PROSPECT ST PORTLAND, ME 04103	39 PROSPECT ST	1
	PAISLEY MARGARET M	80 REVERE ST PORTLAND, ME 04103	180 ASHMONT ST	2
	PAPACHRISTO NIKOS	96212 WAIAWA RD # 100 PEARL CITY, HI 96782	43 PROSPECT ST	2
	PCAL DEVONSHIRE ASSOCIATES LLC	222 ST JOHN ST STE 207 PORTLAND, ME 04102	68 DEVONSHIRE ST	154
	PIERCE DANIEL C & JANET O JTS	62 PROSPECT ST PORTLAND, ME 04103	62 PROSPECT ST	1
	POLLARD MARIE J & LUCIEAN R BURG JTS	54 PROSPECT ST PORTLAND, ME 04103	54 PROSPECT ST	1
	PORTER DANIEL M & JANE M PORTER JTS	214 COYLE ST PORTLAND, ME 04103	212 COYLE ST	2
	POULIN ROGER & JAMES GEMMELL JTS	142 LONGFELLOW ST PORTLAND, ME 04103	142 LONGFELLOW ST	1
	PRICHARD DAVID C	184 ASHMONT ST PORTLAND, ME 04103	184 ASHMONT ST	1
	QUINN HENRY J & LAURA S QUINN JTS	135 ASHMONT ST PORTLAND, ME 04103	135 ASHMONT ST	1
	QUIRK HELEN E WID KW VET	76 BEACON ST PORTLAND, ME 04103	76 BEACON ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	RAVENELLE ROBERT B & ELIZABETH E JTS	79 HIGHLAND ST PORTLAND, ME 04103	79 HIGHLAND ST	1
	ROBINSON LEWIS G	42 PROSPECT ST PORTLAND, ME 04103	42 PROSPECT ST	2
	ROBINSON LEWIS G & CAROLINE C DAVIES JTS	46 PROSPECT ST PORTLAND, ME 04103	46 PROSPECT ST	1
	ROME ELLEN GERSTEN	164 LONGFELLOW ST PORTLAND, ME 04103	164 LONGFELLOW ST	1
	RUBIN MARK & ELISE RICHER JTS	133 LONGFELLOW ST PORTLAND, ME 04103	133 LONGFELLOW ST	1
	RUSSELL EARLE R WWII VET LIFE ESTATE	59 ST GEORGE ST PORTLAND, ME 04103	59 ST GEORGE ST	1
	SABATINO JAMES R & MICHAEL REGO JTS	139 LONGFELLOW ST PORTLAND, ME 04103	139 LONGFELLOW ST	1
	SAIA JOSEPH A & DEBORAH J SAIA JTS	117 LONGFELLOW ST PORTLAND, ME 04103	117 LONGFELLOW ST	2
	SANDERS SAMUEL C & DIANA D	46 BEACON ST PORTLAND, ME 04103	44 BEACON ST	1
	SCAVOTTO PHILIP A & CECILIA L CALDWELL JTS	107 BEACON ST PORTLAND, ME 04103	107 BEACON ST	1
	SCRUGGS CATHARINE N & KEVIN OSTER JTS	65 PROSPECT ST PORTLAND, ME 04103	65 PROSPECT ST	1
	SEDER DAVID B & NISU T SEDER JTS	100 PROSPECT ST PORTLAND, ME 04103	100 PROSPECT ST	1
	SERUNIAN KAREN A	42 ORLAND ST PORTLAND, ME 04103	42 ORLAND ST	1
	SUMNER WILLIAM F	105 ASHMONT ST PORTLAND, ME 04103	105 ASHMONT ST	1
	TUMAVICUS EDWARD & MEGAN STATON TUMAVICUS JTS	88 BEACON ST PORTLAND, ME 04103	88 BEACON ST	2
	TUMAVICUS EDWARD M & MEGAN A TUMAVICUS JTS	77 PROSPECT ST PORTLAND, ME 04103	77 PROSPECT ST	1
	VICKERS MADELYN TRUSTEE	304 DAWN'S EDGE LN ETON, PA 19341	134 LONGFELLOW ST	1
	VICTOR ADAM R & BRENDA S BRUSH JTS	224 COYLE ST PORTLAND, ME 04103	224 COYLE ST	1
	WHYNOT EILEEN	26 ELKINS RD GORHAM, ME 04038	101 BEACON ST	2
	WILLIAMS DEBORAH J	171 ASHMONT ST PORTLAND, ME 04103	171 ASHMONT ST	2
	ZAGER SAMUEL L & TRACY J ZAGER JTS	90 PROSPECT ST PORTLAND, ME 04103	90 PROSPECT ST	1
	ZAGER SAMUEL L & TRACY J ZAGER JTS	90 PROSPECT ST PORTLAND, ME 04103	94 PROSPECT ST	0
	ZIPPER TERRY D	194 ASHMONT ST PORTLAND, ME 04103	194 ASHMONT ST	2

Map



PORTGIS.parcels_Layer1



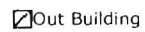
Interstate



Streets



Buildings



Parcels



Traveled Ways



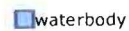
Stream



Wetland



Lake/Pond



Jetport



County Streets



A15

A21

A31

ME Towns



Ocean

