

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

August 20, 2010

James Andrews  
64 Clinton Street  
South Portland, ME 04106

RE: 615 Forest Avenue  
CBL: 125 N003  
ZONE: B-2b

Dear Mr. Andrews:

At the August 19, 2010 meeting, the Zoning Board of Appeals voted 4-0 to deny the practical difficulty appeal to allow a dwelling unit to be added to the first floor of the building. I have enclosed a copy of the Board's decision.

You will also find an invoice for \$223.05 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 your appeal has been denied, you must bring your property into compliance. The dwelling unit in the rear of the first floor must be removed. This includes removing all the kitchen equipment. You have thirty days from the date of his letter to bring your property into compliance. Please contact our office if you have any questions.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

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

Yours truly,



Ann B. Machado  
Zoning Specialist

Cc. file

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### "Practical Difficulty" Variance Appeal

#### DECISION

Date of public hearing: August 19, 2010

Name and address of applicant: James Andrews  
64 Clinton Street  
South Portland, ME 04106

Location of property under appeal: 615 Forest Ave.

#### For the Record:

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

James Andrews Applicant  
Paula TERIO 148 Forest St. Westbrook

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

Findings of Fact and Conclusions of Law:

The subject property is located in a B-2B community business zone. The applicant is seeking permission to have a multifamily residence on his property. Section 14-182 of the Land Use Code provides that multifamily dwellings are permitted in any structure with commercial uses in the first floor regardless of the abutting residential zone. In this case, there is a commercial use on the first floor. In order to have a multifamily dwelling on his property, the applicant needs a variance from the residential density requirements. Section 14-185(a)(5) sets the maximum residential density for off-peninsula locations according to the requirements of the nearest adjacent residential zone. In this case, the nearest adjacent residential zone is R-3. The residential density requirement for the R-3 zone is 6,500 square feet per dwelling unit. The applicant's total lot size is 2,183 square feet, thus resulting in 727 square feet per dwelling unit if a third unit is permitted.

"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: *Seeking variance  
from square footage Requirement*

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:

1 vote for satisfied

• not satisfied B/c:

1) no evidence that commercial tenant would be less desirable / lucrative than residential tenant

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:

Photos + testimony show that commercial / residential mix is widespread

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

Satisfied \_\_\_\_\_ Not Satisfied ☒

Reason and supporting facts:

testimony from city that mixed use is desirable

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:

change from commercial to residential use at 1<sup>st</sup> floor was undertaken by applicant

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

Satisfied \_\_\_\_\_ Not Satisfied ☒

Reason and supporting facts:

testimony from Applicant that commercial uses have approached him to rent space

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

Satisfied ✓                      Not Satisfied       

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       

Reason and supporting facts:

**Conclusion:** (check one)

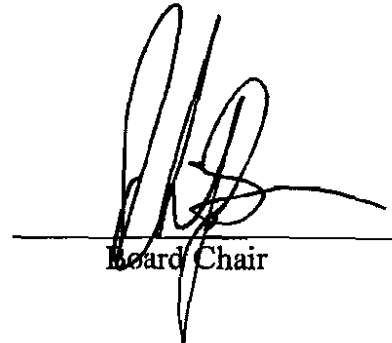
\_\_\_ Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

\_\_\_ 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:

9/18/10

  
\_\_\_\_\_  
Board Chair

# 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:** August 20, 2010

**RE:** Action taken by the Zoning Board of Appeals on August 19, 2010.

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

**Members Absent:** Jill Hunter

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

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

**615 Forest Avenue, James Andrews, owner, Tax Map 125, Block N, Lot 003, B-2b Community Business Zone:** The applicant is seeking a variance from the residential density requirements of the B-2b zone. The current use of the property is commercial on the first floor with two residential dwelling units above. The appellant is seeking to add a third dwelling unit on the first floor. Section 14-182(a)(2) allows multi-family dwellings in the B-2b zone in any structure with commercial uses in the first floor. In order to determine the maximum residential density for property located off-peninsula in the B-2b zone, the residential density requirements of the nearest residential zone apply [section 14-185(a)(5)(b)(i)]. The nearest residential zone is R-3, and it requires 6,500 square feet of land area per dwelling unit [section 14-90(b)]. The applicant's total lot size is 2,183 square feet. The applicant is requesting a variance from the 6,500 square feet of land area per dwelling unit requirement, which would result in 727 square feet of land area per dwelling unit if a third unit is permitted. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance appeal to allow a dwelling unit to be added to the first floor of the building.**

##### **B. Interpretation Appeal:**

**1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone:** The appellant is seeking a variance to add one dwelling unit to an existing two family dwelling in the R-3 zone. A multi-family dwelling is not a permitted use in the R-3 Zone [section 14-87(a)]. Section 14-473(c)(4)(a) does not allow a use variance to be granted in a low density residential district (IR-1, IR-2, IR-3, R-1, R-2, R-3) for a use that is only allowed in a medium or high density residential district (R-4, R-5, R-6). The applicant is challenging the interpretation of section 14-473(c)(4)(a), arguing that they should be permitted to apply for a variance. Representing the appeal is the owner. **The Board voted 4-0 to deny the interpretation appeal.**

##### **C. Variance Appeal:**

**1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone:** The current legal use of the property is two residential dwelling units. The appellant would like to add a third dwelling unit. Section 14-87(a) lists the permitted residential uses in the R-3 zone. Multifamily



dwelling units are not permitted. The applicant is requesting a use variance to be allowed to add one additional dwelling unit to the property for a total of three dwelling units. Representing the appeal is the owner. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

**D. Conditional Use Appeal:**

173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b Community Business Zone & R-6 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee. **The Board voted 4-0 to grant the conditional use appeal allowing the applicant to have a silk screening and embroidery business.**

**E. Variance Appeal:**

141-151 Auburn Street, Lewis McDonald, owner, Tax Map 125, Block B, Lots 008 & 013, R-3 Residential Zone: The appellant was granted a conditional use appeal on January 22, 2004 to add an additional dwelling unit to his single family home. Section 14-88(a)(2)(g)(iii) requires the owner to occupy one of the dwelling units. The applicant is requesting a variance to waive the requirement that the property has to be owner occupied. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance to waive the requirement that the property be owner occupied.**

**Enclosure:**

Decision for Agenda from August 19, 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: Philip Saucier - Gordon Smith - Bill Getz - SARA

## CITY OF PORTLAND, MAINE

moppm

### ZONING BOARD OF APPEALS

Member absent: Jill Hunter

#### APPEAL AGENDA

called to order 6:40

The Board of Appeals will hold a public hearing on Thursday, August 19, 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:

#### 1. New Business:

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

4-0  
Denied  
615 Forest Avenue, James Andrews, owner, Tax Map 125, Block N, Lot 003, B-2b Community Business Zone: The applicant is seeking a variance from the residential density requirements of the B-2b zone. The current use of the property is commercial on the first floor with two residential dwelling units above. The appellant is seeking to add a third dwelling unit on the first floor. Section 14-182(a)(2) allows multi-family dwellings in the B-2b zone in any structure with commercial uses in the first floor. In order to determine the maximum residential density for property located off-peninsula in the B-2b zone, the residential density requirements of the nearest residential zone apply [section 14-185(a)(5)(b)(i)]. The nearest residential zone is R-3, and it requires 6,500 square feet of land area per dwelling unit [section 14-90(b)]. The applicant's total lot size is 2,183 square feet. The applicant is requesting a variance from the 6,500 square feet of land area per dwelling unit requirement, which would result in 727 square feet of land area per dwelling unit if a third unit is permitted. Representing the appeal is the owner.

##### B. Interpretation Appeal:

4-0  
Denied  
1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone: The appellant is seeking a variance to add one dwelling unit to an existing two family dwelling in the R-3 zone. A multi-family dwelling is not a permitted use in the R-3 Zone [section 14-87(a)]. Section 14-473(c)(4)(a) does not allow a use variance to be granted in a low density residential district (IR-1, IR-2, IR-3, R-1, R-2, R-3) for a use that is only allowed in a medium or high density residential district (R-4, R-5, R-6). The applicant is challenging the interpretation of section 14-473(c)(4)(a), arguing that they should be permitted to apply for a variance. Representing the appeal is the owner.

##### C. Variance Appeal:

4-0  
Withdrawn  
1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone: The current legal use of the property is two residential dwelling units. The appellant would like to add a third dwelling unit. Section 14-87(a) lists the permitted residential uses in the R-3 zone. Multifamily dwellings are not permitted. The applicant is requesting a use variance to be allowed to add one additional dwelling unit to the property for a total of three dwelling units. Representing the appeal is the owner.

4-0

Granted

**D. Conditional Use Appeal:**

173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b Community Business Zone & R-6 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee.

**E. Variance Appeal:**

141-151 Auburn Street, Lewis McDonald, owner, Tax Map 125, Block B, Lots 008 & 013, R-3 Residential Zone: The appellant was granted a conditional use appeal on January 22, 2004 to add an additional dwelling unit to his single family home. Section 14-88(a)(2)(g)(iii) requires the owner to occupy one of the dwelling units. The applicant is requesting a variance to waive the requirement that the property has to be owner occupied. Representing the appeal is the owner.

2. Adjournment:

The Board Does not have the right to grant this variance



8:20pm

4-0  
Denied



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

Applicant Information:

Name James S. Andrews

Business Name 64 Clinton Street

Address So. Portland, ME 04106

Telephone 207 674-1053 Fax \_\_\_\_\_

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

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

Current Zoning Designation: B 2 B

Existing Use of Property:

3 Apartments  
1 Business

Subject Property Information:

615 Forest Ave. Portland, Me.  
Property Address

Map 125 Lot N-003-001  
Assessor's Reference (Chart-Block-Lot)

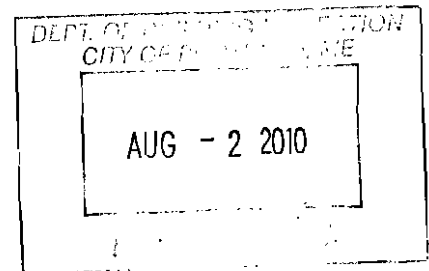
Property Owner (if different):

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Practical Difficulty Variance from Section 14 - 18(a)(5)(b)(i)



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.

James S. Andrews  
Signature of Applicant

8/2/10  
Date

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

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

The street is all residential + this property is the only one not allowed residential on 1st floor.

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 granting of the variance would have no negative effect. If not granted, there would be a potential detrimental effect, such as a business use in a residential neighborhood.

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

The approved small lot should never have been approved. Approved before present ordinance.

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

To maintain the present harmony in residential neighborhood a variance is necessary. A "legal" non-compatible use would/could lower residential values "neighborhood appeal".

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

It would have no effect at all except on a positive note by keeping unwanted uses (noise, traffic, odors, etc) away.

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:

Multi-family (3 or more residential units) precluded because of lot size.

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

Former owner lost property for limited income based on zoning - "didn't pay real estate taxes or insurance for 5 years."

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:

Property is not in a flood hazard zone.

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.

**To: Zoning Board of Appeals**

**The applicant is attempting to use the property as it has been used for the past three (3) decades. That is with the second and third floors being used as two 5 rooms and bath residential apartments. And, the first floor being used as a conservative business use for the front of the building (compatibility in the building) and a 3 room apartment in the rear of the first floor (compatibility to the residential neighborhood).**

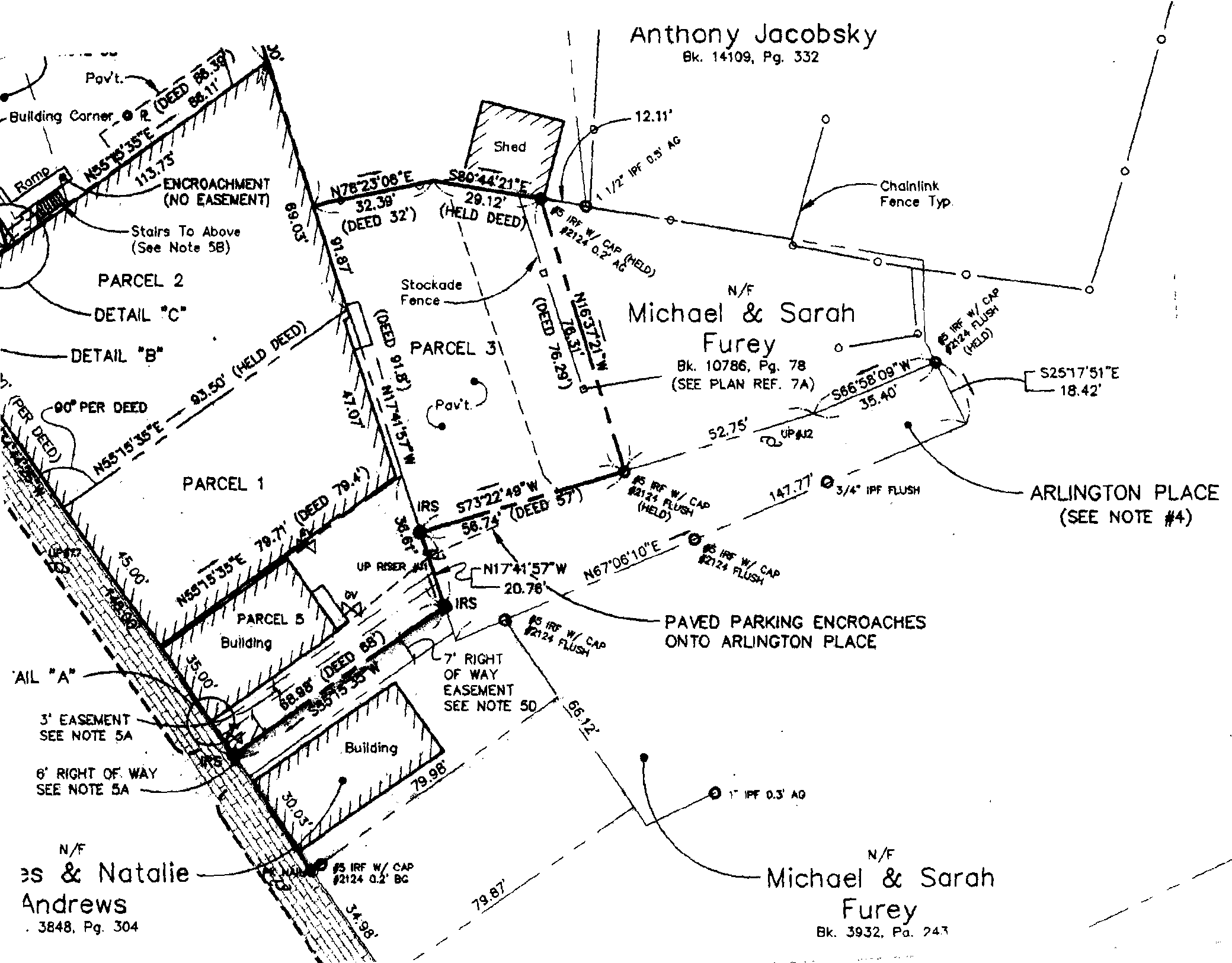
A handwritten signature in black ink, appearing to read "J. J. Adams", is written over the signature line.

**RECEIVED**

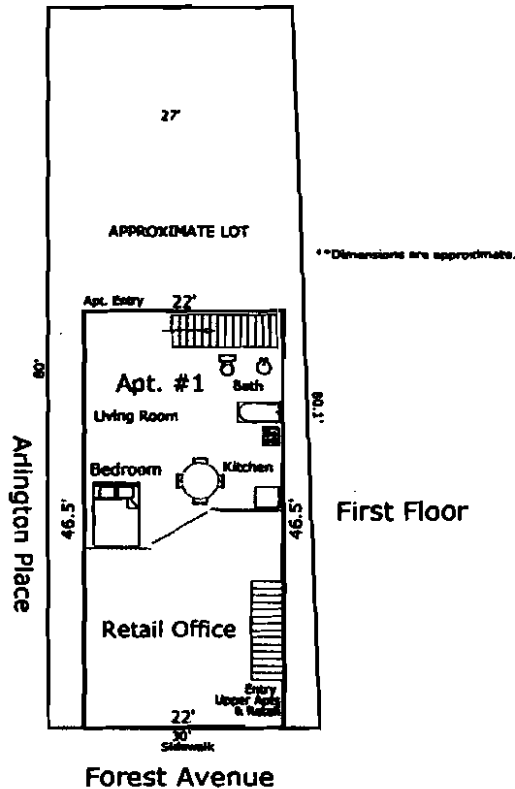
**JUL 20 2010**

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

Bk. 14109, Pg. 332





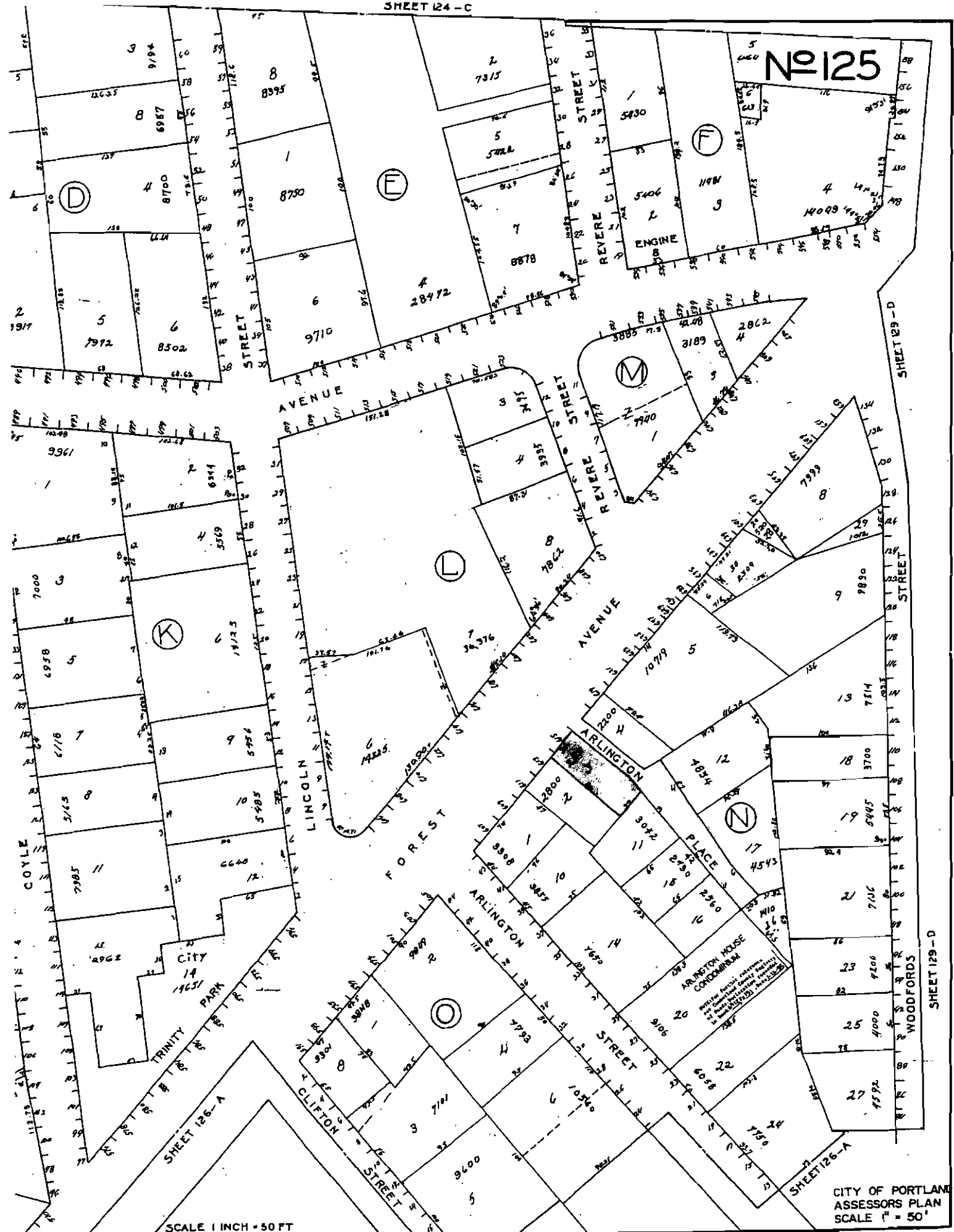


Sketch by Apex Media™

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
		Net Size	Net Totals			Subtotals
GLA1	First Floor	1023.0	1023.0	First Floor	46.5 x 22.0	1023.0
LAND	Land	2280.0	2280.0			
Net LIVABLE Area		(rounded)	1023	1 Item	(rounded)	1023

№125



SCALE 1 INCH = 50 FT

RETRACED 4-5-67

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

We, Robert A. Whiting and Joan M. Whiting, both of Scarborough, in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable consideration

paid by James S. Andrews and Natalie P. Andrews, both of 64 Clinton Street, South Portland, in the County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said James S. Andrews and Natalie P. Andrews, as joint tenants, their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northeasterly side of Forest Avenue, and bounded and described as follows:

Beginning at that point on the northeasterly side line of Forest Avenue where the same is intersected by the southeasterly side line of Arlington Place; thence along said Arlington Place in a northeasterly direction and by the southeasterly side line of Ardsley (formerly Belmont) Place, a distance of eighty (80) feet to a point and the land of Anton Peterson; thence by said Peterson land in a southeasterly direction, about twenty-seven (27) feet to a point and the land formerly of J. A. Callan; thence by the northwesterly side line of said Callan land, in a southwesterly direction, eighty (80) feet to the said northeasterly side line of Forest Avenue; thence along Forest Avenue in a northwesterly direction thirty (30) feet to the point of beginning.

Also a right of way in common with others over and along said Arlington Place.

Being the same premises conveyed to these Grantees by D. H. Church & Sons, Inc. by its deed dated February 12, 1970 and recorded in Cumberland County Registry of Deeds in Book 3117, Page 767.

Said premises are conveyed subject to taxes of the City of Portland for the year 1976, which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said James S. Andrews and Natalie P. Andrews, as joint tenants, their

heirs and assigns, to them and their use and behoof forever. And we do covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee of the premises; that they are free of all incumbrances except as aforesaid, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

We, the said Robert A. Whiting and Joan M. Whiting, being husband and wife,

joining in this deed as Grantees, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this 25th day of May in the year of our Lord one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered in presence of

*Richard V. Davis*  
Notary Public

*Robert A. Whiting*  
*Joan M. Whiting*

State of Maine, Cumberland ss.

May 25, 1976.

Personally appeared the above named Robert A. Whiting

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Richard V. Davis*

NOTARY PUBLIC  
JUSTICE OF THE PEACE

STATE OF MAINE, CUMBERLAND COUNTY, SS.

REGISTRY OF DEEDS

Received MAY 26 1976 at 3 o'clock 10 m. P. M. and recorded in BOOK 3848 PAGE 304 Attest *Margaret L. Peterson* Acting Register.

**DRUMMOND & DRUMMOND, LLP**

COUNSELORS AT LAW  
ONE MONUMENT WAY  
PORTLAND, MAINE 04101

Horace W. Horton  
Arthur A. Cerullo  
Andrew W. Sparks  
Alexandra E. Caulfield  
Paul E. Peck  
Philip P. Mancini  
Jennifer I. Richard  
Douglas F. Britton  
Scott E. Herrick  
Christopher E. Pazar  
Stephanie N. Strouse  
Benjamin P. Campo, Jr.  
Peter D. Klein  
Alexander W. Saksen  
Nathaniel R. Huckel-Bauer

Wadleigh B. Drummond (1885-1979)  
Josiah H. Drummond (1914-1991)

Of Counsel  
Robert C. Santomenna  
Paul M. Koziell

Telephone: 207-774-0317  
Facsimile: 207-879-5870  
E-mail: ppeck@ddl.com

August 13, 2009

James S. and Natalie P. Andrews  
PO Box 2365  
South Portland, ME 04106

**RE: 617 Forest Avenue, Portland, ME  
Deed in Lieu of Foreclosure**

Dear Jim and Natalie:

The Deed in Lieu of Foreclosure was recorded on August 3, 2009, in Book 27145, Page 44, of the Cumberland County Registry of Deeds. I am enclosing a copy of the recorded deed along with the commitment for title insurance. I understand you do not wish title insurance. Please note that on Schedule B of the commitment the old 1977 mortgage to you from the Federal Loan and Building Association is still of record, as is your mortgage which should be discharged at some point and the Notice of Lien Claim from Action Electric we have talked about many times in the past. If you need us to prepare a mortgage discharge, please let us know.

I am still waiting for the recording information concerning the Buxton property. Thank you very much.

Very truly yours,

  
Paul E. Peck

PEP/kbf

Enclosure



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

June 18, 2010

James Andrews  
64 Clinton Street  
South Portland, ME 04106

Re: 615 Forest Avenue - 125 N003 – B-2b- illegal use

Dear Mr. Andrews,

It has come to the attention of our office that there is an illegal use at your building at 615 Forest Avenue. In researching our files, the most recent use that I found for the first floor was retail (permit #950054) and a dog shop with grooming and retail sales [permit #0038 (1975)]. The most recent use for the second floor was one apartment, and the most recent use for the third floor was one apartment [permit #00691 (1973)]. It is our understanding that there is at least one apartment on the first floor and maybe two. These apartments are not legal because there is no permit for them.

615 Forest Avenue is located in the B-2b Community Business Zone. Section 14-182(a)(1) allows any residential use that is allowed in the nearest residential zone. The R-3 Residential Zone is the closest residential zone. Section 14-87 lists the permitted uses and section 14-88 lists the conditional uses for the R-3 zone. Two family or multifamily homes are not listed, so they are not permitted. Section 14-182(a)(2) says that if the first floor has a commercial use, multifamily dwellings are allowed above the first floor. Neither section allows dwelling units on the first floor.

Section 14-391 allows a nonconforming dwelling unit to be legalized if certain conditions can be met. One of the conditions is that the dwelling unit cannot have been added by the current owner. Along with meeting the other conditions, you would have to provide evidence that you did not add any dwelling units to the first floor.

The property must be brought into compliance. You can either apply to try to legalize any illegal units under section 14-391 or you need to remove any illegal dwelling units on the first floor. You have thirty days from the date of this letter to apply for the permit or remove any illegal units.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should

**CITY OF PORTLAND  
REAL ESTATE PROPERTY TAX STATEMENT**

**FY 2010**

July 1, 2009 - June 30, 2010

DUE SEPT 11, 2009	DUE MARCH 12, 2010	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
\$2,048.09	\$2,048.09	\$2,048.09	\$0.00	\$2,048.09

Second Billing

125 - N-003-001

ACCOUNT NUMBER 18056

CBL: 125 - N-003-001

Assessed Property Description

125-N-3  
FOREST AVE 615  
ARLINGTON PL  
2183 SF

RE 125 - N-003-001

ANDREWS JAMES S &  
NATALIE P ANDREWS JTS  
PO BOX 2365  
SOUTH PORTLAND ME 04106

BRING COMPLETE TAX BILL WHEN  
PAYING IN PERSON

Please Make Your Check Payable to:  
City of Portland

PARTIAL PAYMENTS MAY BE MADE  
AT ANY TIME

Change of Address

Name:

**RETURN THIS TOP PORTION WITH PAYMENT**

Credit card payments are not accepted for property tax payments.

**KEEP THIS PORTION**

ACCOUNT NUMBER

125 - N-003-001

2010

18056

REAL ESTATE PROPERTY TAX STATEMENT

CBL

City of Portland

125 - N-003-001

Fiscal Year

Acres:

July 1, 2009 - June 30, 2010

0.05

Owner of Record as of April 1, 2009

Assessed Property Description

KOW INVESTMENTS LLC

125-N-3  
FOREST AVE 615  
ARLINGTON PL  
2183 SF

16 GOODRIDGE AVE  
PORTLAND ME 04103

Date of Sale: / /

**CURRENT BILLING DISTRIBUTION**

**CURRENT BILLING INFORMATION**

Education	\$2,052.18
Public Safety	\$589.85
Debt Service	\$557.08
Public Services	\$385.04
General Government	\$57.35
Recreation & Facil. Mgmt	\$114.69
County Tax	\$135.17
Library	\$98.31
Metro	\$69.64
Health & Human Services	\$36.87
Enterprise Funds	\$0.00

Land Value	\$79,200.00
Building Value	\$151,700.00
Total Value	\$230,900.00
Exemptions	\$0.00
Homestead	\$0.00
Taxable Value	\$230,900.00
Tax Rate	17.74
TOTAL TAX	\$4,096.18
AMOUNT PAID	\$2,048.09

Change of Ownership

**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to mail in your payment.

Remit To **CITY OF PORTLAND MAINE  
FINANCE DEPARTMENT  
TREASURY AND COLLECTION DIVISION  
P O BOX 544  
PORTLAND ME 04112-0544**

Use right top margin for change of address.

Former Owner Name:

New Owner Name:

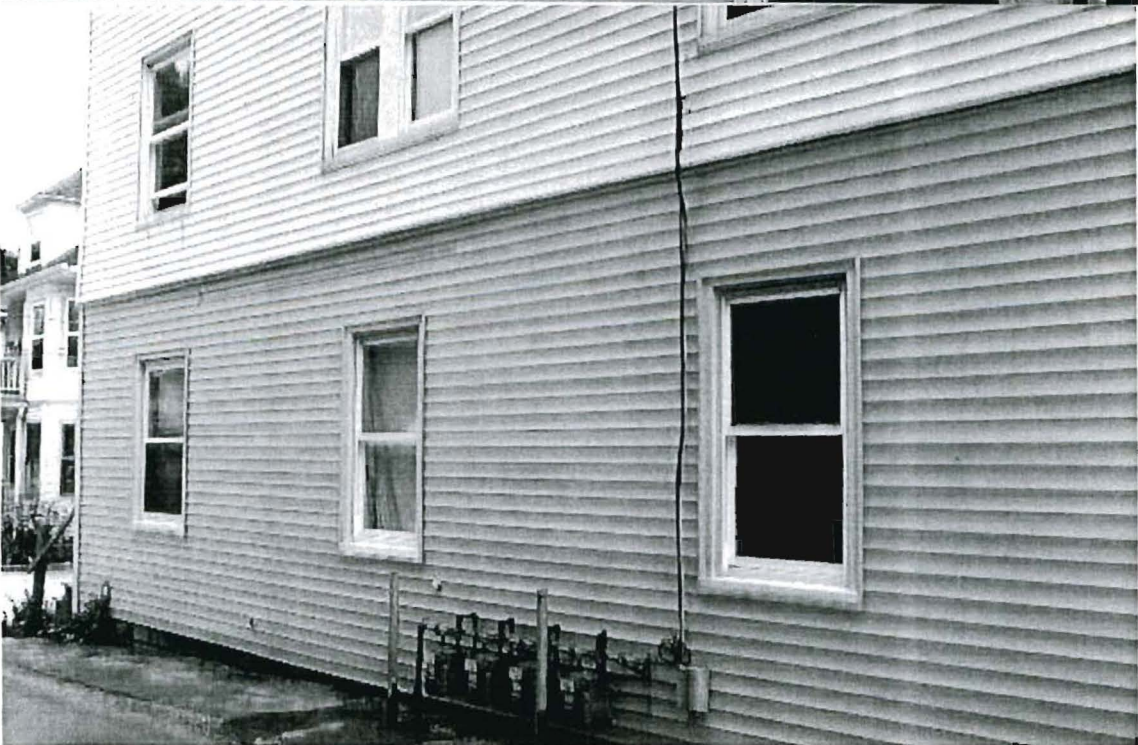
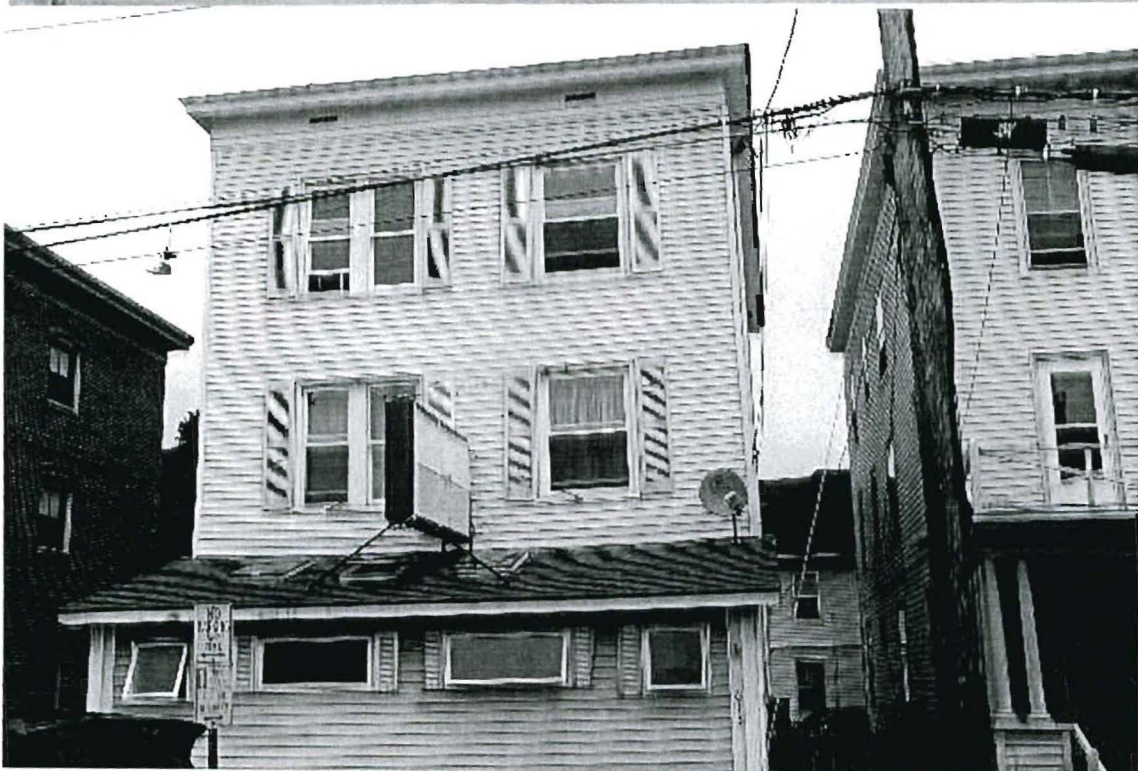
New Owner Address:

Please see the backside for important information.



SUBJECT

N-2





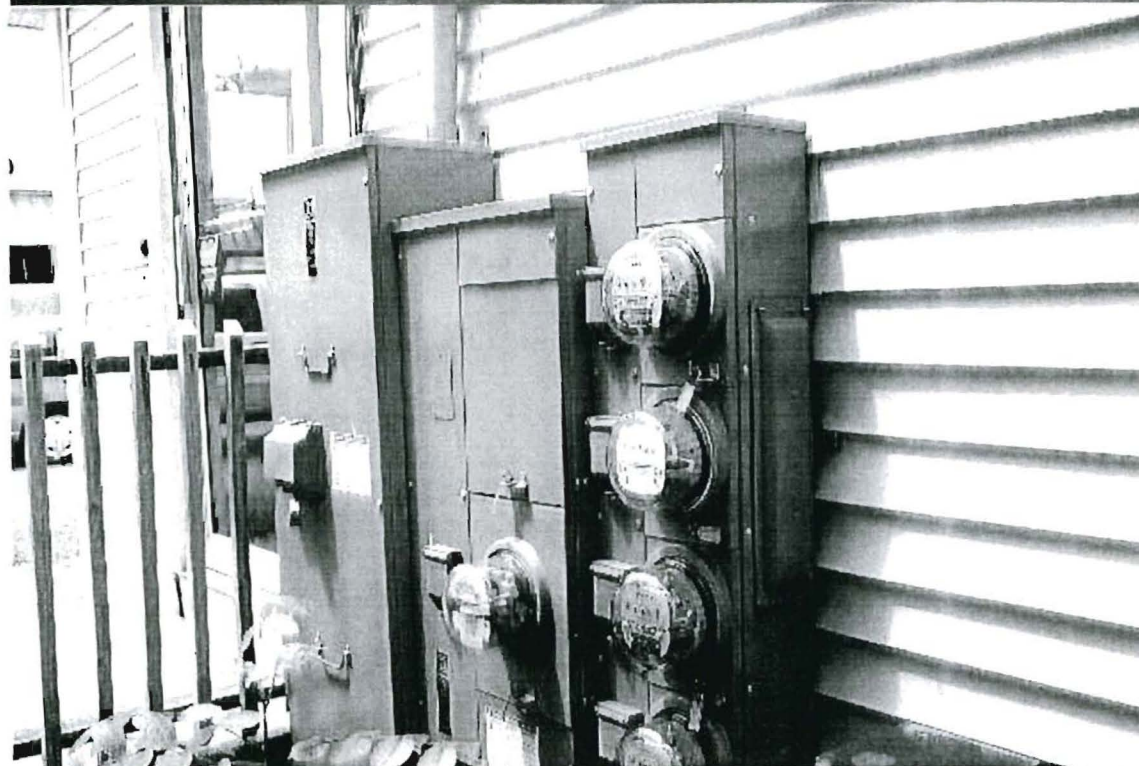
# SUBJECT APARTMENT





N-2  
↘

SUBJECT  
↙



SUBJECT  
→



N-11  
↘



N-15



N-16



N-17



**Marge Schmuckal - Re: email contacts - Appeals Board**

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**From:** Portland Maine <portland04101@yahoo.com>  
**To:** Marge Schmuckal <MES@portlandmaine.gov>  
**Date:** 8/14/2010 10:09 AM  
**Subject:** Re: email contacts - Appeals Board

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Good morning - I am writing to oppose the variance of the zoning ordinance for 615 Forest Avenue. Currently, it appears that the building already has residential occupants on the 1st floor, in violation of code. Also the fact that the landlord has not provided residents with window shade and they have resorted to all sorts of blankets and flags and other random bits of cloth to block out the sun implies that the landlord has no concern for the aesthetics of the building, or lacks the means to provide such things to his tenants.

If the board does grant this appeal, I ask that they consider the impact to neighbors in volume of waste, and volume of noise, and need for extra parking spaces that additional residents would create.

Lastly, if the board does grant this appeal, would they please consider asking the owner to remove the unsightly mini billboard on top of his building, since the building at this point would be 100% residential.

Thank you for your consideration.

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**From:** Marge Schmuckal <MES@portlandmaine.gov>  
**To:** Portland Maine <portland04101@yahoo.com>  
**Sent:** Thu, August 12, 2010 9:36:17 AM  
**Subject:** Re: email contacts - Appeals Board

You can send e-mail is ok) any comments to me and I will forward those comments to the Board members. Because the ZBA is quasi-judicial, it is not appropriate that you personally contact Board members. Your comments will be part of the record for their decision making.

I hope this helps you,  
 Marge Schmuckal  
 Zoning Administrator

>>> Portland Maine <portland04101@yahoo.com> 8/12/2010 6:59 AM >>>

Good morning Ms Schmuckal - is there a way to contact Zoning Appeals members by email? I am interested in responding to a notice I recieved about a pending zoning appeal and like to express my feelings and ideas via email rather than on the telephone.

Thank you

(c) B-2c Community Business Zone

To protect and enhance the quiet enjoyment of adjoining residential neighborhoods from the impacts of businesses that serve liquor and from other uses that are incompatible with adjoining neighborhoods due to noise.

(Ord. No. 293-88, 4-4-88; Ord. No. 25, 7-07-99: emergency enactment of 120-day moratorium, effective 7/07/99 thru 11/04/99; Ord. No. 94A, 11-01-99: emergency enactment of 44-day extension of moratorium enacted on 7-07-99, effective date 11/01/99 thru 12/15/99; Ord. No. 94-99, 11-15-99; Substitute Ord. No. 189-00, \$2, 4-24-00; Ord. No. 151-03/04, 02/23/04; Ord. No. 244-09/10, 6-21-10)

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**\*Editor's Note:** Order No. 25, adopted 7-07-99, enacted an emergency 120-day moratorium on drive-through facilities on lots in B-2 Zone adjacent to lots with residential uses effective 7-07-99 through 11-1-99; Ord. No. 94A, adopted 11-01-99 extended the moratorium on said drive-through facilities through December 15, 1999.  
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**Sec. 14-182. Permitted uses.**

The following uses are permitted in the B-2, B-2b and B-2c zones except that any use involving drive-throughs are prohibited in these zones unless otherwise provided in section 14-183:



(a) *Residential:*

1. Attached single-family and two-family dwellings;



2. Multi-family dwellings are permitted when the nearest residential zone abutting the lot is R-4, R-5, R-6 or R-7. Multi-family dwellings are permitted in any structure with commercial uses in the first floor regardless of the abutting residential zone;

3. Handicapped family units;

4. Combined living/working spaces including, but not limited to, artist residences with studio space; and

(b) *Business:*

1. General, business and professional offices, as defined in section 14-47;

depth of more than one hundred (100) feet  
from the nearest street; or

ii. The structures on the lot meet the  
maximum front yard or are within twenty  
(20) feet of the street and the remainder  
of the lot has less than forty (40) feet  
of continuous street frontage.

f. *Pavement setback:* For lots adjacent to a  
residential zone, pavement shall be set back a  
minimum of ten (10) feet from the side and  
rear property lines adjacent to the  
residential zone.

4. *Maximum impervious surface ratio:* 90%.

\* 5. *Maximum residential density:*

a. *On-peninsula locations, as defined in  
section 14-47:* One thousand (1,000) square  
feet of land area per dwelling unit. Except  
that a development may exceed this  
requirement up to Four hundred and thirty-  
five (435) square feet of land area per  
dwelling provided at least fifty percent  
(50%) of the dwelling units shall have a  
minimum of two (2) or more bedrooms.

\* b. *Off-peninsula locations, as defined in  
section 14-47:*

\* i. Residential density requirements of the  
nearest adjacent residential zone shall  
apply except for multi-family dwellings  
above the first floor of commercial  
uses as provided in (ii) below.

ii. *Multi-family dwellings above first  
floor commercial uses:* One thousand  
(1,000) square feet of land area per  
dwelling unit is required.

6. *Maximum structure height:*



## City of Portland Zoning Board of Appeals

August 5, 2010

James Andrews  
64 Clinton Street  
South Portland, ME 04106

Dear Mr. Andrews,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, August 19, 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 notices for the appeal and a processing fee. You will receive a separate bill for the legal ad. 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



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	115 WOODFORD STREET LLC	115 WOODFORD ST PORTLAND, ME 04103	115 WOODFORD ST	2
	18 CLIFTON LLC	18 CLIFTON ST PORTLAND, ME 04101	18 CLIFTON ST	2
	491 DEERING AVE LLC	205 SMITH RD WINDHAM, ME 04062	491 DEERING AVE	5
	675 FOREST AVENUE LLC	PO BOX 6819 PORTLAND, ME 04104	671 FOREST AVE	1
	ALTSHULER KENNETH P & LYNDA A DOYLE JTS	175 BOWIE HILL RD NORTH DURHAM, ME 04222	635 FOREST AVE	1
	ANDREWS CHRISTOPHER	41 HOWARD ST # 3 PORTLAND, ME 04101	28 LINCOLN ST	3
	ANDREWS JAMES S & NATALIE P ANDREWS JTS	PO BOX 2365 SOUTH PORTLAND, ME 04106	615 FOREST AVE	2
	BLAIS DAVID J & VALERIE M JTS	77 VANNAH AVE PORTLAND, ME 04103	77 VANNAH AVE	1
	BLIND FAITH LLC	PO BOX 1008 SCARBOROUGH, ME 04074	102 WOODFORD ST	1
	BLIND FAITH LLC	PO BOX 1008 SCARBOROUGH, ME 04074	106 WOODFORD ST	6
	BRITTON MEGAN R PUTNAM & DANIEL J BRITTON JTS	63 VANNAH AVE PORTLAND, ME 04103	63 VANNAH AVE	1
	BROWN GREGORY B	P.O.BOX 2397 SOUTH PORTLAND, ME 04106	28 REVERE ST	6
	BROWN ROBYN O & YVETTE B BROWN JTS	32 LINCOLN ST PORTLAND, ME 04103	32 LINCOLN ST	2
	BURNS MARK B	12 CLIFTON ST PORTLAND, ME 04101	12 CLIFTON ST	2
	BUZZELL MARGARET F	565 FOREST AVE PORTLAND, ME 04101	583 FOREST AVE	1
	CAFUA FERNADO TRUSTEE OF CAFUA REALTY TRUST VIII	44 HERITAGE HILL RD WINDHAM, NH 03087	546 DEERING AVE	1
	CASPARIUS RUDOLF P K & RENAME A JTS	1231 FOREST AVE PORTLAND, ME 04103	19 CLIFTON ST	2
	CASPARIUS RUDOLPH P K & RENAME A JTS	1231 FOREST AVE PORTLAND, ME 04103	105 WOODFORD ST	5
	CHAREST KATHRYN L	15 ARLINGTON ST PORTLAND, ME 04103	15 ARLINGTON ST	2
	CHAU SULAN	105 FALMOUTH ST PORTLAND, ME 04103	112 WOODFORD ST	5
	CHURCH CORPORATION	1 KAREN DR WESTBROOK, ME 04092	630 FOREST AVE	1
	COLE TRISTRAM T & JENNIE A THERIAULT JTS	C5 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT C5	1
	COMAS EFFIE M WID WWII VET	A6 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT A6	1
	CONLEY ELIZABETH E WID WWII VET	D2 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT D2	1
	CRANE LEONORE E	C4 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT C4	1
	DASILVA CARLOS A & MARILA R JTS	101 WOODFORDS ST PORTLAND, ME 04103	101 WOODFORD ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DAVIS BARBARA	B2 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT B2	1
	DELEUSE BETSEY W	25 ARLINGTON ST # 1 PORTLAND, ME 04101	25 ARLINGTON ST UNIT 1	1
	DENNEY MICHAEL T & MARLEEN E DENNEY JTS	8 ARLINGTON ST PORTLAND, ME 04101	8 ARLINGTON ST	1
	DOUGHTY W REYNOLDS JR WWII & SHIRLEY M JTS	E1 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT E1	1
	DUCHARME VICKIE L	38 CLIFTON ST PORTLAND, ME 04101	38 CLIFTON ST	1
	DUPLISSIE JAMES	70 WINNOCKS NECK RD SCARBOROUGH, ME 04070	110 COYLE ST	4
	EAST END CORP	PO BOX 10291 PORTLAND, ME 04104	514 DEERING AVE	9
	EMANUELSON JOSEPHINE WID WWII VET	123 COYLE ST PORTLAND, ME 04103	123 COYLE ST	1
	EMANUELSON JOSEPHINE S	PO BOX 205 MONSON, ME 04464	14 LINCOLN ST	0
	FERGUSON GREGG BRYANT & ELIZABETH JANE YANNET JTS	21 ARLINGTON ST PORTLAND, ME 04101	21 ARLINGTON ST	2
	FILATOVA YELENA	D3 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT D3	1
	FOUGERE MARY ELIZABETH	11 CLIFTON ST PORTLAND, ME 04101	11 CLIFTON ST	2
	FRANCOEUR JOSEPH A	43 VANNAH AVE PORTLAND, ME 04103	43 VANNAH AVE	1
	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	3 ARLINGTON PL	2
	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	6 ARLINGTON PL	1
	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	611 FOREST AVE	3
	GAVIN M F CHIP & ANDREA L KRASKER GAVIN JTS	25 ARLINGTON ST # 2 PORTLAND, ME 04101	25 ARLINGTON ST UNIT 1	1
	GILLIAN SHEILA A	P.O.BOX 972 OLD ORCHARD BEACH, ME 04064	94 WOODFORD ST	3
	GIUSTI NICHOLAS III	PO BOX 2005 PORTLAND, ME 04104	593 FOREST AVE	1
	GOLDEN MARK T & CYNTHIA N	11 ARLINGTON PL PORTLAND, ME 04101	ARLINGTON PL	0
	GOLDEN MARK T & CYNTHIA N	11 ARLINGTON PL PORTLAND, ME 04101	11 ARLINGTON PL	2
	GREENE MARGARET L	A5 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT A5	1
	GRIKIZIS WILLIAM G	285 CLIFTON ST PORTLAND, ME 04103	CLAIRMONT CT UNIT A2	1
	HALPERN ELLEN J	47-4 ANGLESIDE RD WALTHAM, MA 02453	CLAIRMONT CT UNIT B3	1
	HARFORD DONALD W & PATRICIA JTS	9 RIDGE RD WESTBROOK, ME 04092	669 FOREST AVE	1
	HARRIS WILLIAM D & MARTHA J ELKUS JTS	32 CLIFTON ST PORTLAND, ME 04101	32 CLIFTON ST	1



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HARTGLASS E J INC	4 FORESIDE COMMON DR FALMOUTH, ME 04105	599 FOREST AVE	1
	HERSOM TRAVIS D & KATHRYN L HERSOM JTS	15 ARLINGTON ST PORTLAND, ME 04101	32 ARLINGTON ST	3
	HOFFMAN DANIEL G & SUSAN MCCADAM HOFFMAN JTS	20 ARLINGTON ST PORTLAND, ME 04101	20 ARLINGTON ST	1
	HOFFMAN DANIEL G & SUSAN MCCADAM HOFFMAN JTS	20 ARLINGTON ST PORTLAND, ME 04101	24 ARLINGTON ST	0
	HOLMBERG BARBARA J	A4 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT A4	1
	HORRISBERGER MICHAEL M & ERIN P BRENNAN JTS	27 CLIFTON ST PORTLAND, ME 04101	27 CLIFTON ST	3
	HOWARD MARK T	47 VANNAH AVE PORTLAND, ME 04103	47 VANNAH AVE	1
	HOWE PETER A & MARY M BOULOS JTS	75 TWO LIGHTS RD CAPE ELIZABETH, ME 04107	CLAIRMONT CT UNIT E2	1
	HUGHES RALPH W	52 MELROSE ST PORTLAND, ME 04101	52 MELROSE ST	1
	JACOBS FERRIS & MARY C JACOBS JTS	77 WOODFORD ST PORTLAND, ME 04103	77 WOODFORD ST	1
	JACOBS MARSHA & RICHARD LAFRENAYE &	PO BOX 15 NEWCASTLE, ME 04553	595 FOREST AVE	3
	JURGELEVICH RUTH K WID WWII	80 WOODFORDS ST PORTLAND, ME 04103	80 WOODFORD ST	1
	KAPLAN 536 LLC	49 OCEAN AVE PORTLAND, ME 04103	19 REVERE ST	1
	KAPLAN 540 LLC	49 OCEAN AVE PORTLAND, ME 04103	540 DEERING AVE	1
	KILCOYNE JULIE ANNE	B1 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT B1	1
	KOLPACK ANDREA B	90 WOODFORD ST PORTLAND, ME 04103	90 WOODFORD ST	1
	KRIGMAN HARRY	8 ROCKWALL LN CAPE ELIZABETH, ME 04107	528 DEERING AVE	7
	LACHAPELLE RICKY R	379 LISBON ST LEWISTON, ME 04240	637 FOREST AVE	1
	LE LINH T	97 WOODFORD ST PORTLAND, ME 04103	97 WOODFORD ST	2
	LEE RENTALS LLC	17 HAMBLET AVE PORTLAND, ME 04103	634 FOREST AVE	1
	LEONARD JAMES A	81 WOODFORDS ST PORTLAND, ME 04103	81 WOODFORD ST	1
	LITTLEFIELD MARGARET M WID	C3 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT C3	1
	LUCAS DANIEL K & TINA B LUCAS	14 STONY RIDGE RD CUMBERLAND FORESIDE, ME	609 FOREST AVE	1
	MAHONEY MICHAEL & KATHERINE R MAHONEY JTS	494 DEERING AVE PORTLAND, ME 04103	494 DEERING AVE	1
	MAINE MEDICAL CENTER	22 BRAMHALL ST PORTLAND, ME 04102	12 REVERE ST	1
	MAINE RESOURCE CORP	147 CONGRESS ST PORTLAND, ME 04101	16 LINCOLN ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MARTIN WAYNE D & DEBORAH A	12 ARLINGTON ST PORTLAND, ME 04101	12 ARLINGTON ST	1
	MCARTHUR GILLIAN E	28 CLIFTON ST PORTLAND, ME 04101	28 CLIFTON ST	1
	MCCANN CARL F	PO BOX 1082 LINCOLN, NH 03251	CLAIRMONT CT UNIT C6	1
	MEIER HANNAH M	10 WOODFORD ST PORTLAND, ME 04103	110 WOODFORD ST	1
	MERRILL P J SEA FOOD INC	681 FOREST AVE PORTLAND, ME 04103	677 FOREST AVE	1
	MOHABBATI BABAK S & BAHARAK NAJAFIAN JTS	93 WOODFORD ST PORTLAND, ME 04103	93 WOODFORD ST	2
	MORRIS JUNE D	A3 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT A3	1
	MUZZY PATSY A	A1 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT A1	1
	ODD FELLOWS HALL CO OF	651 FOREST AVE PORTLAND, ME 04101	651 FOREST AVE	1
	PARCHMAN THOMAS M	133 COYLE ST PORTLAND, ME 04101	133 COYLE ST	3
	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND, ME 04106	1 GRACE ST	2
	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND, ME 04106	7 GRACE ST	3
	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND, ME 04106	117 WOODFORD ST	4
	POOL MARTIN V	25 ARLINGTON ST #4 PORTLAND, ME 04101	25 ARLINGTON ST UNIT 2	1
	POTVIN FRANCOISE M	F2 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT F2	1
	PULPIT ROCK PROPERTIES LLC	35 ARLINGTON ST PORTLAND, ME 04101	35 ARLINGTON ST	2
	RAHEM LLC	PO BOX 6149 FALMOUTH, ME 04105	579 FOREST AVE	1
	RANDOLPH PATRICIA S	25 ARLINGTON ST # 3 PORTLAND, ME 04101	25 ARLINGTON ST UNIT 2	1
	RAY WALTER S JR & RUTHANN RAY JTS	89 WOODFORDS ST PORTLAND, ME 04103	89 WOODFORD ST	1
	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR PORTLAND, ME 04101	648 FOREST AVE	4
	RICHARDS LYNNE M	C2 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT C2	1
	RIVERWOOD COMMERCIAL	4 PARK ST CONCORD, NH 03301	606 FOREST AVE	0
	RIVERWOOD COMMERCIAL	4 PARK ST CONCORD, NH 03301	616 FOREST AVE	1
	ROBERTS RACHEL R	1726 N ALEXANDRIA AVE LOS ANGELES, CA 90027	37 ARLINGTON ST	3
	ROMSEY PROPERTIES LLC	781 COUNTY RD WESTBROOK, ME 04092	109 WOODFORD ST	2
	ROSSITER EMILY & JENNIFER WHITE JTS	25 ARLINGTON AVE # 6 PORTLAND, ME 04101	25 ARLINGTON ST UNIT 3	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	RRK LLC	33 PILGRIM RD SOUTH PORTLAND, ME 04106	22 CLIFTON ST	3
	SANCHEZ DANILO E & LUISA M SANCHEZ JTS	47 LINCOLN ST PORTLAND, ME 04103	47 LINCOLN ST	2
	SCOTT BARRY E	1415 MAIN ST # 42 DUNEDIN, FL 34698	522 DEERING AVE	5
	SHEKINAH REALTY LLC	468 ALLEN AVE PORTLAND, ME 04103	617 FOREST AVE	1
	SHEKINAH REALTY LLC	468 ALLEN AVE PORTLAND, ME 04103	621 FOREST AVE	1
	SHER GERALD M & JONAS E SHER JTS	83 WOODFORD ST PORTLAND, ME 04103	83 WOODFORD ST	1
	SIMPSON AMY & GREG KORBET	86 WOODFORD ST PORTLAND, ME 04103	86 WOODFORD ST	1
	SM & A PROPERTIES LLC	PO BOX 6752 PORTLAND, ME 04101	646 FOREST AVE	2
	SPEAR KAREN J & WILLIAM T JTS	D1 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT D1	1
	SPILLER MARC D & LINDA L PINKHAM	502 DEERING AVE PORTLAND, ME 04103	502 DEERING AVE	1
	TAUTZ BIRGIT	25 ARLINGTON ST # 5 PORTLAND, ME 04101	25 ARLINGTON ST UNIT 3	1
	THOMPSON GARY F	25 STAGECOACH LN # 8 WESTBROOK, ME 04092	CLAIRMONT CT UNIT F4	1
	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	55 VANNAH AVE	1
	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	57 VANNAH AVE	0
	THORNTON TIMOTHY J	F-3 CLAIRMONT CT PORTLAND, ME 04103	CLAIRMONT CT UNIT F3	1
	TIMOTHY S DARLING PLUMBING & HEATING INC	27 VANNAH AVE PORTLAND, ME 04103	29 VANNAH AVE	1
	TMMONE ASSOCIATES LLC	1 DEAKE ST SOUTH PORTLAND, ME 04106	127 COYLE ST	3
	TREFRY ALFRED W III	CLAIRMONT CT #F-1 PORTLAND, ME 04103	CLAIRMONT CT UNIT F1	1
	TRINITY CHURCH IN PORTLAND RECTOR, WADENS &	119 COYLE ST PORTLAND, ME 04103	4 LINCOLN ST	0
	TRINITY CHURCH OF PORT LAND RECTOR-WARDENS &	119 COYLE ST PORTLAND, ME 04103	119 COYLE ST	0
	TRINITY CHURCH OF PORTLAND, RECTOR, WARDENS &	119 COYLE ST PORTLAND, ME 04103	113 COYLE ST	1
	TRINITY EPISCOPAL CHURCH RECTOR-WARDENS &	119 COYLE ST PORTLAND, ME 04103	10 LINCOLN ST	0
	URBANER KATHERINE M & ERIK G URBANER	10 PHILIP RD CAPE ELIZABETH, ME 04107	CLAIRMONT CT UNIT C1	1
	VACHON PATRICA M	139 COYLE ST PORTLAND, ME 04103	139 COYLE ST	1
	VALCOURT PETER J	7 ARLINGTON PL PORTLAND, ME 04101	7 ARLINGTON PL	2
	VIP FURNITURE LLC	44 WASHINGTON AVE PORTLAND, ME 04101	GRACE ST	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WALLACE REBECCA N	71 WOODFORDS ST PORTLAND, ME 04103	71 WOODFORD ST	2
	YAVAROW ANDREW & COLLEEN M YAVAROW	39 STOUGHTON RD DEDHAM, MA 02026	CLAIRMONT CT UNIT C7	1