

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson
Chip Gavin
Kent Avery

June 21, 2013

Birch Shambaugh
92 William Street
Portland, ME 04103

RE: 32-34 Vannah Avenue
CBL: 129 F013 & 014
ZONE: B1

Dear Mr. Shambaugh,

At the June 20, 2013 meeting, the Zoning Board of Appeals voted 6-0 to grant your Conditional Use Appeal to open a restaurant at 34 Vannah Avenue with the condition that trash removal shall not occur between the hours of 10:00 pm and 8:00 am. I am enclosing a copy of the Board's decision.

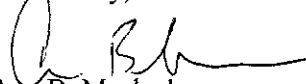
You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the appeal. Please submit your payment on receipt of this invoice. Your permit cannot be issued until your payment has been received.

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property from retail to restaurant. I have enclosed an application for the change of use but you may also find it on the city website under the Inspections Division. You have six months from the date of the meeting, June 20, 2013, referenced under section 14-474(f) to obtain the permit, or your Zoning Board approval will expire. I have also included a handout that outlines the electronic plan submittal requirements.

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

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: June 21, 2013
RE: Action taken by the Zoning Board of Appeals on June 20, 2013.

Members Present: Gordon Smith (chair), Sara Moppin (secretary), Mark Bower, William Getz, Chip Gavin and Eric Larsson

Members Absent: Kent Avery

1. New Business

A. Conditional Use Appeal:

32-34 Vannah Avenue, Birch Shambaugh & Mary Fayth Preyer, buyers, Tax Map 129, Block F, Lot 013, B-1 Neighborhood Business Zone: The applicants are seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant on the first floor. Representing the appeal are the buyers. **The Zoning Board of Appeals voted 6-0 to grant the appeal to open a restaurant with the condition that trash removal shall not occur between the hours of 10:00 pm and 8:00 am.**

Enclosure:

Decision for Agenda from June 20, 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

Attendance-Board Members
Chip Gavin Present
Mark Bower
Sara Moppin
Bill Getz
Cordy Smith
Eric Larsson

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

B-1 Neighborhood Business Zone (Restaurant):

Conditional Use Appeal

DECISION

Date of public hearing: June 20, 2013
Name and address of applicant: Birch Shambaugh
92 William Street
Portland, ME 04103

Location of property under appeal: 34 Vannah Avenue

For the Record:

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

Birch Shambaugh - Applicant
~~Clara~~ Williams - owns house/beauty shop next door
Madeline Goodman - 63 Vannah
Kevin Murphy - 43 Vannah
Anne Hoie - Vannah
Tamara Jones - 48 Vannah
Jennie Siler - 54 Vannah

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

Letter from Tamara Jones 48 Vannah
Letter from Susan Brewer 44 Vannah
Letter from Mark Howard 47 Vannah

Findings of Fact and Conclusions of Law:

The applicant is requesting a conditional use permit for a property located within the B-1 zone, in order to allow a restaurant on the ground floor of a two-story building.

The total floor area for use of the public is 964 sq. feet. The hours of operation will not exceed 7:00 a.m. to 11:00 p.m. Food service and consumption account for 100% of the business. There is no drive through service.

A. Conditional Use Standards pursuant to Portland City Code §14-163(a):

1. The use applied for is a restaurant, i.e., a food service establishment with indoor seating capacity for ten (10) or more patrons.

Satisfied Not Satisfied

Reason and supporting facts:

Application shows seating for 64 patrons and ~~that~~ use will primarily be for food service.

2. Maximum total floor area for use of the public shall be one thousand (1,000) square feet.

Satisfied Not Satisfied

Reason and supporting facts:

Maximum floor area will be 964 sq. ft.

3. The hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. each day.

Application shows hours will be limited to 7am to 11pm

Satisfied Not Satisfied

Reason and supporting facts:

See previous page.

4. Food service and consumption are the primary function of the restaurant.

Satisfied Not Satisfied

Reason and supporting facts:

Per applicant testimony, food service and consumption will be primary function.

5. There shall be no drive-through service.

Satisfied Not Satisfied

Reason and supporting facts:

Per application, there will be no drive-through service.

6. The use will generate no more than 100 peak hour vehicle trips per 2000 sq. ft. of space. (Note: the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.)

Satisfied Not Satisfied

Reason and supporting facts:

Per applicant, there will be less than 25 peak hour vehicle trips

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:

Property has historically been used as a neighborhood restaurant with services similar to other neighborhood restaurants. Area is already heavily travelled through-cut for vehicles. Restaurant will not ^{bring traffic that is} distinctive from what's already occurring in neighborhood.

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

Yes No

Reason and supporting facts:

Currently, restaurant is vacant and blighted. Heavy neighborhood, pedestrian-oriented restaurant may calm traffic. Trash removal will be during normal business hours and will be removed more than once a week.

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

This B-1 zone is located in ~~the~~ ^{a heavily travelled} ~~area~~ ~~so~~ ~~impacts~~ will not differ substantially than what's already occurred.

members present: Gordon Smith - Sara Moppin Mark Bowet - Bill Gets
Chip GAVIN - Eric LARSON

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

member(s) Absent: Kent Avey

APPEAL AGENDA

called to order at: 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, June 20, 2013 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. Conditional Use Appeal:

32-34 Vannah Avenue, Birch Shambaugh & Mary Fayth Preyer, buyers, Tax Map 129, Block F, Lot 013, B-1 Neighborhood Business Zone: The applicants are seeking a Conditional Use Appeal under section 14-163(a)(1) to establish a restaurant on the first floor. Representing the appeal are the buyers.

2. Adjournment 8:20 pm

6-0
Grant

Mark T. Howard
47 Vannah Avenue
Portland, ME 04103

6/20/13

Dear City of Portland,

I write with very great concern about the proposed plan for a restaurant to open at the end of out street. My primary concern is parking and all of the problems that this issue will bring if it is not under control from the beginning. On street parking by restaurant patrons will be unappreciated by Vannah Avenue residents and will bring about an unwelcome change in the atmosphere of livability enjoyed in our neighborhood.

A parking issue for a commercial establishment at the upper end of Vannah Avenue might be solved with the cooperation of several other places of business who have ample parking lots that appear to be vacant or partially vacant in the evening as well as at certain hours of the day. These are the Merrill Fish Company, the VFW Hall, Cutters barber shop, and Darling's Heating and Plumbing, all of which are adjacent to or in close proximity to the site of the proposed restaurant. It certainly seems to me that something satisfactory could be negotiated with these individuals, given the fact that the city of Portland is proud of its reputation for being a very desirable place to live for quality of life, and promotes a friendly cooperative spirit within its business community.

On street parking certainly would bring a number of avoidable problems to our street. The street is not wide and there is no curbing to protect lawns, gardens and trees from possible damage. The winter weather and related conditions are serious and managing our driveways and snow accumulation is often difficult. Extra cars parked along the street at that time would add a great deal of pressure to an already dangerous situation. The potential for property damage and accidents would increase significantly. Also, there is a noise factor. I am certain that residents of Vannah Avenue would consider it a disturbance to constantly have cars parked and restaurant traffic in front of their houses. We have small children, pets, and elderly people living here who expect that this is a quiet and safe neighborhood. I also believe that a problematic parking situation if it is allowed to develop could impact the resale value of our houses.

I certainly am a supporter of local businesses, but my neighbors and I will be very unhappy and watchful if this kind of thoughtless change takes place on Vannah Avenue and I urge you to work toward a good practical solution before the proposed restaurant opens. I will add that I dine out frequently and often a difficult parking situation will deter me from eating at a particular establishment and I think many others feel the same way. I can see that a practical parking plan will greatly contribute to the success of the restaurant and would provide a good working out for everyone concerned.

Sincerely yours,
Mark Howard

Mark Howard

Good evening,

I'm Tamara Jones, owner and resident of 48 Vannah Avenue.

6/20/13

I bought my home two years ago, but have been a resident of the Back Cove Neighborhood for more than 6 years. It's a GREAT neighborhood that I love being a part of. I chose to live here because it's close to local businesses that I can visit and support, yet far enough from the city to experience a quieter suburban life. I fully believe in revitalizing our neighborhood with quality residential serving businesses, but living less than 200 ft away, I have definite concerns with the parking for the proposed 34 Vannah Restaurant.

Because of its residential location, eating at 34 Vannah Restaurant would be a sought out destination, and to be a successful business, would have to serve more than just patrons within walking distance. The proposal shows 64 seats. Even if serving at half capacity, that's a lot of people coming to our neighborhood during specific times of the day and night, especially on weekends. Where will these 32 to 64 patrons, plus employees, park?

The employees will have be there at all open hours of the day. How many employees? and Where will they park? Although the patron level will fluctuate, they each will be there for at least an hour or more. 64 seats. Where will they park?

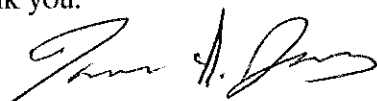
Will there be agreements with neighboring businesses, to have designated, reserved parking spaces? If not enough are contracted, parking would occur on both sides of our street, in front of my home and that of my neighbors. Most of us residents use these spots on a daily basis for ourselves and our visiting friends and family. However, once the employees and patrons of 34 Vannah Restaurant arrive, we will be displaced. Will my aging father have to walk two blocks when he visits me? When I have a friends over for a Friday BBQ, will they now have to park on the next street over?

Where peak restaurant hours tend to coincide with peak traffic hours, I have concerns as to how cars will drive through Vannah Avenue, especially if increased on street parking were to occur. Traffic currently backs up during commuting hours, due to the Woodfords/ Vannah/ Ocean & Forest intersections. It would be dangerous and difficult to get in and out of our driveways, with heavy traffic and cars on both sides of the street.

A sufficient number of designated parking spaces has not been established to avoid patrons and employees from parking in front of, and restricting access to our very own homes.

64 seats. Where will they park?

Thank you.



Tamara Jones
48 Vannah Ave, Portland, ME 04103

6/20/13

To Whom It May Concern;

I am a resident of Vannah Ave.. I am writing to voice my concerns as to the opening of a restaurant/bar at 34 Vannah Ave.

As I was driving home from work last night, I noticed three signs at the beginning of our street, placed there by our city.

- o Local Traffic Only
- o No trucks allowed
- o Respect Our Neighborhood

If a restaurant is opened on our street does that not go against all of these signs? This is a quiet neighborhood, one where people go to bed early. Not one that wants or needs to have foot or vehicle traffic at all hours of the day and night. I understand that this establishment is considering being open from 6am to 11pm. Where are they going to park? In front of all our houses, disturbing our peace and quiet at all hours. I have paid taxes on this property for 15 years and I expect to be able to have my company come and park in front of my house when they visit.

This particular building has a long history of businesses opening and closing due to the lack of people that want to go there. Do we need another restaurant or bar in a city that is oversaturated with them? People who live in this neighborhood live here because they did not want to be in the middle of the hustle and bustle of businesses downtown. They were looking for peace and quiet. It is a neighborhood with many older residents who live alone.

If this were to open, does this mean that we will have more police patrols to keep up with the increase in vandalism, disorderly contact and other crimes associated with a bar? Will our street be plowed more quickly in a storm or will it be worse as customers will be parked along the street and impede the progress of the plow trucks? Will our sidewalks be improved? Is there a noise ordinance for this establishment to abide by?

In closing I would appreciate that you would take the concerns of the neighbors into consideration on this matter. We are the people who have to live here.

Susan A. Brewer

44 Vannah Ave.

Portland, Maine 04103



City of Portland Zoning Board of Appeals

June 11, 2013

Birch Shambaugh
92 William Street
Portland, ME 04103

Dear Mr. Shambaugh,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, June 20, 2013 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, 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

Application No: 0000-1720	Applicant: BIRCH SHAMBAUGH
Project Name: 34 VANNAH AVE	Location: 34 VANNAH AVE
CBL: 129 F013001	Application Type: Conditional Use
Invoice Date: 06/11/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$100.00		\$100.00		\$224.62		\$0.00		\$224.62		On Receipt

First Billing

Previous Balance	\$100.00
Payment Received 6/3/2013 - Thank you	\$100.00

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	114	\$85.50
Legal Advertisements - ZBA	1	\$89.12
		\$224.62
Total Current Fees:	+	\$224.62
Total Current Payments:	-	\$0.00
Amount Due Now:		\$224.62

Detach and remit with payment

CBL 129 F013001
Bill to: BIRCH SHAMBAUGH
92 WILLIAM STREET
PORTLAND, ME 04103

Application No: 0000-1720
Invoice Date: 06/11/2013
Invoice No: 41433
Total Amt Due: \$224.62
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

Application No: 0000-1720	Applicant: BIRCH SHAMBAUGH
Project Name: 34 VANNAH AVE	Location: 34 VANNAH AVE
CBL: 129 F013001	Application Type: Conditional Use
Invoice Date: 06/03/2013	

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

Previous Balance **\$0.00**

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

CBL 129 F013001
Bill to: BIRCH SHAMBAUGH
92 WILLIAM STREET
PORTLAND, ME 04103

Application No: 0000-1720
Invoice Date: 06/03/2013
Invoice No: 41325
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

June 3 2013

Received from Bush Stambaugh; Mary Faith Pray.

Location of Work 34 Van Ness Ave

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 ZBA Conditional Use Approval

CBL: 129-F-1013

Check #: 344 Total Collected \$ 100.00

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

Taken by: ASW

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

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 6/10/2013 12:05 PM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda june 14.pdf

Hi Ann,

All set to publish your ad on Friday, June 14.
The cost is \$89.12 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
295 Gannett Drive
South Portland, ME 04106
Tel. 207-791-6157
Fax: 207-791-6910
Email: jjensen@mainetoday.com

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, June 10, 2013 11:21 AM
To: classified@mainetoday.com
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, June 14, 2013.

Thanks.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
125 N005001	SHEKINAH REALTY LLC	468 ALLEN AVE PORTLAND, ME 04103	621 FOREST AVE	1
125 N008001	ODD FELLOWS HALL CO OF	651 FOREST AVE PORTLAND, ME 04101	651 FOREST AVE	1
125 N013001	CHAU SULAN	105 FALMOUTH ST PORTLAND, ME 04103	112 WOODFORD ST	5
125 N017001	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	6 ARLINGTON PL	1
125 N018001	MEIER HANNAH M	110 WOODFORD ST PORTLAND, ME 04103	110 WOODFORD ST	1
125 N019001	BLIND FAITH LLC	PO BOX 600 SCARBOROUGH, ME 04070	106 WOODFORD ST	6
125 N020001	DELEUSE BETSEY W	27 ARLINGTON ST # 1 PORTLAND, ME 04101	27 ARLINGTON ST UNIT 1	1
125 N020002	GAVIN M F CHIP & ANDREA L KRASKER GAVIN JTS	27 ARLINGTON ST # 2 PORTLAND, ME 04101	27 ARLINGTON ST UNIT 2	1
125 N020003	RANDOLPH PATRICIA S	27 ARLINGTON ST # 3 PORTLAND, ME 04101	27 ARLINGTON ST UNIT 3	1
125 N020004	NETHERLAND NANCY B	27 ARLINGTON ST # 4 PORTLAND, ME 04101	27 ARLINGTON ST UNIT 4	1
125 N020005	TAUTZ BIRGIT	27 ARLINGTON ST # 5 PORTLAND, ME 04101	27 ARLINGTON ST UNIT 5	1
125 N020006	ROSSITER EMILY	27 ARLINGTON ST # 6 PORTLAND, ME 04101	27 ARLINGTON ST UNIT 6	1
125 N021001	BLIND FAITH LLC	PO BOX 600 SCARBOROUGH, ME 04070	102 WOODFORD ST	1
125 N022001	FERGUSON GREGG BRYANT & ELIZABETH JANE YANNET JTS	21 ARLINGTON ST PORTLAND, ME 04101	21 ARLINGTON ST	2
125 N023001	PLUMMER JOANNE M	94 WOODFORD ST PORTLAND, ME 04103	94 WOODFORD ST	3
125 N025001	BOEPPLE ELIZABETH A	90 WOODFORD ST PORTLAND, ME 04103	90 WOODFORD ST	1
125 N026001	GOLDEN MARK T & CYNTHIA N	11 ARLINGTON PL PORTLAND, ME 04101	ARLINGTON PL	1
125 N027001	SIMPSON AMY & GREG KORBET	86 WOODFORD ST PORTLAND, ME 04103	86 WOODFORD ST	1
125 N030001	LACHAPELLE RICKY R	379 LISBON ST LEWISTON, ME 04240	637 FOREST AVE	1
128 A008001	CUNNINGHAM KEITH J & JULIE M CUNNINGHAM JTS	46 CODMAN ST PORTLAND, ME 04103	46 CODMAN ST	1
128 B002001	RUBINOFF DANIEL G	53 CODMAN ST PORTLAND, ME 04103	53 CODMAN ST	1
128 B003001	MICHAELSON ANDREW M S & KATHLEEN E SULLIVAN JTS	59 CODMAN ST PORTLAND, ME 04103	59 CODMAN ST	1
128 B020001	HAIMES MICHAEL L	64 HERSEY ST PORTLAND, ME 04103	64 HERSEY ST	1
128 B021001	LAMARRE ADAM M	70 HERSEY ST PORTLAND, ME 04103	70 HERSEY ST	1
128 C001001	WAISMAN SCOTT M & MARINA WAISMAN JTS	61 HERSEY ST PORTLAND, ME 04103	61 HERSEY ST	1
128 C002001	CUMMINGS LEONARD W JR & MAUREEN J JTS	67 HERSEY ST PORTLAND, ME 04103	67 HERSEY ST	1
128 C003001	BABIN DOMINIQUE N & EVAN M KEEFER JTS	40 WEBSTER ST NASHUA, NH 03064	71 HERSEY ST	1
128 C013001	SINNETT CHARLOTTE M WID	64 VANNAH AVE PORTLAND, ME 04103	64 VANNAH AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
128 C014001	SHAW JEFFREY & AVIVA SHAW JTS	72 VANNAH AVE PORTLAND, ME 04103	72 VANNAH AVE	1
128 C015001	OUELLETTE HEATH R	PO BOX 5412 PORTLAND, ME 04101	76 VANNAH AVE	1
128 C028001	WAISMAN SCOTT M & MARINA WAISMAN JTS	61 HERSEY ST PORTLAND, ME 04103	59 HERSEY ST	1
128 C029001	SINNETT CHARLOTTE M	64 VANNAH AVE PORTLAND, ME 04103	62 VANNAH AVE	1
128 E003001	JACOBS FERRIS & MARY C JACOBS JTS	77 WOODFORD ST PORTLAND, ME 04103	77 WOODFORD ST	1
128 E009001	BLAIS DAVID J VN VET & VALERIE M BLAIS JTS	77 VANNAH AVE PORTLAND, ME 04103	77 VANNAH AVE	1
129 A001001	KINNEY FRED T & THERESA L KINNEY	263 BLANCHARD RD CUMBERLAND, ME 04021	660 FOREST AVE	1
129 A003001	MERRILL FRED J PAUL JOHN JR TIMOTHY ETAL	681 FOREST AVE PORTLAND, ME 04103	684 FOREST AVE	1
129 A004001	MERRILL FRED J PAUL JOHN JR TIMOTHY ETAL	681 FOREST AVE PORTLAND, ME 04103	686 FOREST AVE	1
129 A005001	MANTGIARIS PETER & XENIA JTS	1706 WILLOW CT WOODSTOCK, GA 30188	688 FOREST AVE	1
129 B003001	WEC 98G-16 LLC	PO BOX 3165 HARRISBURG, PA 17105	701 FOREST AVE	1
129 B005001	LABERGE JENNIFER A	38 OCEAN AVE # 1 PORTLAND, ME 04103	38 OCEAN AVE UNIT 1	1
129 B005002	POOR ROBERT J & DARCY M POOR JTS	38 OCEAN AVE # 2 PORTLAND, ME 04103	38 OCEAN AVE UNIT 2	1
129 B005003	GLENDE CONSTANCE	38 OCEAN AVE # 3 PORTLAND, ME 04103	38 OCEAN AVE UNIT 3	1
129 B006001	GERAGHTY ROSEMARY A	44 OCEAN AVE # 1 PORTLAND, ME 04103	44 OCEAN AVE UNIT 1	1
129 B006002	GRASSMANN JOHN T	270 SCOTCHBUSH RD BURNT HILLS, NY 12027	44 OCEAN AVE UNIT 2	1
129 B006003	JOHNSON AMANDA L & PATRICK R HAZLETT JTS	44 OCEAN AVE # 3 PORTLAND, ME 04103	44 OCEAN AVE UNIT 3	1
129 E011001	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND, ME 04106	117 WOODFORD ST	4
129 E012001	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND, ME 04106	1 GRACE ST	2
129 E013001	TIMOTHY S DARLING PLUMBING & HEATING INC	29 VANNAH AVE PORTLAND, ME 04103	29 VANNAH AVE	1
129 E015001	LEDUE KELLY CROCE	115 WOODFORD ST PORTLAND, ME 04103	115 WOODFORD ST	2
129 E016001	ROMSEY PROPERTIES LLC	781 COUNTY RD WESTBROOK, ME 04092	109 WOODFORD ST	2
129 E017001	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND, ME 04106	7 GRACE ST	3
129 E019001	CASPARIUS RUDOLPH P K & RENATE A JTS	1231 FOREST AVE PORTLAND, ME 04103	105 WOODFORD ST	5
129 E020001	MURPHY PATRICK KEVIN	43 VANNAH AVE PORTLAND, ME 04103	43 VANNAH AVE	1
129 E022001	DASILVA CARLOS A & MARILA R JTS	101 WOODFORDS ST PORTLAND, ME 04103	101 WOODFORD ST	1
129 E023001	LE LINH T	97 WOODFORD ST PORTLAND, ME 04103	97 WOODFORD ST	2
129 E024001	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	55 VANNAH AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
129 E025001	MOHABBATI BABAK S & BAHARAK NAJAFIAN JTS	93 WOODFORD ST PORTLAND, ME 04103	93 WOODFORD ST	2
129 E026001	RAY WALTER S JR & RUTHANN RAY JTS	89 WOODFORDS ST PORTLAND, ME 04103	89 WOODFORD ST	1
129 E027001	SHER JONAS E	83 WOODFORD ST PORTLAND, ME 04103	83 WOODFORD ST	1
129 E028001	CHAMBERLAIN DENIS & VONNETT SEEGER JTS	81 WOODFORD ST PORTLAND, ME 04103	81 WOODFORD ST	1
129 E030001	HOWARD MARK T	47 VANNAH AVE PORTLAND, ME 04103	47 VANNAH AVE	1
129 E036001	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	57 VANNAH AVE	1
129 E037001	GOODMAN MADELINE A	63 VANNAH AVE PORTLAND, ME 04103	63 VANNAH AVE	1
129 F001001	THURSTON FAMILY LIMITED PARTNERSHIP	PO BOX 500 NEW GLOUCESTER, ME 04260	699 FOREST AVE	1
129 F003001	FREME CHRISTINE M	9 HERSEY ST PORTLAND, ME 04103	9 HERSEY ST	1
129 F004001	TIMM PROPERTIES LLC	5 DEPOT ST STE 24 FREEPORT, ME 04032	10 VANNAH AVE	1
129 F008001	HANG SOPHY & MONY H KETH JTS	15 HERSEY ST PORTLAND, ME 04103	15 HERSEY ST	1
129 F009001	VANNAH WHITE LLC	13 SPOONDRIFT RD FALMOUTH, ME 04105	22 VANNAH AVE	1
129 F010001	HOYE ANNE O & BRIEN G JTS	19 HERSEY ST PORTLAND, ME 04103	19 HERSEY ST	1
129 F011001	VANNAH WHITE LLC	13 SPOONDRIFT RD FALMOUTH, ME 04105	28 VANNAH AVE	1
129 F012001	BROWN JOANNE F	23 HERSEY ST PORTLAND, ME 04103	23 HERSEY ST	1
129 F013001	MARDIGAN STEPHEN E	460 BAXTER BLVD PORTLAND, ME 04103	34 VANNAH AVE	1
129 F014001	MARDIGAN STEPHEN E	460 BAXTER BLVD PORTLAND, ME 04103	31 HERSEY ST	1
129 F015001	WILLIAMS MARIE CLARA	38 VANNAH AVE PORTLAND, ME 04103	38 VANNAH AVE	1
129 F016001	RICHTMAN BETH R & KEITH RICHTMAN JTS	136 ARLINGTON ST # 1 BOSTON, MA 02116	33 HERSEY ST	1
129 F017001	BREWER SUSAN A	44 VANNAH AVE PORTLAND, ME 04103	44 VANNAH AVE	1
129 F018001	RICHTMAN BETH R & KEITH RICHTMAN	136 ARLINGTON ST # 1 BOSTON, MA 02116	37 HERSEY ST	1
129 F019001	JONES TAMARA I	48 VANNAH AVE PORTLAND, ME 04103	48 VANNAH AVE	1
129 F020001	JANKOWSKI JED D & ELLEN B JANKOWSKI JTS	43 HERSEY ST PORTLAND, ME 04103	43 HERSEY ST	1
129 F021001	SILER JENNY C & KEITH J DUNLAP JTS	54 VANNAH AVE PORTLAND, ME 04103	54 VANNAH AVE	1
129 F022001	TIDD CONSTANCE A	47 HERSEY ST PORTLAND, ME 04103	47 HERSEY ST	1
129 F023001	FAIR FIELDS LLC	268 CLIFTON ST PORTLAND, ME 04103	58 VANNAH AVE	1
129 F024001	COLTON JOHN M & JANNA R VESEY JTS	55 HERSEY ST PORTLAND, ME 04103	55 HERSEY ST	1
129 F025001	FAIR FIELDS LLC	268 CLIFTON ST PORTLAND, ME 04103	60 VANNAH AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
129 G001001	SEWALL STEPHEN D	P.O.BOX 6610 PORTLAND, ME 04103	23 OCEAN AVE	1
129 G002001	WILLIAMS THOMAS JR	29 OCEAN AVE PORTLAND, ME 04103	29 OCEAN AVE	2
129 G003001	WILLOUGHBY BROOKE K & THOMAS E WILLOUGHBY JTS	1 CODMAN ST PORTLAND, ME 04103	1 CODMAN ST	1
129 G004001	MACK HONOUR D & DAVID S MARSDEN JTS	177 CALEB ST PORTLAND, ME 04102	14 HERSEY ST	2
129 G006001	ROBB MARILYN OWEN TRUSTEE	5 CODMAN ST PORTLAND, ME 04103	5 CODMAN ST	1
129 G007001	CICCOMANCINI NICOLINO & PATRICIA ANN JTS	43 WALTON ST PORTLAND, ME 04103	24 HERSEY ST	2
129 G008001	MCGONAGLE PETER D & TAMMI J MCGONAGLE JTS	7 CODMAN ST PORTLAND, ME 04103	9 CODMAN ST	2
129 G010001	PALERMO MARY ANNE WID WWII	11 CODMAN ST PORTLAND, ME 04103	11 CODMAN ST	3
129 G011001	YEE CHEUNGLUI	110 MARGINAL WAY # 222 PORTLAND, ME 04101	17 CODMAN ST	3
129 G012001	TYSON PAUL G & KRISTEN A TYSON JTS	468 LUDLOW ST PORTLAND, ME 04102	28 HERSEY ST	2
129 G013001	THOMPSON MARY ANNE	21 CODMAN ST PORTLAND, ME 04103	19 CODMAN ST	2
129 G014001	URQUHART JOHN R & BRYONY M URQUHART JTS	34 HERSEY ST PORTLAND, ME 04103	34 HERSEY ST	2
129 G015001	ORLANDO MARK G	25 CODMAN ST PORTLAND, ME 04103	25 CODMAN ST	2
129 G016001	BENNETT KATHLEEN S & BETTINA M BLANCHARD JTS	40 HERSEY ST PORTLAND, ME 04103	38 HERSEY ST	1
129 G017001	BOYD CHRISTEN M ETALS JTS	29 CODMAN ST PORTLAND, ME 04103	29 CODMAN ST	1
129 G018001	DINAN MICHAEL D	10 DEER RUN RD NORTH HAMPTON, NH 03862	44 HERSEY ST	2
129 G019001	JOHNSON ARTHUR & DEBORAH	37 CODMAN ST PORTLAND, ME 04103	37 CODMAN ST	1
129 G020001	GLYNN ROBERT W KW VET & LOUISE M JTS	48 HERSEY ST PORTLAND, ME 04103	48 HERSEY ST	1
129 G022001	FISHER MICHAEL D & KATHLEEN T JTS	41 CODMAN ST PORTLAND, ME 04103	41 CODMAN ST	1
129 G023001	HIGGINS PETER T & TINA J HIGGINS JTS	54 HERSEY ST PORTLAND, ME 04103	54 HERSEY ST	1
129 G024001	BOWMAN JOHN E JR & SHELIA M JTS	45 CODMAN ST PORTLAND, ME 04103	45 CODMAN ST	1
129 G025001	KATSEKAS BETTE S & DIANE Y LEMAY JTS	60 HERSEY ST PORTLAND, ME 04103	60 HERSEY ST	1
129 H001001	KAPLAN 47 LLC	49 OCEAN AVE PORTLAND, ME 04103	51 OCEAN AVE	1
129 H002001	BRUCE DUNCAN & EMILY BRUCE JTS	14 CODMAN ST PORTLAND, ME 04103	14 CODMAN ST	1
129 H003001	FINN BARBARA J	18 CODMAN ST PORTLAND, ME 04103	18 CODMAN ST	2
129 H005001	WAGNER TRAVIS P & AMELIA RANDOLPH JTS	22 CODMAN ST PORTLAND, ME 04103	22 CODMAN ST	1
129 H006001	COYNE ALICIA M & PETER A JTS	24 CODMAN ST PORTLAND, ME 04103	24 CODMAN ST	2
129 H008001	IBOURK MOULAY M	30 CODMAN ST # 1 PORTLAND, ME 04103	30 CODMAN ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
129 H008002	ROBERTS CHRISTOPHER A	30 CODMAN ST # 2 PORTLAND, ME 04103	30 CODMAN ST UNIT 2	1
129 H010001	BUTTERFIELD LOUIS B & MICHELE I JTS	34 CODMAN ST PORTLAND, ME 04101	34 CODMAN ST	1
129 H012001	FRENCH-COOK JOAN V LIFE INT	38 CODMAN ST PORTLAND, ME 04103	38 CODMAN ST	2
129 H014001	MASON AUDREY F	42 CODMAN ST PORTLAND, ME 04103	42 CODMAN ST	2
129 H018001	PARLIN PROPERTY GROUP	12 CODMAN ST PORTLAND, ME 04103	10 CODMAN ST	2
129 L001001	HARFORD DONALD W & PATRICIA JTS	9 RIDGE RD WESTBROOK, ME 04092	669 FOREST AVE	1
129 L002001	675 FOREST AVENUE LLC	PO BOX 6819 PORTLAND, ME 04104	671 FOREST AVE	1
129 L003001	MERRILL P J SEA FOOD INC	681 FOREST AVE PORTLAND, ME 04103	677 FOREST AVE	1
129 L004001	VIP FURNITURE LLC	44 WASHINGTON AVE PORTLAND, ME 04101	683 FOREST AVE	1
129 L005001	VETERANS OF FOREIGN WARS DEERING MEMORIAL POST 6895	687 FOREST AVE PORTLAND, ME 04103	687 FOREST AVE	1
129 L010001	VETERANS OF FOREIGN WARS	687 FOREST AVE PORTLAND, ME 04103	693 FOREST AVE	1
129 L029001	VIP FURNITURE LLC	44 WASHINGTON AVE PORTLAND, ME 04101	GRACE ST	1