

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

February 7, 2014

Emily & Christopher Hickey  
5 Greenway Drive  
Falmouth, ME 04105

RE: 12-14 Alba Street  
CBL: 133 C013  
ZONE: R-5


Dear Mr. & Ms. Hickey,

At the February 6, 2014 meeting, the Zoning Board of Appeals voted 5-0 to deny the Practical Difficulty Variance Appeal to change the use of the property from two dwelling units to three dwelling units. I am enclosing a copy of the Board's decision.

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

Cc. file

# 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:** February 7, 2014  
**RE:** Action taken by the Zoning Board of Appeals on February 6, 2014

**Members Present:** Kent Avery, Chip Gavin, Eric Larsson, Sara Moppin (secretary), and Gordon Smith (chair)

**Members Absent:** William Getz

#### 1. New Business

##### A. Practical Difficulty Appeal:

12-14 Alba Street, Emily & Christopher Hickey, owners, Tax Map 133, Block C, Lot 013, R-5 Residential Zone: The applicants are proposing to change the use of the property from two dwelling units to three dwelling units. Section 14-117(a)(2)(a) states that the "land area for a multiplex shall be six thousand (6,000) square feet of land area per dwelling unit". The lot is 5,500 square feet. The appellants are requesting a variance for the minimum land area per dwelling unit to be reduced from the required 18,000 square feet to 5,500 square feet. The appellants are also requesting a variance from section 14-120(a)(5) which states that the maximum lot coverage is forty (40) percent of the lot. The footprint of the existing structure is 2,406 square feet (43.7 percent). With the 4' x 6' landing, the proposed structure is 2,430 square. The appellants are asking for a variance to increase the maximum allowable lot coverage from 40 percent to 44.2 percent. Finally, section 14-120(a)(6) states that the minimum lot width for a multiplex is ninety feet. The appellants are requesting a variance to reduce the required lot width from ninety feet to the existing fifty-five feet. Representing the appeal are the owners. **The Zoning Board of Appeals voted 5-0 to deny the appeal to change the use of the property from two dwelling units to three dwelling units.**

##### Enclosure:

Decision for Agenda from February 6, 2014

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

Board Members  
Present:

Chip Garen  
Ken + Avery  
Eric Larsson  
Gordy Smith  
Sara Moppin

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

**"Practical Difficulty" Variance Appeal**

**DECISION**

Date of public hearing: February 6, 2014

Name and address of applicant: Emily & Christopher Hickey  
5 Greenway Drive  
Falmouth ME 04105

Location of property under appeal: 14 Alba Street

**For the Record:**

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

Christopher Hickey, applicant  
Lenora Liebmanitz, 14 Alba St., opponent  
Maurice Dubriel, 15 Mabel St., opponent  
Stephanie Philbrick, 15 Mabel St., opponent  
Robert Ames, Holme Ave

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

Statement in opposition submitted by  
Stephanie Philbrick, 15 Mabel St.  
(in addition to Board packet)

Findings of Fact and Conclusions of Law:

The subject property is a non-conforming lot located in an R-5 residential zone. There is an existing two-family home on the lot with an attached vacant structure. The applicant is seeking a variance from three different dimensional standards in order to add a third dwelling unit within the vacant structure. The required lot area is 18,000 square feet (subject property is 5,500); required lot coverage maximum is 40% (subject property is 44%); required lot width is 90 feet (subject property is 55 feet wide).

“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 5 Not Satisfied 0

Reason and supporting facts:

Variance is from dimensional standards (lot coverage, lot width and ~~lot~~ area)

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 3 Not Satisfied 2

Reason and supporting facts:

3 units are permitted uses in the R-5 zone. Per IRS forms, if you disregard depreciation loss is only \$2000 per year. Still has equity in property. Loss was not significant enough to meet ~~standard~~

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 4 Not Satisfied 1

Reason and supporting facts:

Abandoned, boarded up structure that is not useable. makes property more -

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 3 Not Satisfied 2

Reason and supporting facts:

Divergence from zoning standards would be significant and neighbors believe they would be negatively impacted.

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

Satisfied 0 Not Satisfied 5

Reason and supporting facts:

Practical difficulty is the result of prior owner ~~leaving~~ leaving property vacant and losing legal nonconforming status.

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

Satisfied 3 Not Satisfied 2

Reason and supporting facts:

Would be difficult to join 2 buildings  
or incorporate existing units into new  
structure. Removal of structure would  
be costly. Would be very expensive to go  
through contract

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

Satisfied 5 Not Satisfied 0

rezoning  
process.

Reason and supporting facts:

Only minor change to impervious  
surface, alterations are interior only,  
no footprint change.

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 5 Not Satisfied 0

Reason and supporting facts:

Per zoning administrator,  
property is not in shoreland  
or flood 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: February 6, 2014

  
Board Chair

Members Present: Sara Mappin, Chip Gavin,  
Eric Larsson, Gordon Smith -

**CITY OF PORTLAND, MAINE**

**ZONING BOARD OF APPEALS**

member absent: William Getz - Kant Avery <sup>came in late</sup>

Called to order: 6:37 pm  
"Practical Difficulty" Variance Appeal

8:15 pm

**DECISION**

Date of public hearing: February 6, 2014

Name and address of applicant: Emily & Christopher Hickey  
5 Greenway Drive  
Falmouth ME 04105

Location of property under appeal: 14 Alba Street

**For the Record:**

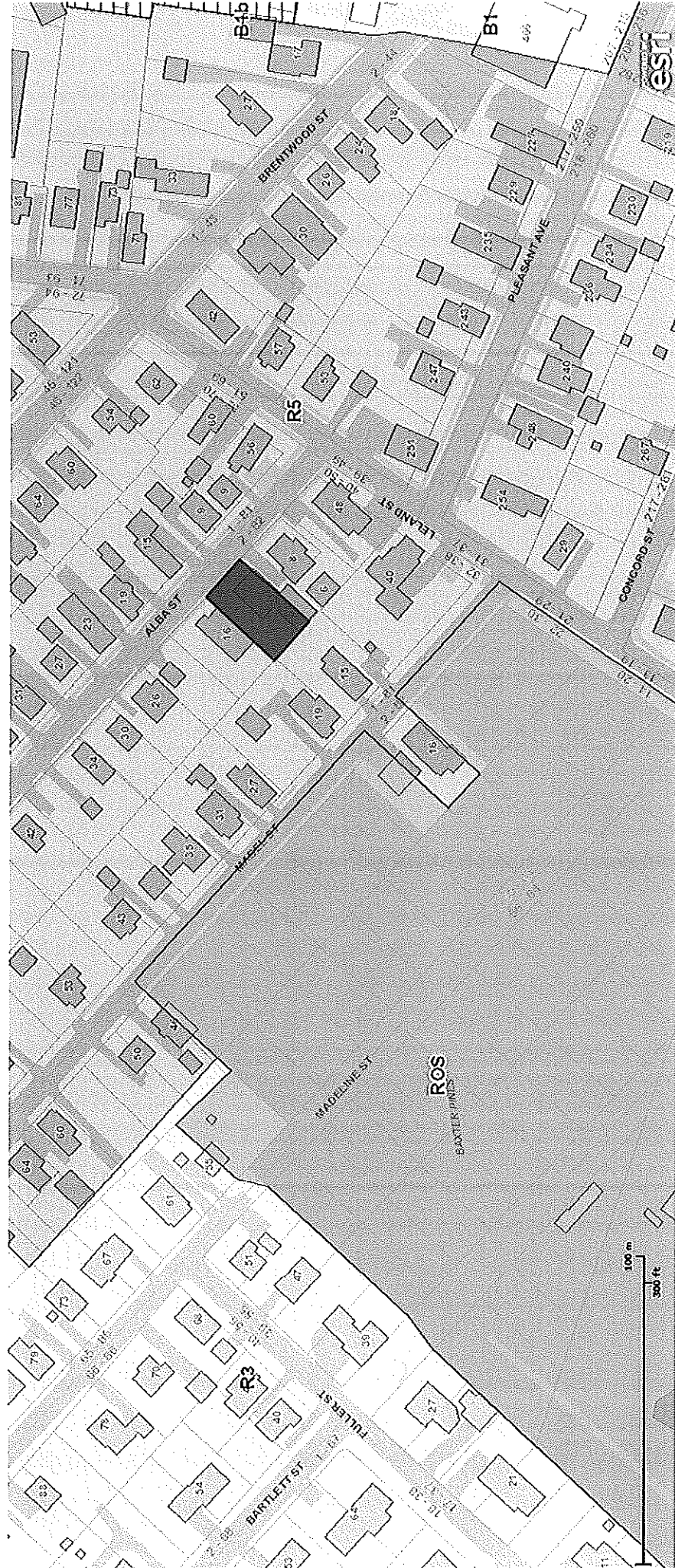
Names and addresses of witnesses (proponents, opponents and others):

Denied S-P

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



# 14 Alba



**Statement In Opposition to  
Practical Difficulty Variance Proposed for 14 Alba Street**

**Prepared by Stephanie Philbrick & Maurice Dubreuil  
15 Mabel Street, Portland, Maine 04103**

This statement is in opposition to a proposed zoning variance for 14 Alba Street, a property which abuts our home on 15 Mabel Street.

Our property will be affected by any changes in the Alba Street property since that building is just 5 1/2 feet from our property line. The structure at 14 Alba Street looms over our yard and would decrease our privacy if an apartment is added to the rear of the structure. We also propose that it would have a detrimental effect on our property value and affect the quality of life for anyone living in our house.

We purchased our home in 2001 with the understanding that, while the Alba Street structure was very close to our property line, the rooms at the back of that house were vacant and could not be occupied. The windows were boarded and we understood they would stay that way. We bought our home with this in mind both for our life in the house and for a future time when we might want to sell our property. As you will see from the enclosed photos, the Alba Street house is extremely close to our fence and lights and noise from increased occupancy would impact our property and anyone in our yard or even in parts of our house.

While we sympathize with the owners of 14 Alba Street, it seems they knowingly bought the property as a two unit building, and their difficulty is the result of action taken by a prior owner. It is our understanding that the current back part of the building was constructed without proper approval and deemed uninhabitable by the City because of zoning violations. Granting a variance may make the property more saleable but seems unlikely to improve the neighborhood or the City. The only people to benefit from the zoning change would be the owners of the Alba street property, while neighborhood quality for us and other abutters is likely to decline due to decreased privacy and increased noise, light and traffic.

Certainly the owners of 14 Albas Street care for their property as an investment, but we live in our home and would be much more impacted by these changes than they would. This is our home, our yard. This is where we both live and work, so we spend almost all of our time here. We have invested our time, money and energy into renovating our house and yard, and view it as our future. We spend a lot of time in our yard relaxing and gardening, and occupancy in the back of the Alba Street structure would affect our enjoyment of our own property.

We ask you to consider these issues when deciding upon the Practical Difficulty Variance submitted by the owners of 14 Alba Street.

Stephanie Philbrick

Maurice Dubreuil











## City of Portland Zoning Board of Appeals

January 13, 2014

Emily & Christopher Hickey  
5 Greenway Drive  
Falmouth, ME 04105

Dear Ms. and Mr. Hickey,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, February 6, 2014 at 6:30 p.m.** in room 209 located on the second floor of City Hall.

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

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

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

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1849	<b>Applicant:</b> EMILY & CHRISTOPHER HICKE
<b>Project Name:</b> 14 ALBA ST	<b>Location:</b> 14 ALBA ST
<b>CBL:</b> 133 C013001	<b>Application Type:</b> Practical Difficulty
<b>Invoice Date:</b> 01/28/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$100.00		\$100.00		\$327.78		\$327.78		\$0.00	On Receipt

<b>Previous Balance</b>	<b>\$100.00</b>
<b>Payment Received 1/21/2014 - Thank you</b>	<b>\$100.00</b>

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>
Processing Fee	1	\$50.00
Notices - ZBA	97	\$72.75
Legal Advertisements - ZBA	1	\$205.03
		\$327.78
<b>Total Current Fees:</b>	+	<b>\$327.78</b>
<b>Total Current Payments:</b>	-	<b>\$327.78</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 133 C013001  
**Bill to:** EMILY HICKEY  
5 GREENWAY DRIVE  
FALMOUTH, ME 04105

**Application No:** 0000-1849  
**Invoice Date:** 01/28/2014  
**Invoice No:** 44014  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$327.78

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>



**Ann Machado - RE: ZBA Legal Notice**

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**From:** Joan Jensen <jjensen@mainetoday.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 1/27/2014 11:46 AM  
**Subject:** RE: ZBA Legal Notice  
**Attachments:** Agenda jan 31.pdf

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Hi Ann,

All set to publish your ad on Friday, January 31.  
The cost is \$205.03 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](mailto:jjensen@mainetoday.com)

**Portland Press Herald**  
**Maine Sunday Telegram**  
[www.pressherald.com](http://www.pressherald.com)

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**From:** Ann Machado [mailto:[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)]  
**Sent:** Monday, January 27, 2014 10:00 AM  
**To:** classified  
**Subject:** ZBA Legal Notice

Joan -

Attached is the legal ad for the Zoning Board of Appeals for Friday, January 31, 2014.

Thanks.

Ann



**IMPORTANT NOTICE FROM CITY OF PORTLAND  
ZONING BOARD OF APPEALS**

**IN THE VICINITY OF 14 ALBA ST**

The Zoning Board of Appeals will hold a public hearing on Thursday, February 6, 2014 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.  
Practical Difficulty Appeal:

12-14 Alba Street, Emily & Christopher Hickey, owners, Tax Map 133, Block C, Lot 013, R-5 Residential Zone: The applicants are proposing to change the use of the property from two dwelling units to three dwelling units. Section 14-117(a)(2)(a) states that the "land area for a multiplex shall be six thousand (6,000) square feet of land area per dwelling unit". The lot is 5,500 square feet. The appellants are requesting a variance for the minimum land area per dwelling unit to be reduced from the required 18,000 square feet to 5,500 square feet. The appellants are also requesting a variance from section 14-120(a)(5) which states that the maximum lot coverage is forty (40) percent of the lot. The footprint of the existing structure is 2,406 square feet (43.7 percent). With the 4' x 6' landing, the proposed structure is 2,430 square. The appellants are asking for a variance to increase the maximum allowable lot coverage from 40 percent to 44.2 percent. Finally, section 14-120(a)(6) states that the maximum lot width for a multiplex is ninety feet. The appellants are requesting a variance to reduce the required lot width from ninety feet to the existing fifty-five feet. Representing the appeal are the owners.

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
132 C003001	CENTRAL SQUARE BAPTIST	14 BRENTWOOD ST PORTLAND, ME 04103	14 BRENTWOOD ST	1
132 C004001	BRENTWOOD DARTMOUTH LLC	96 PERCY HAWKES RD WINDHAM, ME 04062	18 BRENTWOOD ST	2
133 B014001	WATSON ANDREW & MARGARET WATSON JTS	16 MABEL ST PORTLAND, ME 04103	16 MABEL ST	2
133 C001001	PUTNAM CLAIRE E	53 MABEL ST PORTLAND, ME 04103	53 MABEL ST	1
133 C003001	KERN SUSAN E ETALS	43 MABEL ST PORTLAND, ME 04103	43 MABEL ST	1
133 C004001	MOGER JODI R & GLENN L HARMON JR JTS	35 MABEL ST PORTLAND, ME 04103	35 MABEL ST	1
133 C006001	BLESSING DAVID L & LINDA S JTS	31 MABEL ST PORTLAND, ME 04103	31 MABEL ST	1
133 C007001	CAMPBELL LEAH	27 MABEL ST PORTLAND, ME 04103	27 MABEL ST	1
133 C008001	O'CONNOR RANA N & GERALD	19 MABEL ST PORTLAND, ME 04103	19 MABEL ST	1
133 C009001	DUBREUIL MAURICE J & STEPHANIE J PHILBRICK JTS	15 MABEL ST PORTLAND, ME 04103	15 MABEL ST	2
133 C010001	LARSEN ANDREA J	1501 FOREST AVE PORTLAND, ME 04103	40 LELAND ST	4
133 C011001	HODGKIN YVONNE F	56 FROST HILL RD PORTLAND, ME 04103	48 LELAND ST	3
133 C012001	LEIBOWITZ LENORA F	6 ALBA ST PORTLAND, ME 04103	6 ALBA ST	1
133 C013001	HICKEY EMILY	423 SOUTH ST GORHAM, ME 04038	14 ALBA ST	2
133 C014001	HUGHES JOSEPH P	18 ALBA ST PORTLAND, ME 04103	16 ALBA ST	2
133 C015001	SCHULZ WILLIAM R & TERESA SCHULZ JTS	26 ALBA ST PORTLAND, ME 04103	26 ALBA ST	1
133 C017001	RANSOM SUSAN L & TIMOTHY J WOOTEN JTS	30 ALBA ST PORTLAND, ME 04103	30 ALBA ST	1
133 C018001	GALIN DAVID B & AMY B HOLLAND JTS	34 ALBA ST PORTLAND, ME 04103	34 ALBA ST	1
133 C019001	FORGIT DORY A & JACOB A FORGIT JTS	42 ALBA ST PORTLAND, ME 04103	42 ALBA ST	1
133 C020001	KEANE PADRAIC J JR & BETH P H SUTHERLAND JTS	50 ALBA ST PORTLAND, ME 04103	50 ALBA ST	1
133 C023001	THORNTON ALEXANDER	8 ALBA ST PORTLAND, ME 04103	8 ALBA ST	2
133 D003001	HERIC JACOB & AMY K HERIC JTS	55 ALBA ST PORTLAND, ME 04103	55 ALBA ST	1
133 D004001	KEANE MARGARET A	47 ALBA ST PORTLAND, ME 04103	47 ALBA ST	2
133 D006001	PIKE JAMES F & CAROL SPEAR MCMULLAN JTS	39 ALBA ST PORTLAND, ME 04103	39 ALBA ST	1
133 D007001	PIKE JAMES F & CAROL S JTS	39 ALBA ST PORTLAND, ME 04103	35 ALBA ST	1
133 D008001	CLEVELAND JUDSON J	7 LANDING WOODS LN FALMOUTH, ME 04105	31 ALBA ST	2
133 D009001	ADAMS GREGG L & KATHLEEN D JTS	27 ALBA ST PORTLAND, ME 04103	27 ALBA ST	1
133 D010001	JORDAN KIMBERLY A & BARRY M DOUYARD JTS	23 ALBA ST PORTLAND, ME 04103	23 ALBA ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
133 D011001	MCPHAIL NELLIE R WID WWII VET	19 ALBA ST PORTLAND, ME 04103	19 ALBA ST	1
133 D012001	SEGAL AMY B & SCOTT M JTS	15 ALBA ST PORTLAND, ME 04103	15 ALBA ST	1
133 D013001	BOISVERT RICHARD L VN VET & DORIS C BOISVERT JTS	11 ALBA ST PORTLAND, ME 04103	11 ALBA ST	1
133 D014001	BANKS VALERIE C	9 ALBA ST PORTLAND, ME 04103	9 ALBA ST	1
133 D015001	MCHUGH ROBIN M	72 WATSON ST PORTLAND, ME 04103	56 LELAND ST	3
133 D016001	HOLMAN CRAIG E	PO BOX 1361 WINDHAM, ME 04062	60 LELAND ST	3
133 D017001	NAPPI SABATINO	75 BAY ST PORTLAND, ME 04103	62 LELAND ST	2
133 D018001	LENK ROBERT W & JANE M SEIDENBERG JTS	54 BRENTWOOD ST PORTLAND, ME 04103	54 BRENTWOOD ST	1
133 D019001	GRANT DAVID M & DEBORAH C JTS	60 BRENTWOOD ST PORTLAND, ME 04103	60 BRENTWOOD ST	1
133 D020001	BOXER JEFFREY E VN VET	64 BRENTWOOD ST PORTLAND, ME 04103	64 BRENTWOOD ST	1
133 D021001	ROBECK LOIS E & DAVID N ROBECK JTS	43 GLENVIEW RD CUMBERLAND CENTER, ME 04021	66 BRENTWOOD ST	3
133 D022001	RAYER NINA	PO BOX 4874 PORTLAND, ME 04112	70 BRENTWOOD ST	2
133 D023001	BLOOMER KATHLEEN A & STACIE L GROVE JTS	76 BRENTWOOD ST PORTLAND, ME 04103	76 BRENTWOOD ST	3
133 D024001	DAVIDSON PETER G	80 BRENTWOOD ST PORTLAND, ME 04103	80 BRENTWOOD ST	1
133 D025001	MULLEN JEANNE & KATHLEEN ROSSVALL JTS	86 BRENTWOOD ST PORTLAND, ME 04103	86 BRENTWOOD ST	1
133 D026001	MULLEN JEANNE & KATHLEEN ROSSVALL JTS	86 BRENTWOOD ST PORTLAND, ME 04103	90 BRENTWOOD ST	1
133 D027001	DOUGHTY CLIFFORD W JR WWII & JOAN A JTS	100 BRENTWOOD ST PORTLAND, ME 04103	100 BRENTWOOD ST	1
133 E004001	VINCENT JONATHAN ROBERT	124 N LYNBROOK DR DAVIDSON, NC 28036	91 BRENTWOOD ST	1
133 E005001	KEZAL SUSAN E & STEVEN M KEZAL JTS	85 BRENTWOOD ST PORTLAND, ME 04103	85 BRENTWOOD ST	1
133 E006001	GAGLIARDE GEORGE H III & LINDA GAGLIARDE JTS	79 BRENTWOOD ST PORTLAND, ME 04103	79 BRENTWOOD ST	2
133 E007001	DENECKER SHAWN T & AMY L WELLS JTS	75 BRENTWOOD ST PORTLAND, ME 04103	75 BRENTWOOD ST	1
133 E008001	DIAMON ROLF & GAIL JTS	67 BRENTWOOD ST PORTLAND, ME 04103	67 BRENTWOOD ST	1
133 E009001	NELSON ANNA JEAN & CHRISTIAN JAMES GETCHELL JTS	63 BRENTWOOD ST PORTLAND, ME 04103	63 BRENTWOOD ST	1
133 E010001	WERNER SARAH C & GORDON M HOLMAN JTS	59 BRENTWOOD ST PORTLAND, ME 04103	59 BRENTWOOD ST	1
133 E011001	LOON WATCH DEVELOPERS	PO BOX 10165 PORTLAND, ME 04102	53 BRENTWOOD ST	2
133 E012001	DUFOUR PETER A & KELLY L DUFOUR JTS	86 LELAND ST PORTLAND, ME 04103	86 LELAND ST	1
133 E013001	SALAMONE VINCENZO E & ANNE M JTS	6 RICHARDSON ST PORTLAND, ME 04103	6 RICHARDSON ST	2
133 E014001	PEVERADA ANTHONY J WWII VET	12 RICHARDSON ST PORTLAND, ME 04103	12 RICHARDSON ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
133 E015001	PIRONE ELLEN M & CHRISTOPHER P PIRONE JTS	18 RICHARDSON ST PORTLAND, ME 04103	18 RICHARDSON ST	1
133 E016001	ELKIN RUTH	24 RICHARDSON ST PORTLAND, ME 04103	24 RICHARDSON ST	1
133 E022001	KENISTON DORIS P WID WWII	77 BRENTWOOD ST PORTLAND, ME 04103	77 BRENTWOOD ST	1
133 G001001	MALONSON DONALD VN VET	29 LELAND ST PORTLAND, ME 04103	29 LELAND ST	1
133 G003001	BARLOCK JOHN F & DEBORAH R JTS	267 CONCORD ST WEST PORTLAND, ME 04103	267 CONCORD ST W	1
133 G004001	BARLOCK JOHN F & DEBORAH R	267 CONCORD W PORTLAND, ME 04103	259 CONCORD ST W	1
133 G005001	WARMING DIANE L	255 CONCORD ST PORTLAND, ME 04103	255 CONCORD ST W	2
133 G009001	STANBRO JENNIFER M & MARK A FORD JTS	234 PLEASANT AVE PORTLAND, ME 04103	234 PLEASANT AVE	1
133 G010001	CRABILL JOHN H & KIM JTS	240 PLEASANT AVE PORTLAND, ME 04103	240 PLEASANT AVE	1
133 G011001	ANDERSON ANDREW C SR & JUDITH M OR SURV	80 BROWN COVE RD WINDHAM, ME 04062	244 PLEASANT AVE	2
133 G012001	MEDD TONIA N	248 PLEASANT AVE PORTLAND, ME 04103	248 PLEASANT AVE	2
133 G013001	MCEVOY JOHN P & BARBARA L MCEVOY JTS	254 PLEASANT AVE PORTLAND, ME 04103	254 PLEASANT AVE	2
133 G014001	BAGLEY BARBARA R & CLIFFORD H JR JTS	236 PLEASANT AVE PORTLAND, ME 04103	236 PLEASANT AVE	3
133 H001001	COUPE PHILIP J & LINDA G COUPE JTS	251 PLEASANT AVE PORTLAND, ME 04103	251 PLEASANT AVE	2
133 H002001	OSBORN RACHEL A & ERIK C J OSBORN JTS	53 LELAND ST PORTLAND, ME 04103	53 LELAND ST	1
133 H003001	SMALL DONALD C & CATHLEEN G JTS	247 PLEASANT AVE PORTLAND, ME 04103	247 PLEASANT AVE	2
133 H004001	DIVINSKY PHILIP & CAROL A GALLAGHER JTS	243 PLEASANT AVE PORTLAND, ME 04103	243 PLEASANT AVE	1
133 H005001	HUNTINGTON JOANNE & GRENVILLE HENRY JONES JTS	801 STEVENS AVE PORTLAND, ME 04103	235 PLEASANT AVE	3
133 H006001	DYER KATHRYN E	229 PLEASANT AVE PORTLAND, ME 04103	229 PLEASANT AVE	2
133 H007001	SHOLL JOHN D & ELIZABETH N JTS	24 BRENTWOOD ST PORTLAND, ME 04103	24 BRENTWOOD ST	1
133 H008001	WEED BARBARA	26 BRENTWOOD ST PORTLAND, ME 04103	26 BRENTWOOD ST	1
133 H009001	LICHTER JON & MARK LICHTER JTS	30 BRENTWOOD ST PORTLAND, ME 04103	30 BRENTWOOD ST	4
133 H010001	MACINTYRE ROBERT W & ELIZABETH H MACINTYRE JTS	19 THAXTER ST HINGHAM, MA 02043	34 BRENTWOOD ST	4
133 H011001	HODGMAN RYAN S & EMILY A HODGMAN JTS	42 BRENTWOOD ST PORTLAND, ME 04103	42 BRENTWOOD ST	1
133 H012001	DERMODY LAURA L	57 LELAND ST PORTLAND, ME 04103	57 LELAND ST	1
135 E013001	BEAUMONT VICKI L	73 LELAND ST PORTLAND, ME 04103	73 LELAND ST	1
135 E019001	DOUCETTE WILLIAM A & KAREN B JTS	22 HINCKLEY ST MYSTIC, CT 06355	77 LELAND ST	2
135 E021001	HAINES STEVEN J	27 BRENTWOOD ST PORTLAND, ME 04103	27 BRENTWOOD ST	2

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
135 E022001	BURNAP JEFFREY F & MARGOT L FINE JTS	33 BRENTWOOD ST PORTLAND, ME 04103	33 BRENTWOOD ST	1
135 E023001	SIMPSON CHRISTOPHER D	71 LELAND ST PORTLAND, ME 04103	71 LELAND ST	3
135 E029001	VACCHICANO NICHOLAS	81 LELAND ST PORTLAND, ME 04103	81 LELAND ST	1
175 C006001	ROCHA-MCCARTHY LOUISE	90 SAWYER ST SOUTH PORTLAND, ME 04106	266 CONCORD ST W	3
175 C007001	NAVARRO ROCCO	268 CONCORD ST PORTLAND, ME 04103	268 CONCORD ST W	2
175 C008001	PLYMALE BRETT E & KERRY MCGAFFEY JTS	274 CONCORD ST PORTLAND, ME 04103	274 CONCORD ST W	2
175 C009001	GUERETTE THERESE L	280 CONCORD ST W PORTLAND, ME 04103	280 CONCORD ST W	3
175 C010001	BARTLETT STEPHEN W & CYNTHIA I JTS	256 CONCORD ST PORTLAND, ME 04103	260 CONCORD ST W	1
180 D015001	RAVIV JANICE J & GILEAD H RAVIV	60 MABEL ST PORTLAND, ME 04103	60 MABEL ST	2
180 D017001	BINDER DAUNA W	50 MABEL ST PORTLAND, ME 04103	50 MABEL ST	1
180 D018001	BROOKS THERESA L & DANA M BELLEFONTAINE JTS	46 MABEL ST PORTLAND, ME 04103	46 MABEL ST	1
180 E006001	BUTTERFIELD BREWSTER	59 MABEL ST PORTLAND, ME 04103	59 MABEL ST	2
180 E013001	SMITH KENNETH D II & BONNIE L JTS	58 ALBA ST PORTLAND, ME 04103	58 ALBA ST	1
180 E014001	OSBORN JOHN G	54 ALBA ST PORTLAND, ME 04103	54 ALBA ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	98 UNITS	153		