

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

April 9, 2012

Shafaat Qazi
74 Phipps Road
Portland, ME 04102

RE: 74 Phipps Road
CBL: 183A B007
ZONE: R-3

Dear Mr. Qazi,

At the April 5, 2012 meeting, the Zoning Board of Appeals voted 5-0 to grant your conditional use appeal to add an accessory dwelling unit to your single family home. I am enclosing a copy of the Board's decision.

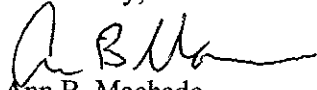
You will also find an invoice for \$252.09 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the conditional use appeal has been approved, your building permit (#2012-02-3378) to change the use of the property to a single family home with an accessory dwelling unit and make repairs and alterations in the basement will be moved forward in the review process. If any of the building plans change please submit revised plans. You have six months from the date of the hearing, April 5, 2012, referenced under section 14-474(f), to obtain the building permit, or your Zoning Board approval will expire. I have enclosed an administrative authorization application that you need to submit to the planning authority as part of the permitting process, since you are adding an accessory dwelling unit.

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

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: April 6, 2012
RE: Action taken by the Zoning Board of Appeals on April 5, 2012.

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

Members Absent: Phil Saucier and Sara Moppin

1. New Business

A. Conditional Use Appeal:

135-145 Ray Street, George & Brenda Turner, owners, Tax Map 407, Block A, Lots 001, 002, 012 & 013 & Tax Map 409, Block B, Lots 006, 007, 012 & 013, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are Tristin Krause, Brian Krause & John Krause. **The Zoning Board of Appeals voted 5-0 to grant the appeal to add an accessory dwelling unit.**

B. Conditional Use Appeal:

72-78 Phipps Road, Shafaat Qazi, owner, Tax Map 183A, Block B, Lot 007, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Zoning Board of Appeals voted 5-0 to grant the appeal to add an accessory dwelling unit.**

Enclosure:

Decisions for Agenda from April 5, 2012
One DVD

CC: Mark Rees, City Manager
Greg Mitchell, Acting Director, Planning & Urban Development
Alex Jaegerman, Planning Division
Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-3 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: April 5, 2012

Name and address of applicant: Shafaat Qazi
74 Phipps Road
Portland, ME 04103

Location of property under appeal: 72-78 Phipps Road

For the Record:

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

Saminca Qazi - address is 74 Phipps Rd.

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

None

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory unit to the existing single family dwelling. The gross floor area of the principal building is 3,250 sq. feet. The accessory unit will be 783 sq. ft., which is equal to 24.1% of the gross floor area of the principle building. There will be no open outside stairways or fire escapes above the ground floor. The lot size is 13619 sq. ft.

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

By application

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

By application: plans indicate no exterior alterations

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

There will be no exterior alterations

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Evidence in record indicates lot size is
13619 sq ft.

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Remaining dwelling unit will be ~~2,250~~ sq ft
max than 1,000 sq. ft as shown in
plot plans with application.

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied ✓ Not Satisfied ○

Reason and supporting facts:

Driveway has space for two spaces (see application),
plus the garage.

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied ✓ Not Satisfied ○

Reason and supporting facts:

Applicant and witness testified
that owner will occupy a unit.

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 0 No 5

Reason and supporting facts:

By plan, no noticable exterior changes. Additionally, applicant's meter already resides here and only change will be addition of a few appliances.

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

Yes 0 No 5

Reason and supporting facts:

No evidence to support adverse impact.

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

Yes 0 No 5

Reason and supporting facts:

There ~~is~~ is no indication that this is different than any other residential use.

Conclusion: (check one)

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

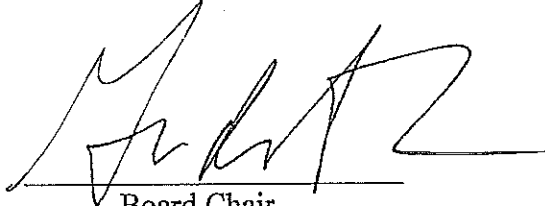
Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property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

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

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

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and
2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated: 4.5.12


Board Chair

members present: Gordon Smith, ^{Acting Sec} Elyse Segovia, William Getz, Mark
CITY OF PORTLAND, MAINE ^{Matthew Morgan} ^{Bower}

ZONING BOARD OF APPEALS

members Absent: Phil Saubier - Sara Moppin -
APPEAL AGENDA

called to order 6:30pm

The Board of Appeals will hold a public hearing on Thursday, April 5, 2012 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business

A. Conditional Use Appeal:

Granted
5-0

135-145 Ray Street, George & Brenda Turner, owners, Tax Map 407, Block A, Lots 001, 002, 012 & 013 & Tax Map 409, Block B, Lots 006, 007, 012 & 013, R-3

Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling.

Representing the appeal are Tristin Krause, Brian Krause & John Krause.

B. Conditional Use Appeal:

Granted
5-0

72-78 Phipps Road, Shafaat Qazi, owner, Tax Map 183A, Block B, Lot 007, R-3

Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner.

2. Adjournment:



Planning and Development Department
 Zoning Board of Appeals
 Conditional Use Appeal Application

Applicant Information:

Name: Shafaat Qazi
 Business Name: 74 Phipps Road
 Address: Portland ME 04102
 Telephone: 207 939-5288 Fax: _____

Subject Property Information:

Property Address: 74 Phipps Road
 Assessor's Reference (Chart-Block-Lot): 183A-B-007
 Property Owner (if different):
 Name: _____
 Address: _____
 Telephone: _____ Fax: _____

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

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

Current Zoning Designation: R-3

Existing Use of Property:

Single Family

Conditional Use Authorized by Section 14 - 88ca)2

Type of Conditional Use Proposed:

Single Family + Accessory Unit

RECEIVED

MAR 16 2012

Dept. of Building Inspections
 City of Portland Maine

Standards:

- Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:
- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
 - (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
 - (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that the information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant: [Signature]

Date: 3/6/2012

Shafaat Qazi
74 Phipps Road
Portland, Maine 04102
March 16, 2012

Zoning Administration
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Zoning Board of Appeals:

I am submitting this appeal for your review and approval. The reason for this appeal is that I would like to add a fridge, stove, and dishwasher to the kitchen in the lower level of the house. I will be making these changes during a renovation/repair of my house after a fire that happened this past September. Since I am going through these renovations/repairs then I believe this is an opportunity for me to add these three items.


To get these additions approved, I was informed that an appeal needed to be submitted for an accessory unit in my single family home. I have attached Exhibit A which shows the plot and building plan. In this attachment, I have included 2 copies of page 3. The first copy shows the original layout and the second copy shows what I am trying to achieve. The changes are highlighted in red on the second copy labeled "Change".

The attachment Exhibit B is a copy of what was provided to me by the City of Portland Zoning department. I have also provided explanations for meeting the requirements set forth 14-88(a) 2. The attachment Exhibit C gives explanations on how each item on the criteria has been met

I will address the 3 items of standards on the Conditional Use Appeal Application. For item (a), there are no unique or distinctive or effects associated with this proposed conditional use unit. For item (b), there will be no adverse impact upon health, safety, or welfare of the public or the surrounding area. For item (c), there are not adverse impacts.

I would like to thank the board for their consideration and time afforded to this appeal. Please let me know if I can be of any assistance.

Sincerely



Shafaat Qazi

Packet Contents:

1. Warranty Deed – 74 Phipps Road
2. Exhibit A: Building and property plans. Two copies of page 3 to show the changes.
3. Exhibit B: Copy of City of Portland Code of Ordinance. Section: 14-88(a)2
4. Exhibit C: Details given on how the criteria defined by 14-88(a) 2 is being met.
5. Exhibit D: Images of the property.
6. Exhibit E: Assessor's description from the Assessor's webpage.
7. Exhibit F: Plot plans for the properties on Phipps Road and Wingate Drive. From Assessor's webpage.
8. Exhibit G: Hand drawn image of the house showing ceiling height and elevation.

~~0015133~~

~~BR 1681176277~~

0051161
3X17854PG179

WARRANTY DEED

WITH WARRANTY COVENANTS

From:
Patricia L. Libby

To:
Shafant Quzi

Dated: September 5, 2001

State of Maine,
ss. Registry of Deeds,
Received, _____, 2001,
at _____ H., _____ M., and _____ M.,
recorded in Book _____, Page _____,
Attest: _____ Register.

FROM THE OFFICE OF:

After Recording Return To:
Transcontinental Title Company
(Company Name)
Attn: Stephanie Staudford
(Name of Natural Person)
2605 Enterprise Road East, Suite 200
(Street Address)
Clearwater, Florida 33759
(City, State, Zip)

25106-T

10927-D

***RE-RECORD TO INCLUDE LEGAL DESCRIPTION**
WARRANTY DEED
With Warranty Covenants

PK 17854 PG 180

KNOWN ALL MEN BY THESE PRESENTS, THAT Patricia L. Libby

of Cumberland County, Maine
for consideration paid, grant(s) to Shafiq Qazi

of Cumberland County, Maine
whose mailing address is 74 Phipps Road, Portland, Maine 04102

with WARRANTY COVENANTS, the land in Cumberland County, Maine:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

AND
(name of spouse(s) if any, who must for any reason sign), husband/wife of said Grantor, joins as Grantor's spouse,
and releases all rights by descent and all other rights.

WITNESS my hand and seal this

5th day of September, 2001.

Patricia L. Libby (Seal)
Printed Name: Patricia L. Libby

Patricia L. Libby (Seal)
Printed Name:

[See Attached Acknowledgment]

ACKNOWLEDGMENT

State of Maine §
County of Cumberland §

The foregoing instrument was acknowledged before me this September 5, 2001 (date)
by Patricia L. Libby
(name of person acknowledged).

(Seal)

Joan S. Jiriesini

Notary Public, State of _____

My Commission Expires:

JOAN S. JIRIESINI
Notary Public, State of Maine
My Comm Expires Oct 3, 2002

PK 17854 PG 181

SEAL

ACKNOWLEDGMENT (MAINE)

Page 3 of 3

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 OCT -4 PM 1:11
CUMBERLAND COUNTY
John B. Quinn

SEP 03 2001 00:30

18888545666

Page 03

RK 17854 PG 182

EXHIBIT "A"

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND BEING LOT NO. 28, AS SHOWN ON A PLAN OF WADSWORTH HEIGHTS, SECTION B, IN PORTLAND, MAINE MADE FOR FRANK MORRIS, BUILDER, BY ROBERT P. TITCOMB, INC., LAND SURVEYORS, SAID PLAN BEING RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 124, PAGE 65.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA L. LIBBY BY DEED FROM KAREN A. SEVIGNY, RECORDED 02/17/1998 IN DEED BOOK 13603 PAGE 6.

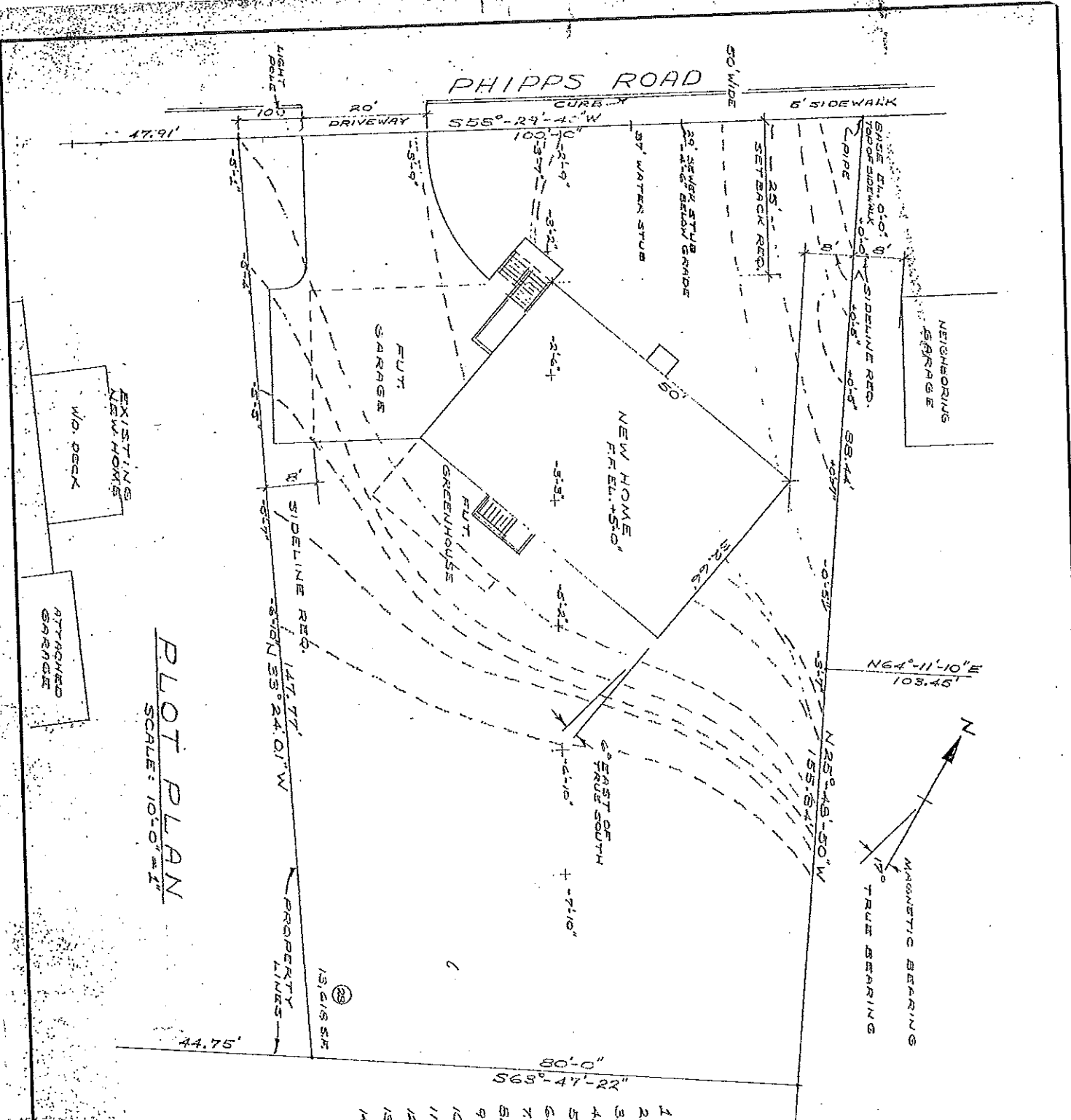
RECEIVED
RECORDED REGISTRY OF DEED

2002 JUL 17 PH 3: 20

CUMBERLAND COUNTY

John B. O'Brien

Exhibit A
March 6, 2012



PLOT PLAN
SCALE: 10'-0" = 1"

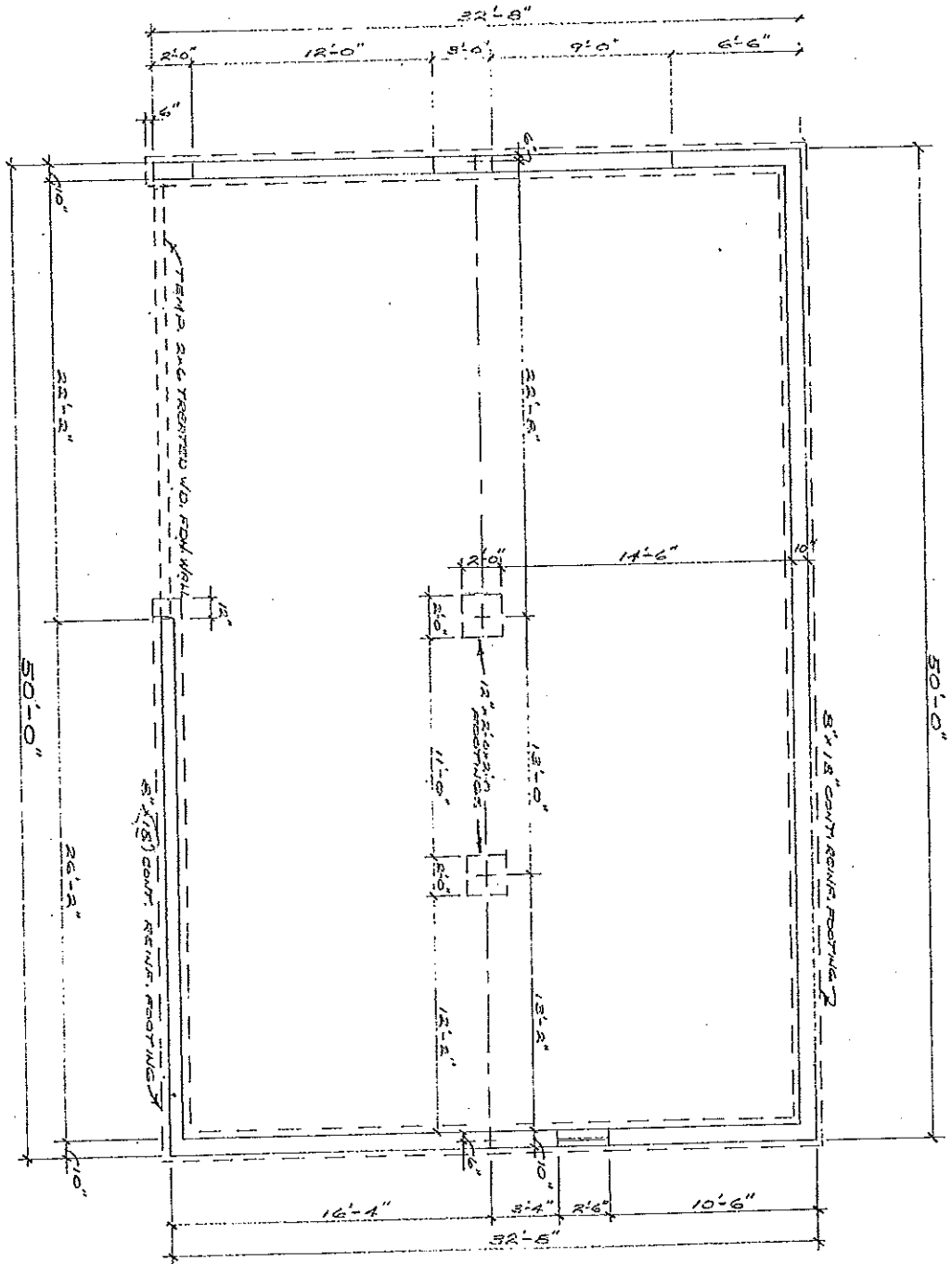
DRAWING SCHEDULE

1. PLOT PLAN
2. FOUNDATION PLAN
3. GROUND FLOOR PLAN
4. FIRST FLOOR PLAN
5. SOUTH ELEVATION
6. NORTH ELEVATION
7. WEST ELEVATION
8. TYPICAL SECTION
9. ELECTRICAL PLAN
10. MECHANICAL PLAN
11. MECHANICAL S.F. PLAN
12. MECHANICAL F.F. PLAN
13. SECTION DETAILS
14. INTERIOR DETAILS

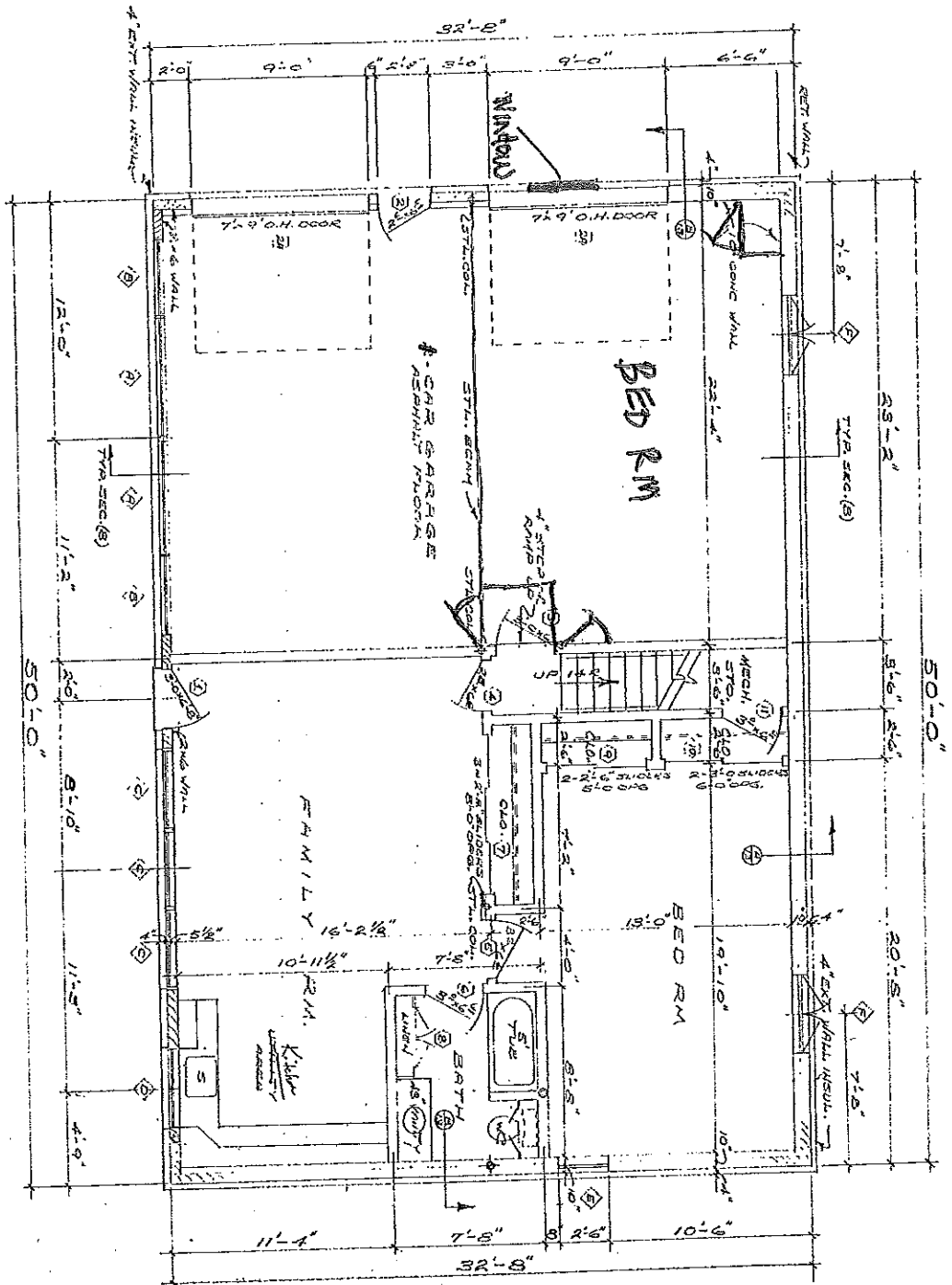
LOT R8 - WADSWORTH HEIGHTS
SECTION R
(PHIPPS ROAD)
RECORDED-PLAN BOOK 17 PAGE 6

ZOLOV-SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME	
DATE: 3/1/12	SCALE: 10'-0" = 1"
PROJECT: PLOT PLAN	DATE: 3/1/12
SH. NO. 14	SCALE: 10'-0" = 1"

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

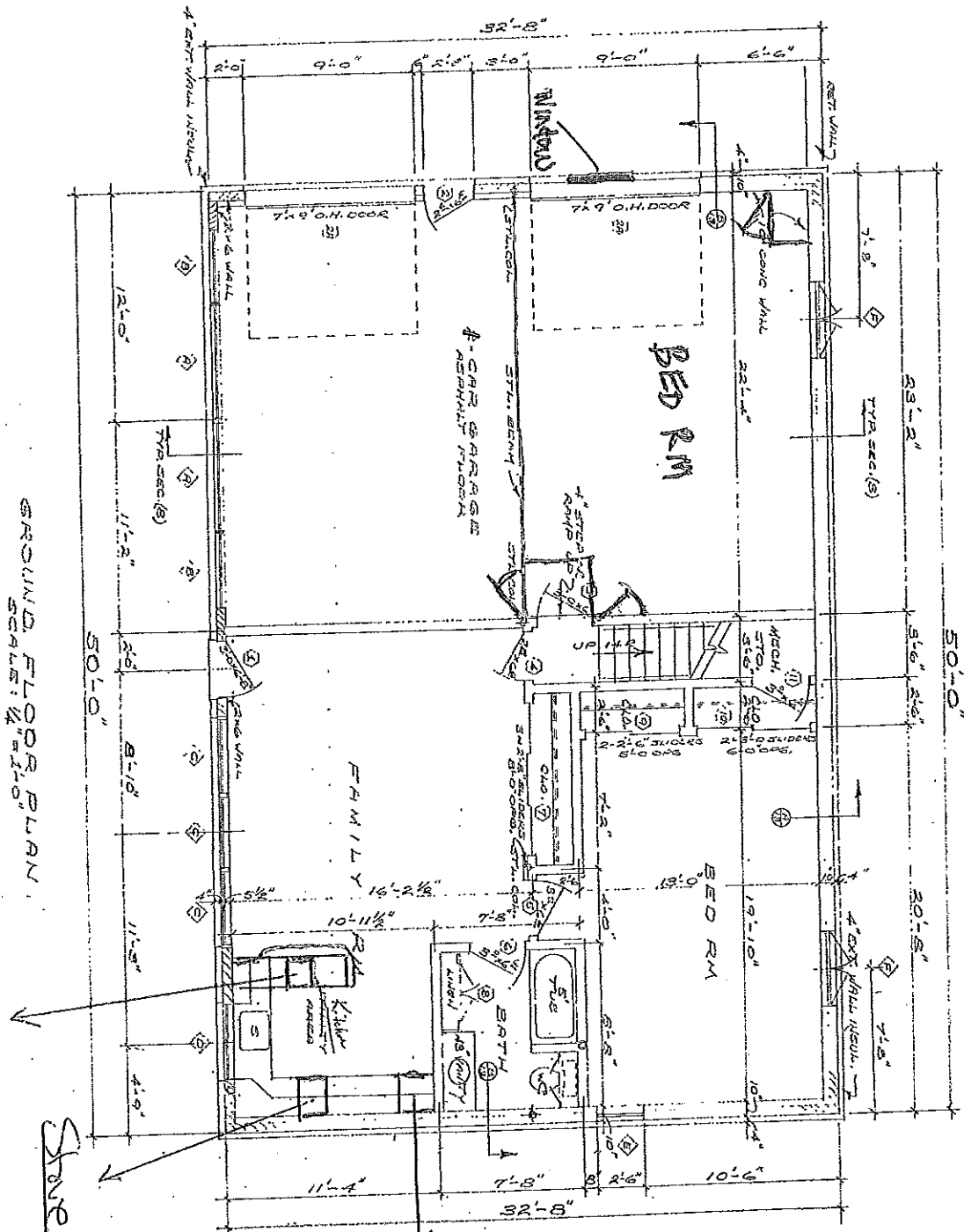


ZOLOV-SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME.	
DATE	2-12-81
DESIGNED BY	R.S.
FOUNDATION PLAN	
SH. 2 OF 14	242101



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOLOV SEVIGNY HOME PHIPPS RD. PORTLAND, ME.	
DATE: 2/18/84 DRAWN BY: RRS	SHEET NO. 14 OF 14



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

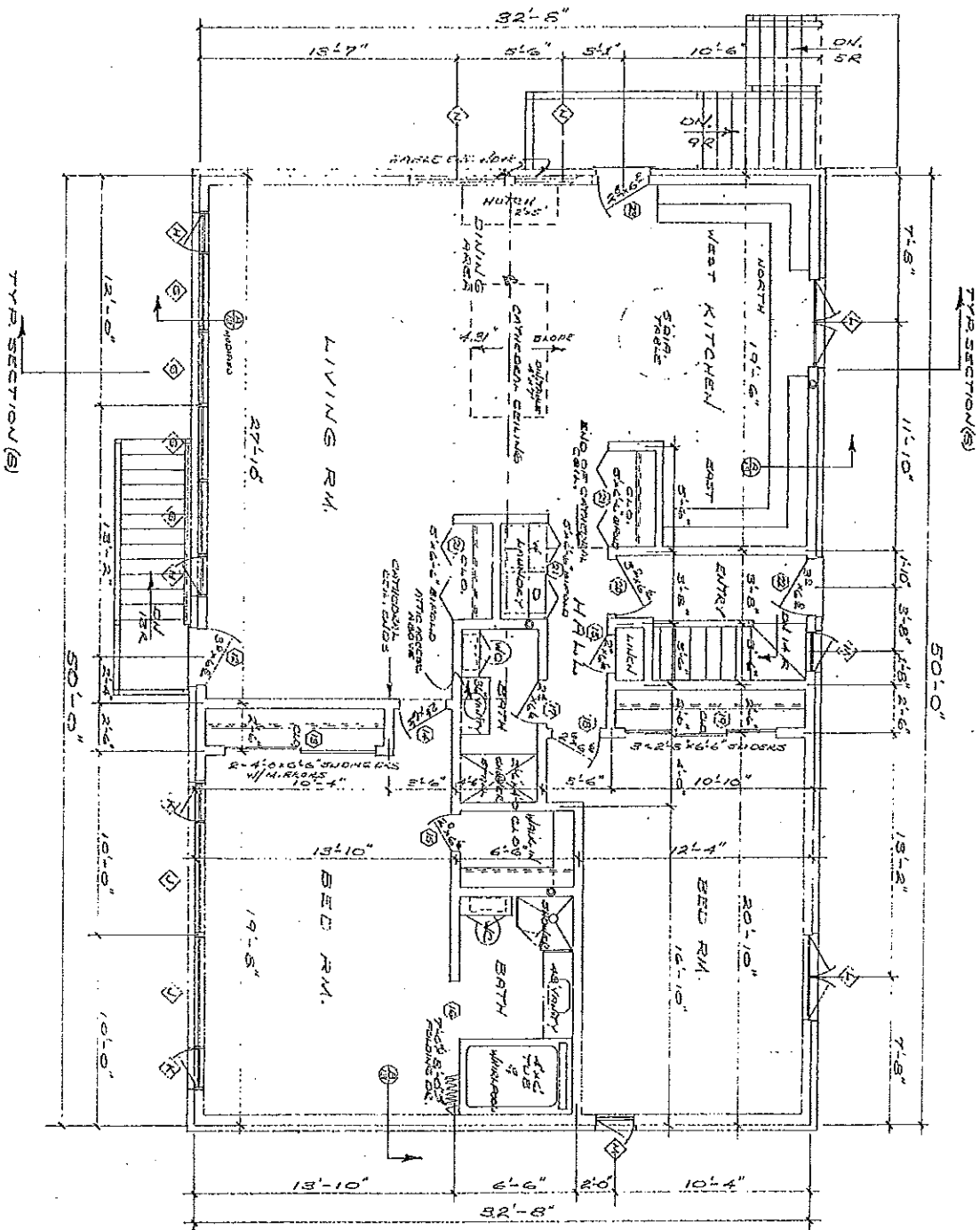
Dishwasher

Stone

Fridge

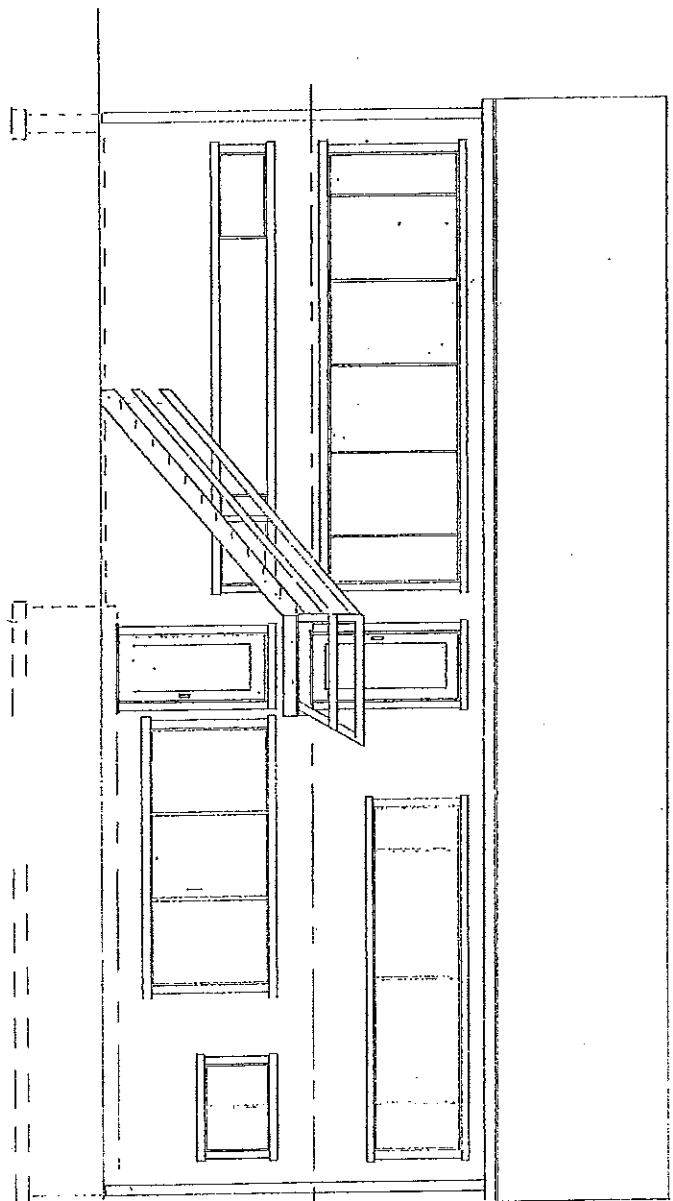
ZOLOY SEVIGNY HOME	
PHIPS RD., PORTLAND, ME.	
DATE: 2-13-64	SCALE: 1/4" = 1'-0"
GROUND FLOOR PLAN	
DATE: 5-14	SCALE: 1/4" = 1'-0"

Pharm



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZOLOV-SEVINY HOME	
PHILIPS RD. PORTLAND, ME	
DATE: 2-17-54	PROJECT NO: 225
FIRST FLOOR PLAN	
SHEET NO. 54-101	



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

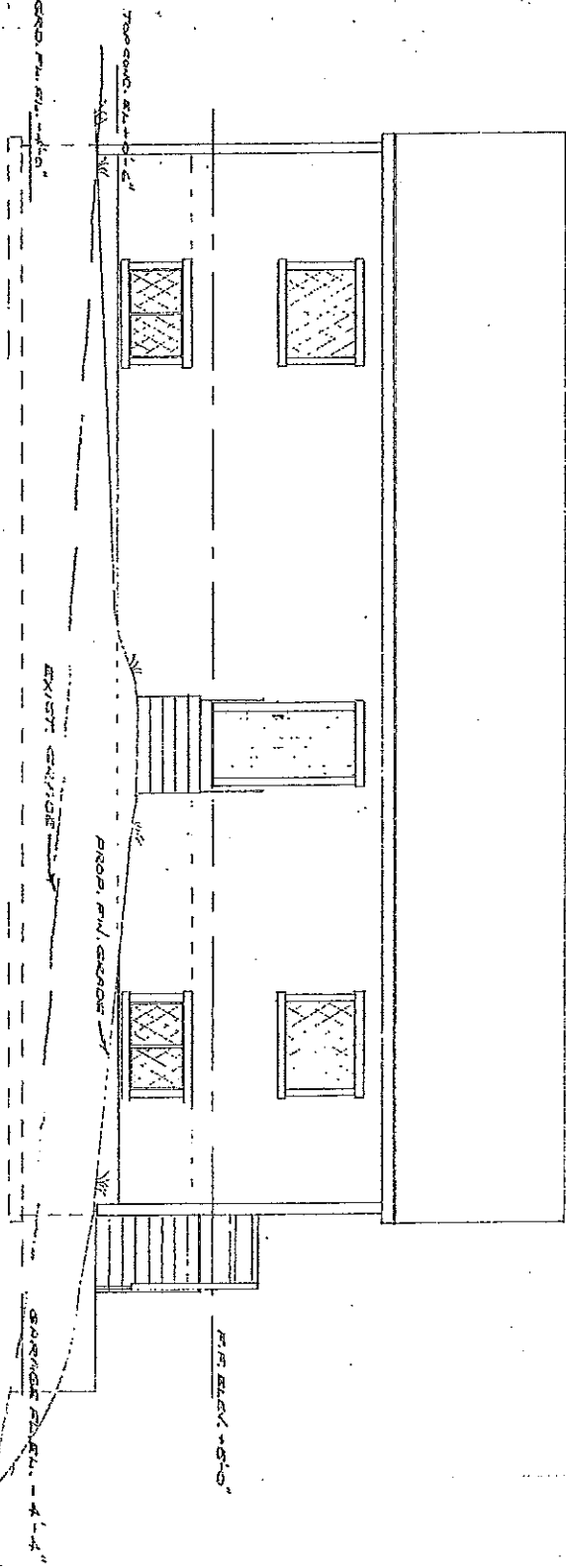
EL. +8'-0"
FIRST FL.

EL. +6'-0"
SECOND FL.
FIN. GRADE

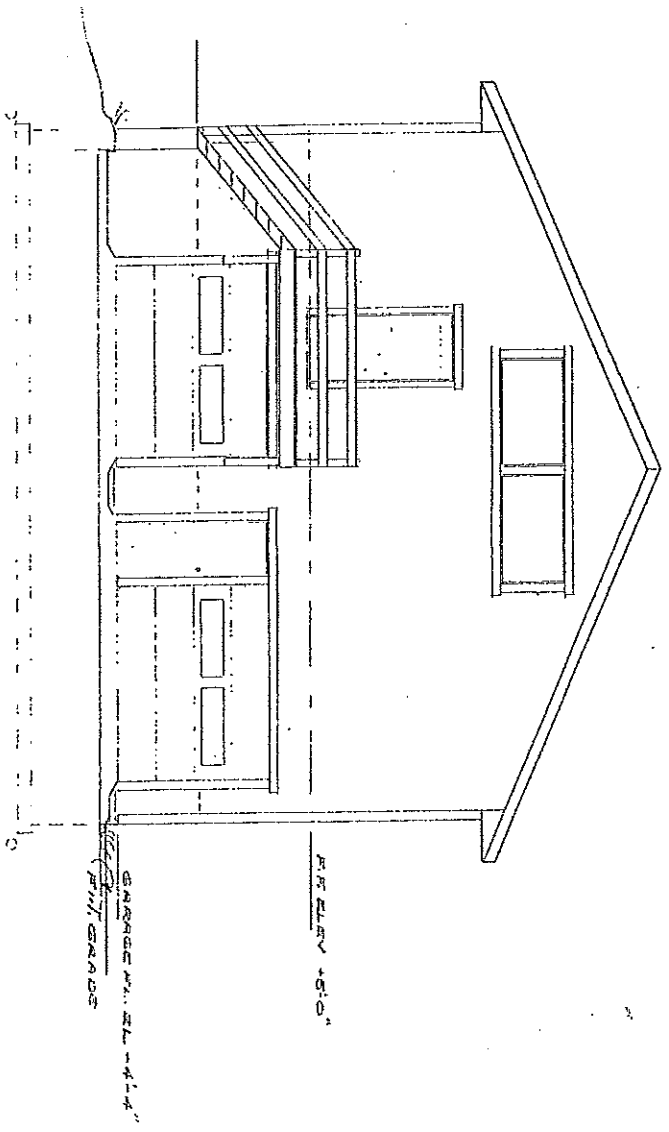
EL. +0'-0"
BOT. OF FOOTING

ZOLOV SEVIGNY HOME	
PHILIPS RD. PORTLAND ME	
DATE: 2-17-84	PROJECT: ARS
SOUTH ELEVATION	
SHEET 14	
SCALE	

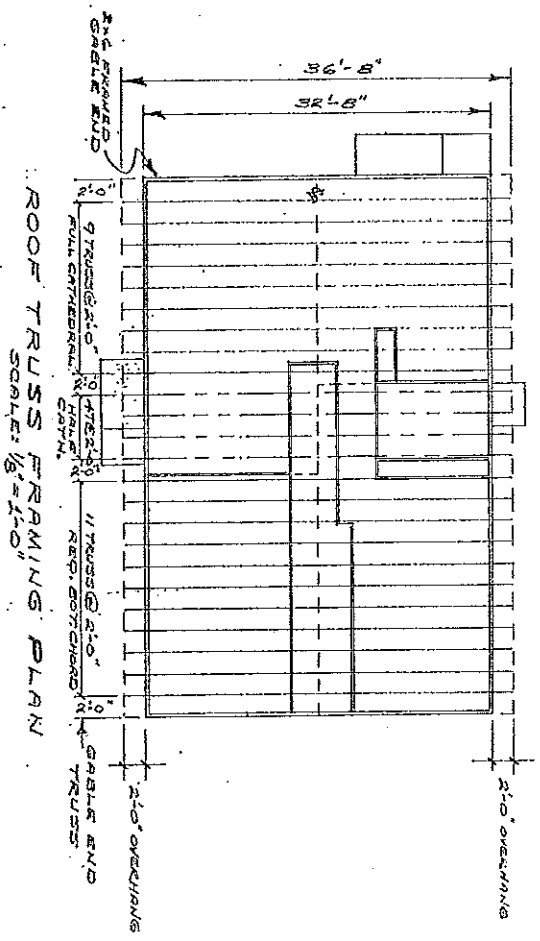
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ZOLOV, SEYMEN HOME	
PHIBBS RD., PORTLAND, ME	
DATE: 05/20/20	SCALE: 1/4" = 1'-0"
NORTH ELEVATION	
DRW: EJA/BA	STATION



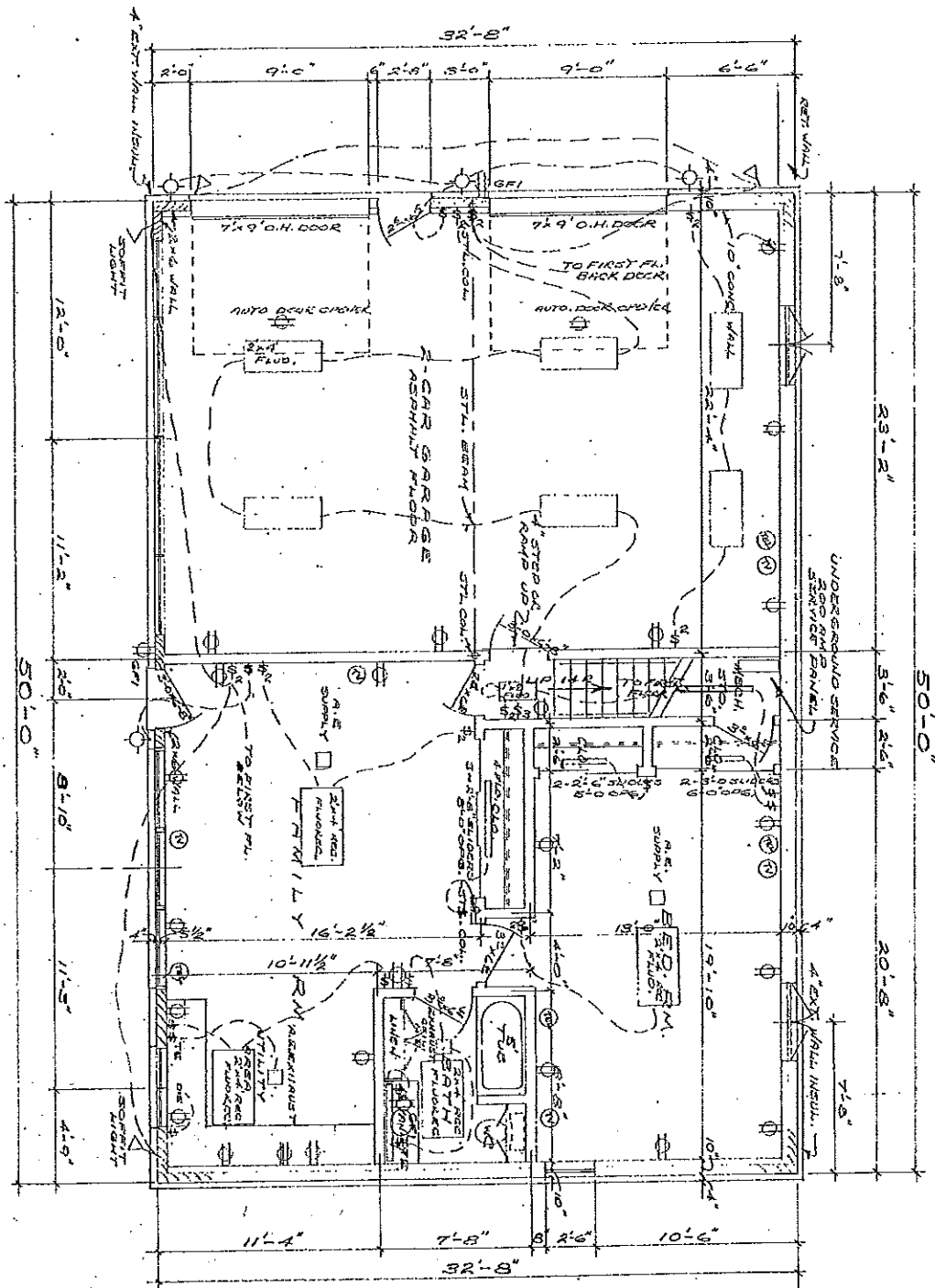
WEST ELEVATION
SCALE: 1/4" = 1'-0"



ROOF TRUSS FRAMING PLAN
SCALE: 1/8" = 1'-0"

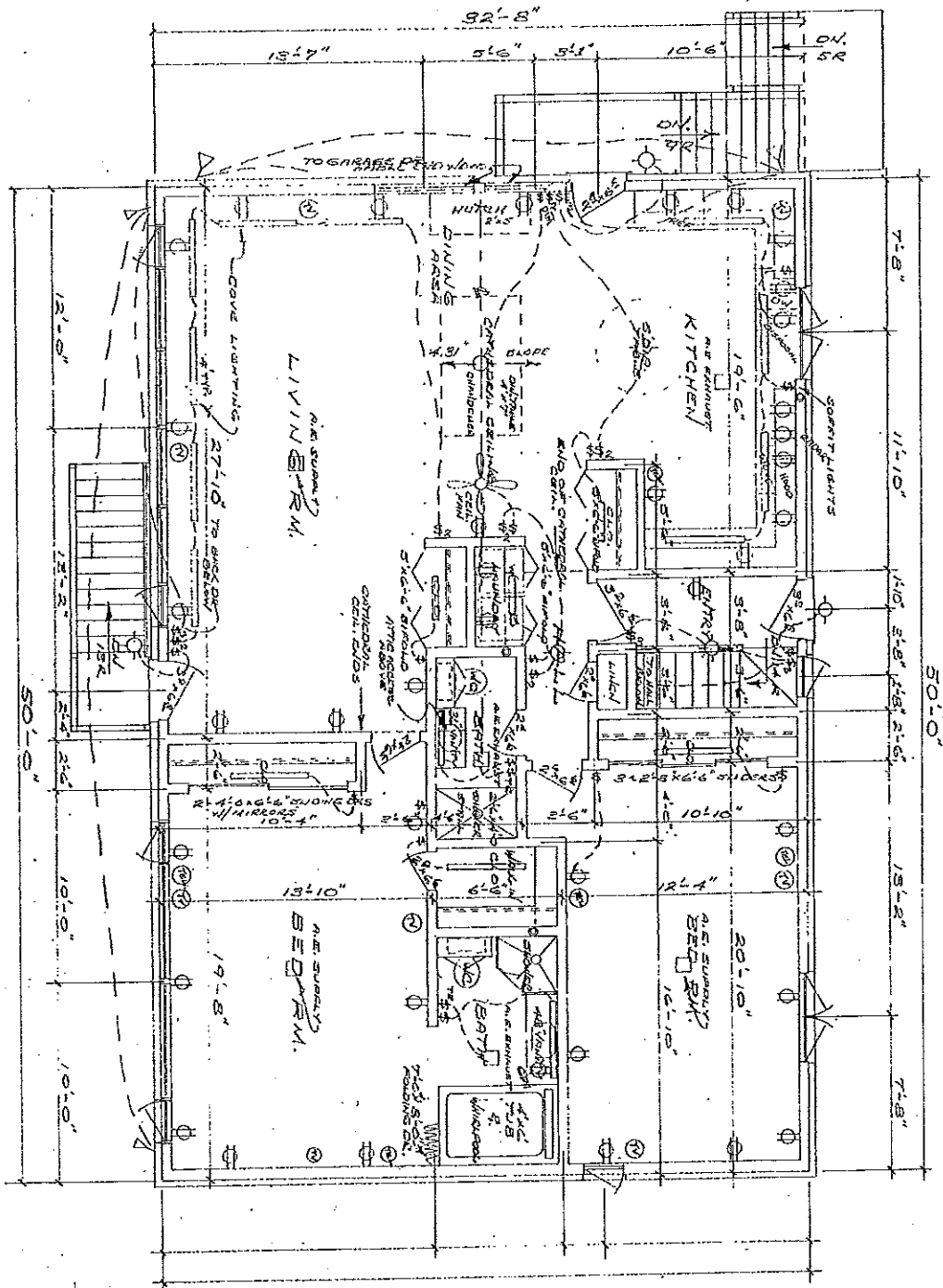
ZOLOV SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME	
NO. 1031084	DATE: 8-14-84
DESIGNED BY: RES	DRAWN BY: RES
WEST ELEVATION	
SH. ROEMER	SKETCH

GROUND ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



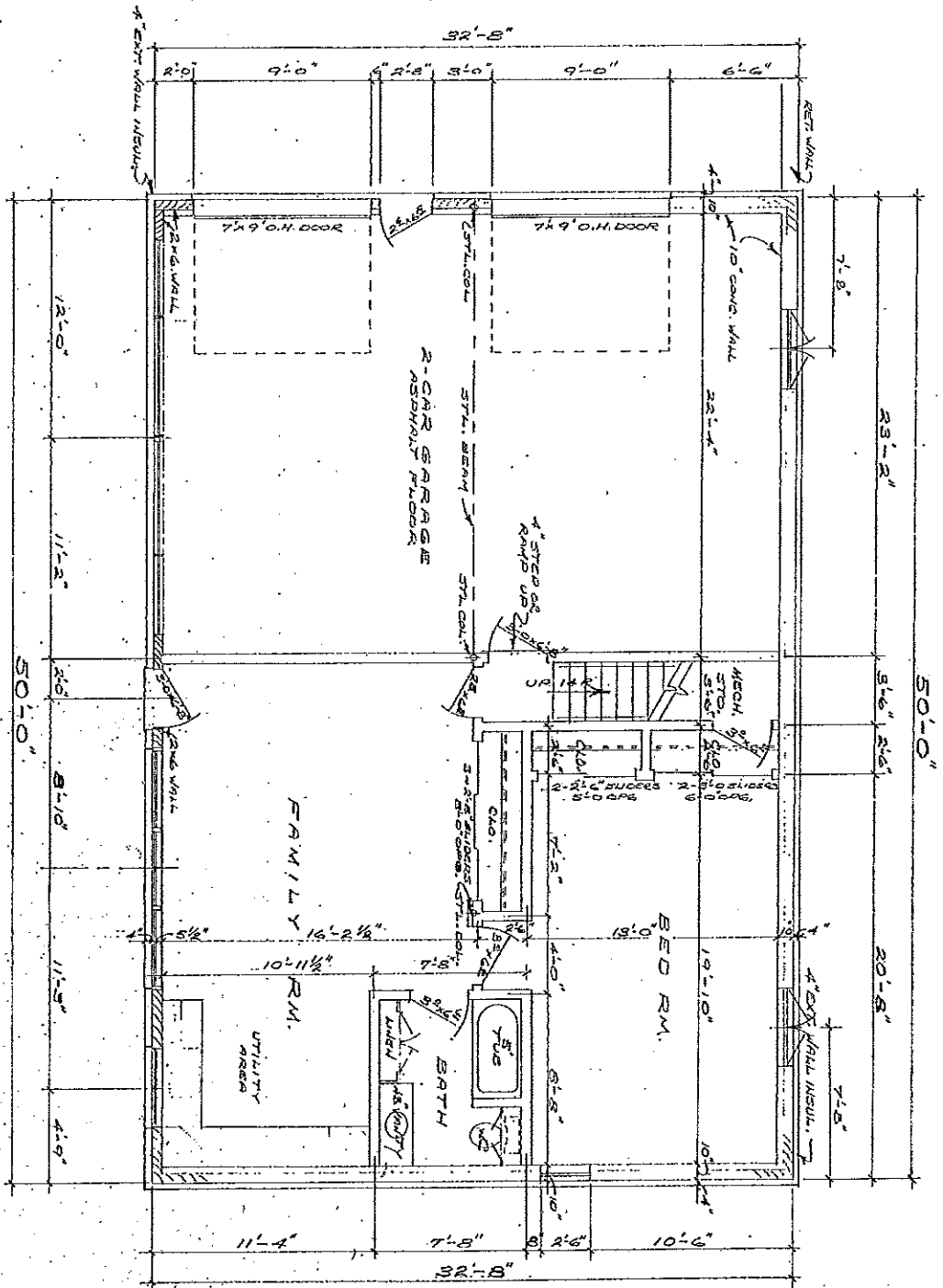
ZOLY SEVIGNY HOME	
PHIPS RD. PORTLAND, ME	
DATE: 1-25-84	PROJECT: RRS
BY: S-18-84	REVISION:
S.R. ELECT. FLOOR PLAN	
54.9 OF 14	SECTION

F.F. ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



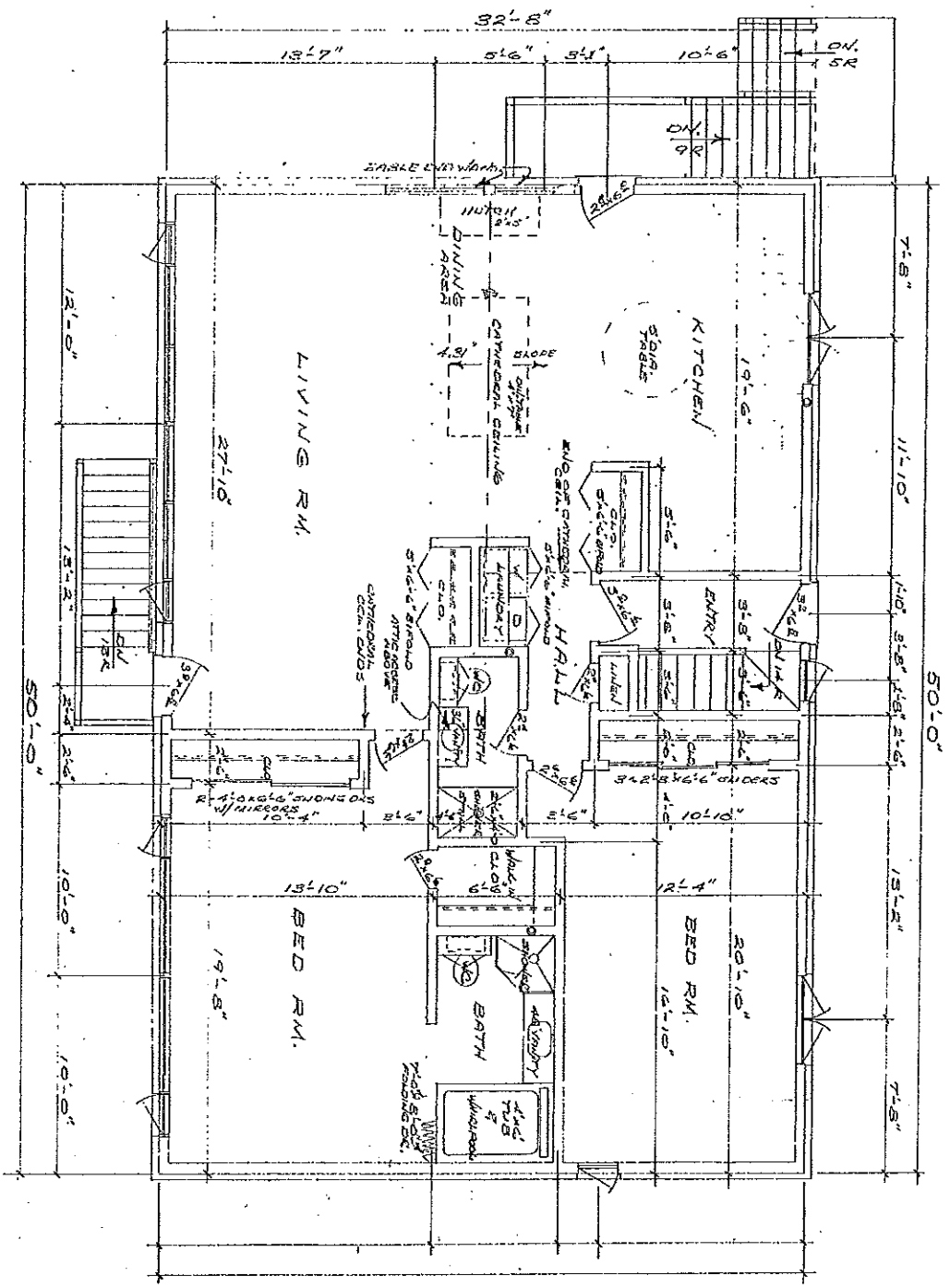
ZOLOV-SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME.	
DATE: 12-10-64	PROJECT NO.: 1205
BY: F.F.	SCALE: 1/4" = 1'-0"
F.F. ELECTRICAL FLOOR PLAN	
SHEET NO. 14	
84-101	

MECHANICAL GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

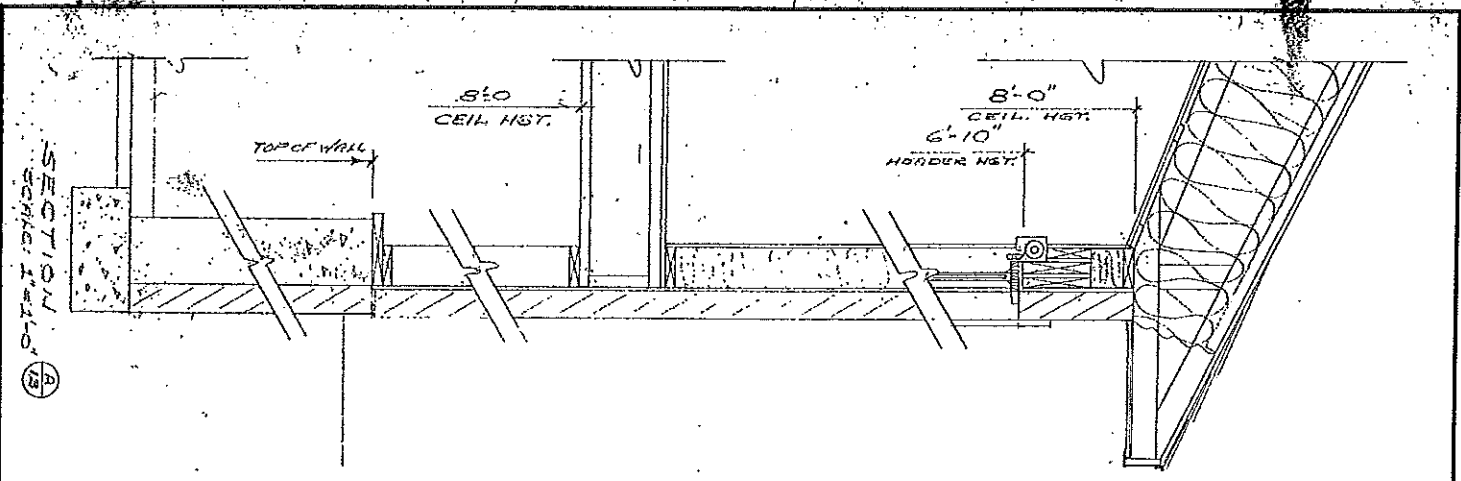


ZOLOX SEVINGY HOME	
PHIPS RD. BORTLAND, ME	
DATE: 2-18-94	DESIGNER: JRS
MECH. GROUND FLOOR PLAN	
SHEET NO. 14	OF 14

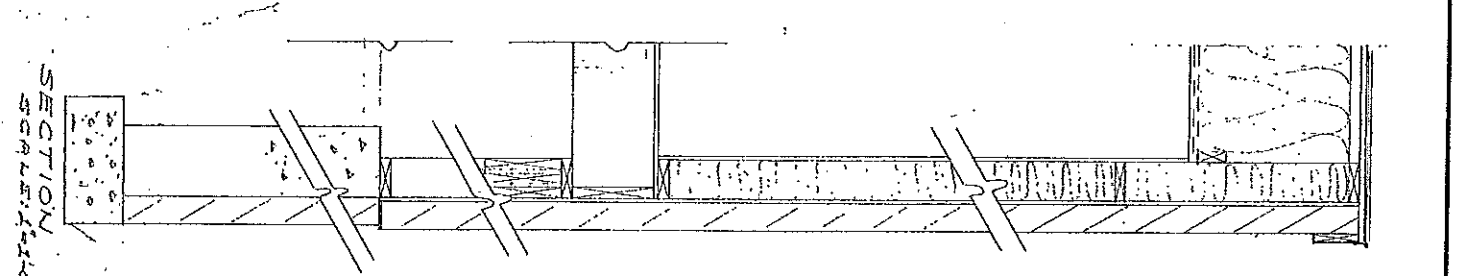
MECHANICAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



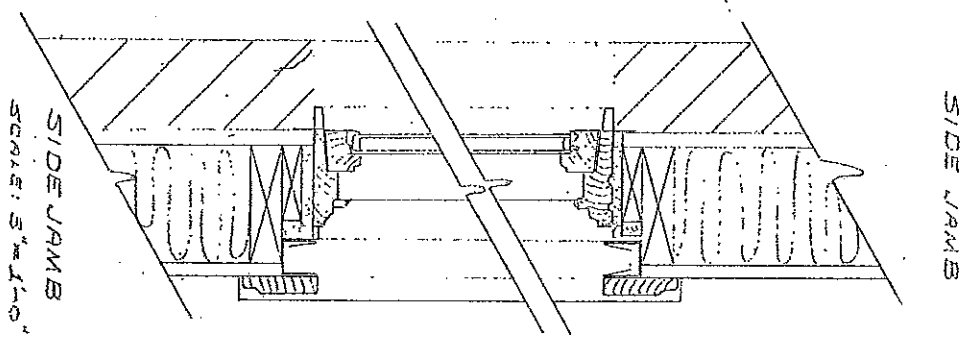
ZOLOV-SEVIGNY HOME PHIPPS RD. PORTLAND, ME.	
MECH. F. FLOOR PLAN	SHEET 14
DATE: 8-1-52	DRAWN BY: RGS
CHECKED BY:	SCALE:
PROJECT NO.:	SHEET NO.: 84-101



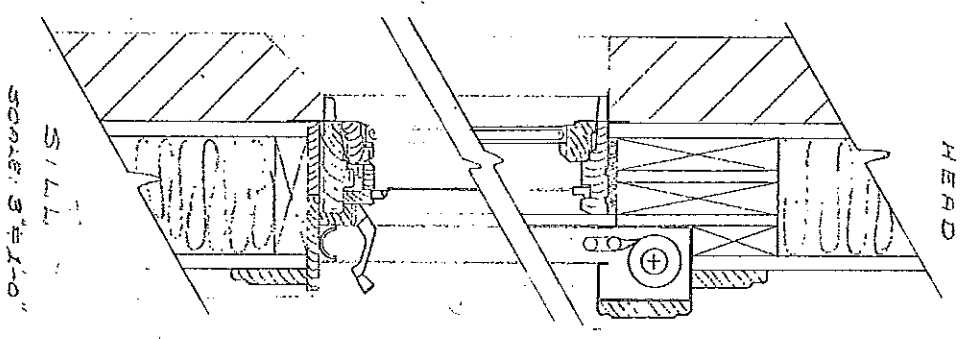
SECTION I-10
SCALE: 1/4"=1'-0"
A



SECTION II-10
SCALE: 1/4"=1'-0"
B



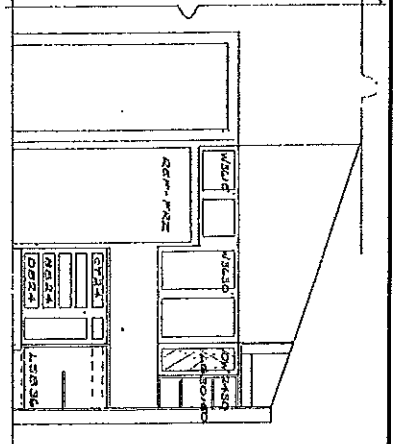
SIDE JAMB
SCALE: 3/4"=1'-0"



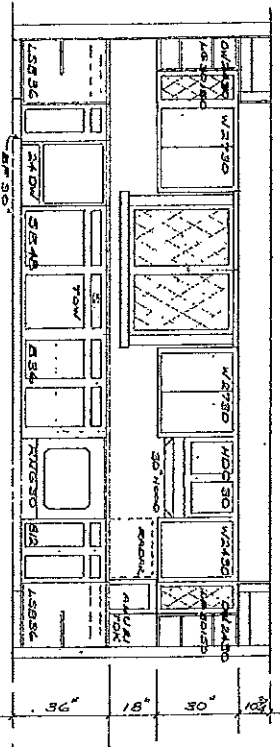
SILL
SCALE: 3/4"=1'-0"

SECTION DETAILS	
NO.	REV.
1	AS SHOWN
2	2-16-54
3	2-16-54
ROLOV SEVIGNY, HOME PHIPPS RD. FORT LAUDERDALE FLA.	
SH. 13.02.14 54-101	

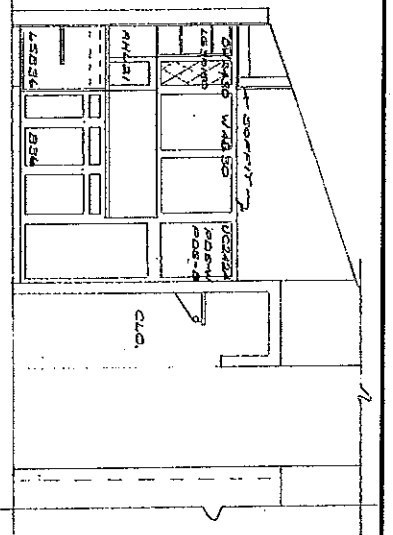
WEST



NORTH

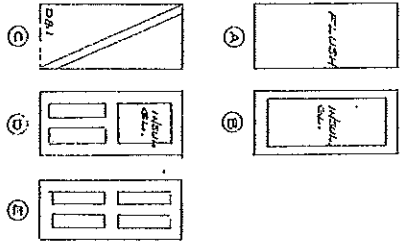


EAST



KITCHEN ELEVATIONS
SCALE: 1/8" = 1'-0"

NO.	SIZE	TYPE	MATERIAL	HARDWARE	REMARKS
1	3'-0" x 6'-8"	B	MT.L.	LOCK / NOB	MT.L. DOUBLE GLAZED
2	2'-6" x 6'-8"	D	MT.L.	LOCK / NOB	MT.L. DOUBLE GLAZED
3	5'-0" x 6'-8"	F	MT.L.	LOCK / NOB	MT.L. DOUBLE GLAZED
2A	7'-0" x 9'-0"	GIR	MT.L.	LOCK / NOB	AUTO. OPERATOR
4	3'-0" x 6'-8"	E	WD.	LOCK	SOLID
5	3'-0" x 6'-8"	E	WD.	DRIVERY	PANHELED
6	3'-0" x 6'-8"	E	WD.	"	"
7	3'-0" x 6'-8"	E	WD.	"	"
8	3'-0" x 6'-8"	E	WD.	"	"
9	3'-0" x 6'-8"	E	WD.	"	"
10	3'-0" x 6'-8"	E	WD.	"	"
11	3'-0" x 6'-8"	A	WD.	"	"
12	3'-0" x 6'-8"	B	MT.L.	"	"
13	4'-0" x 6'-8"	A	WD.	"	"
14	3'-0" x 6'-8"	E	WD.	"	"
15	3'-0" x 6'-8"	E	WD.	"	"
16	3'-0" x 6'-8"	E	WD.	"	"
17	3'-0" x 6'-8"	E	WD.	"	"
18	3'-0" x 6'-8"	E	WD.	"	"
19	3'-0" x 6'-8"	E	WD.	"	"
20	3'-0" x 6'-8"	E	WD.	"	"
21	3'-0" x 6'-8"	E	WD.	"	"
22	3'-0" x 6'-8"	C	MT.L.	"	"
23	3'-0" x 6'-8"	D	MT.L.	"	"



NO.	ROUGH OPENING	UNIT/TYPE	FIN.	REMARKS
A	3'-0" x 6'-8"	FIXED	WIN/WOOD	DOUBLE GLAZED
B	2'-0" x 4'-0"	FIXED	"	"
C	5'-6" x 4'-0"	FIXED	"	"
D	5'-0" x 4'-0"	FIXED	"	"
E	3'-0" x 4'-0"	FIXED	"	"
F	3'-0" x 4'-0"	FIXED	"	"
G	3'-0" x 4'-0"	FIXED	"	"
H	3'-0" x 4'-0"	FIXED	"	"
I	3'-0" x 4'-0"	FIXED	"	"
J	3'-0" x 4'-0"	FIXED	"	"
K	3'-0" x 4'-0"	FIXED	"	"
L	3'-0" x 4'-0"	FIXED	"	"
M	3'-0" x 4'-0"	FIXED	"	"
N	3'-0" x 4'-0"	FIXED	"	"

* SEE TYPICAL WINDOW DETAILS SH.15.

ZOLOV-SEVIGUY HOME
PHIBBS RD. PORTLAND, ME.
AS NOTED
DATE: 2/10/94
DRAWN: RRS
SCALE: 1/8" = 1'-0"
SH.14 OF 14
84-107

surrounding area; and limitation on the duration of a sheltered care group home permit.

14-88(a)2

2. Alteration or construction of a detached single-family dwelling to accommodate one (1) additional dwelling unit for the benefit of homeowners or tenants, provided that:

- a. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to-ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit;
- b. There shall be no open outside stairways or fire escapes above the ground floor;
- c. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling;
- d. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required;
- g. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic;
- h. Parking shall be provided as required by division 20 of this article;
- i. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

Must address each condition in your cover letter to the Zoning Board

ALSO required
- [Signature]

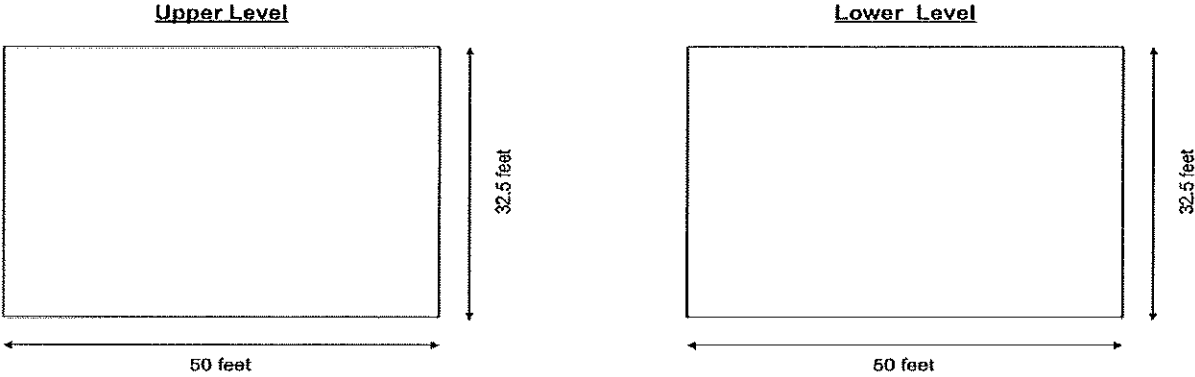
Conditions continue on other side

Exhibit C

March 28, 2012

14-88(a)2 Criteria Explanation

Part a:



Approximate Total Area of Principal Building: 3250 sq. ft.

Lower Level Plan with accessory unit boundary line weighted in BOLD



Accessory Unit Area: 783 sq. ft.

Accessory Unit Percentage: $(783/3250)*100 = 24.09\%$

Note: The floor area of the lower level unit is 6.25 feet above average grade, which makes it 78% above the average grade.

Part b:

There are no open outside stairways or fire escapes above the ground floor.

Part c:

NA

Part d:

The plot size is 13619 sq. ft. Look at Page 1 Exhibit.

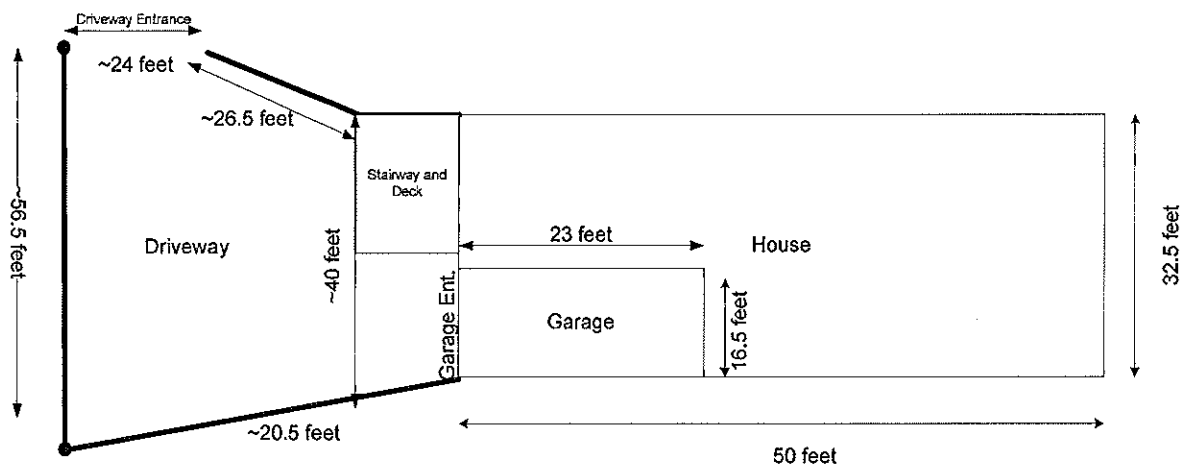
Part g:

Dwelling Unit Size is greater than 1000 sq. ft.: $3250 - 783 = 2467$ sq. ft.

Part h:

The home has parking for between 6-8 cars. We are a family of 6 and we all have cars. Image 5 in the image attachment shows 2 large pods in the driveway.

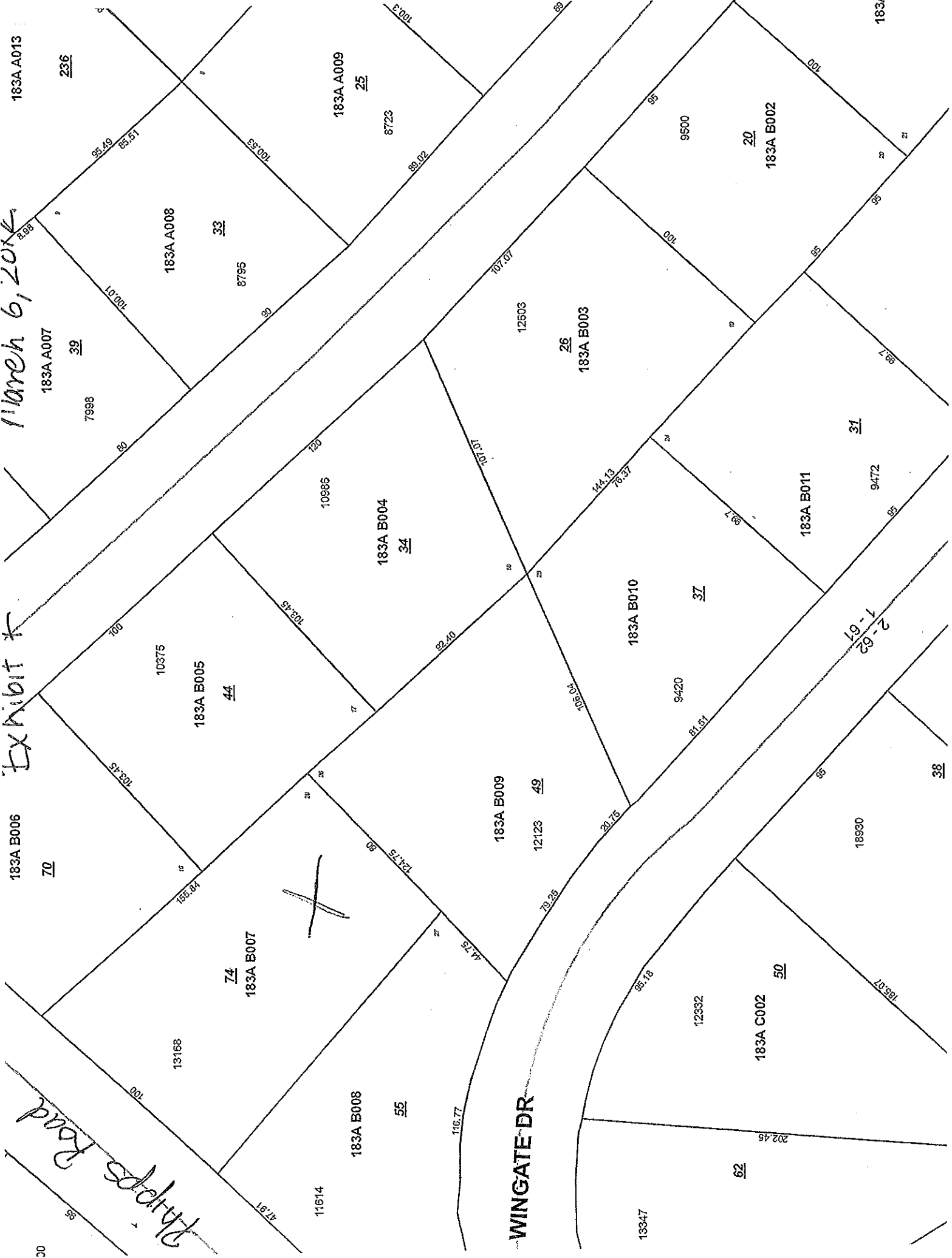
Parking: Driveway Dimensions



March 6, 2014

Exhibit A

Phillips Road



183A A013

236

183A A007

39

85.49

85.51

183A A008

33

8795

183A A009

25

8723

100.3

89.02

183A B003

26

12603

107.07

107.10

183A B010

9420

144.13

16.37

183A B011

31

9472

100

9500

183A B002

20

183A

183A B006

70

10375

183A B005

44

103.75

70

102.45

10986

183A B004

34

92.40

183A B009

12123

49

108.04

183A B010

9420

81.51

183A B011

31

9472

2-67

7-67

38

183A B007

74

13168

183A B007

74

100

155.84

16

183A B008

55

11614

47.75

116.77

WINGATE DR

12123

49

79.25

20.75

96.18

12332

183A C002

50

62

202.45

18930

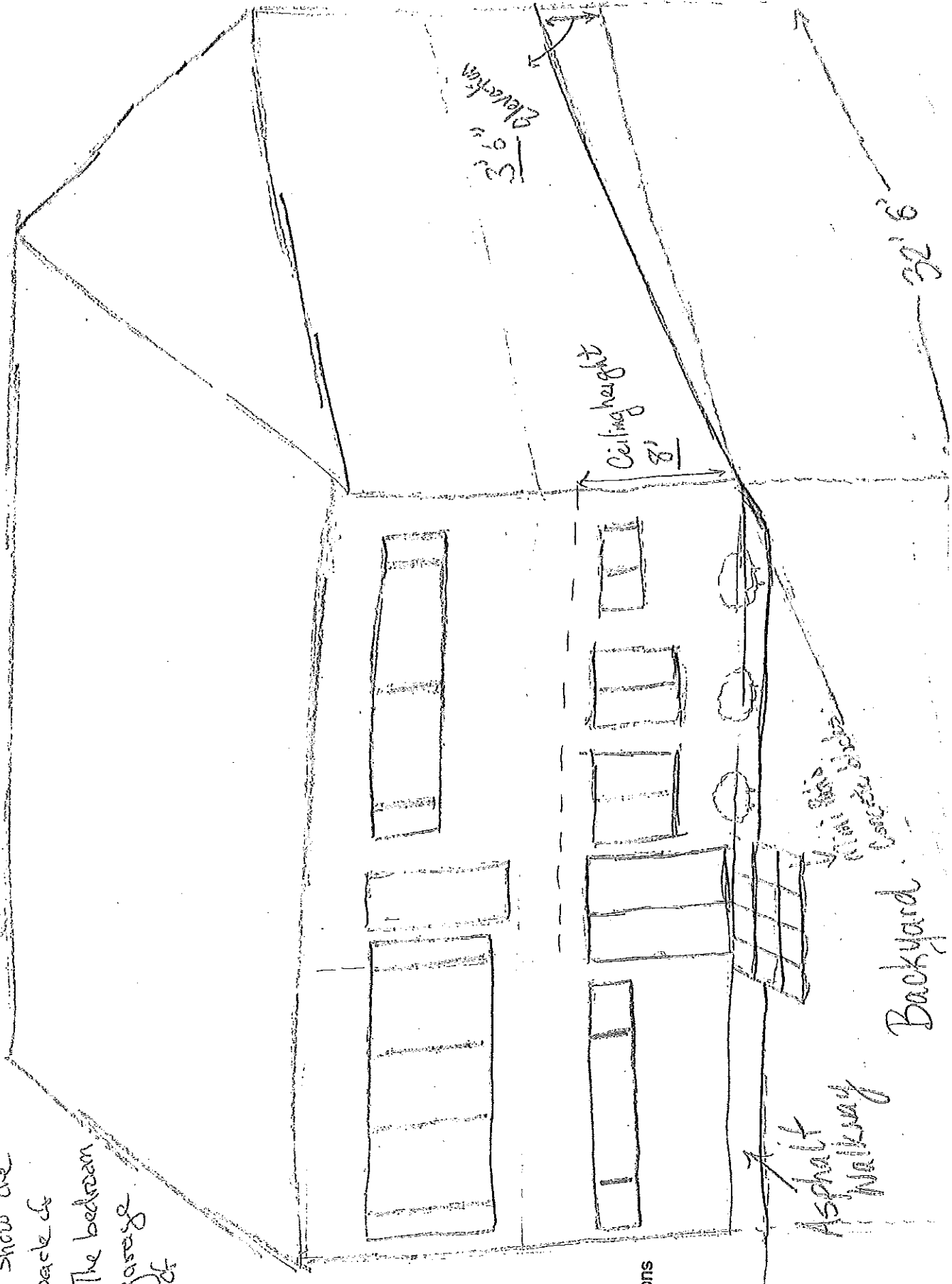
168.07

13347

Exhibit G

Please look at page 5 of 14 and 6 of 14.

These pages show the front and back of the house. The bedroom next to the garage is not part of the unit.



RECEIVED

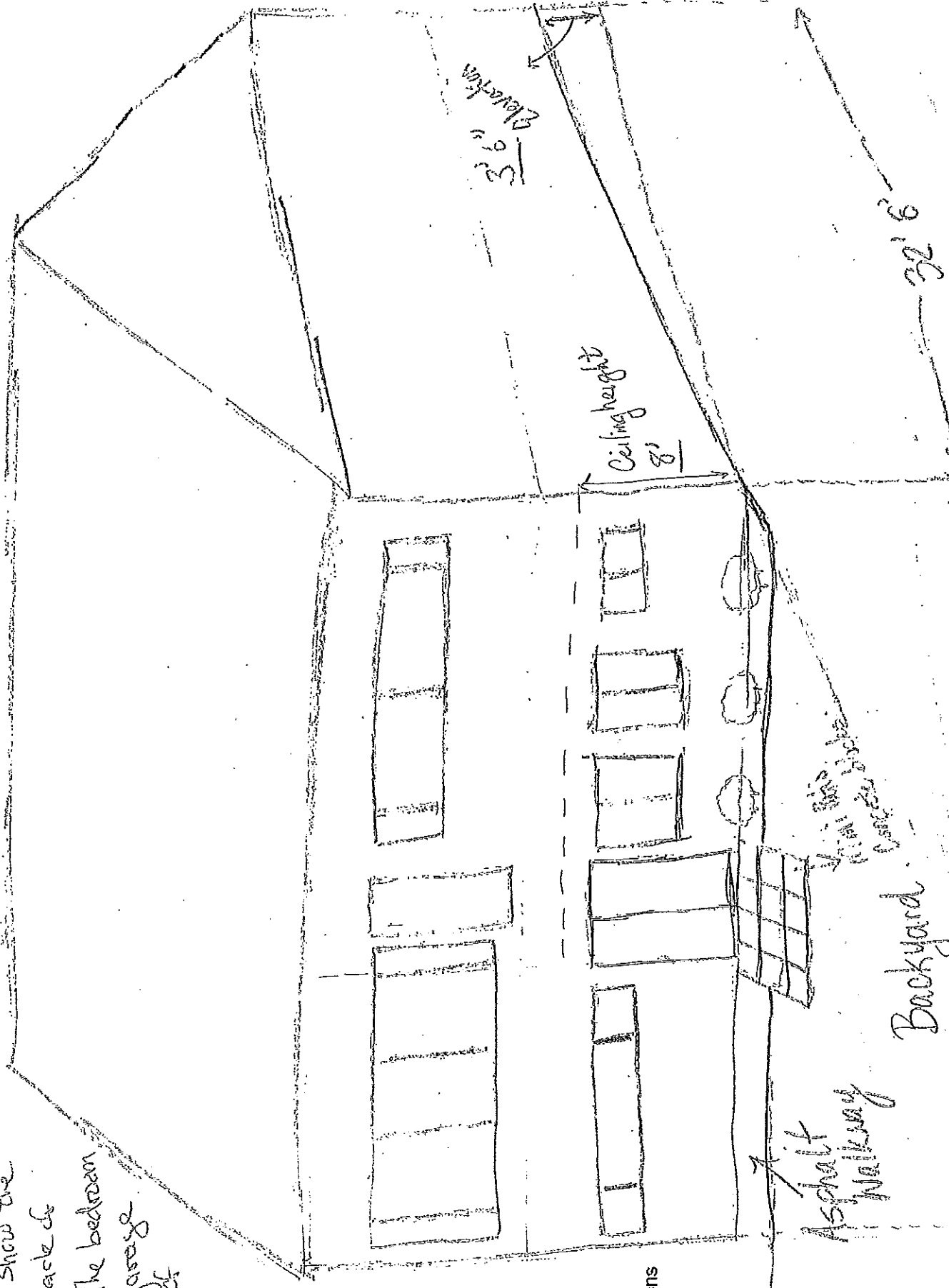
MAR 15 2012

pt. of Building Inspections
City of Portland Maine

Exhibit G
 74 Phipps -
 hatch comes above side
 $8'8" \cdot 45' \cdot 45' = 25 \div 4 = 6.25$ average
 $\frac{6.25}{8} = 78\%$

Please look at
 page 5 of 14 and 6 of 14.

These pages show the
 front and back of
 the house. The bedroom
 next to the garage
 is not part of
 the unit.



RECEIVED

MAR 15 2012

Dept. of Building Inspections
 City of Portland Maine



City of Portland Zoning Board of Appeals

March 28 2012

Shafaat Qazi
74 Phipps Rd.
Portland, ME 04102

Dear Mr. Qazi,

Your Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, April 5, 2012 at 6:30 p.m.** in City Council Chambers, located on the second floor of City Hall.

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

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

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

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
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, MAINE

ZONING BOARD OF APPEALS

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

October 19, 2012

Shafaat Qazi
74 Phipps Road
Portland, ME 04102

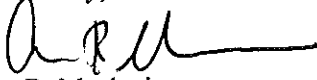
RE: 74 Phipps Road
CBL: 183A B007
ZONE: R-3

Dear Mr. Qazi,

You will ~~also~~ find an invoice for \$252.09 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.

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
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No:	2012-458	Applicant:	Shafaat Qazi
CBL:	183A B007	Application Type:	Conditional Use Appeal
Location:	74 Phipps Road	Invoice Date:	3/28/12 <i>2nd invoice 10/19/12</i>

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$66.34
Notices	65	\$135.75
Processing Fee	1	\$50.00
Zoning Practical Difficulty	1	\$100.00

Total Current Fees:	\$352.09
Total Current Payments:	-\$100.00
<u>Amount Due Now:</u>	<u>\$252.09</u>

Bill to:	CBL: 183A B007	Application No: 2012-458
Shafaat Qazi	Invoice Date: 3/28/12	<u>Total Amount Due: \$252.09</u>
74 Phipps Road		(due on receipt)
Portland, ME 04102		

Make check payable to: City of Portland and mail to Room 315, Attn: Ann Machado, 389 Congress St., Portland, ME 04101



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 215

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 3/19/2012

Receipt Number: 41861

Receipt Details:

Referance ID:	1529	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2012-458 - 74 Phipps Rd. - Conditional Use			
Additional Comments:			

Thank You for your Payment!

Ann Machado - Re: ZBA Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 3/26/2012 11:18 AM
Subject: Re: ZBA Legal Ad
Attachments: Portland 3:30.pdf

Hi Ann,

It's definitely a Monday morning!

All set to run your ad on Friday, March 30.
The cost is \$132.68 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

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

On 3/26/12 10:08 AM, Ann Machado wrote:

Joan -

This time I am attaching the Zoning Board of Appeals Legal ad for Friday, March 30, 2012.

It's a monday morning....

Thanks.

Ann
874-8709

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	99 GLENRIDGE LLC	26 DEER ACRES RD RAYMOND, ME 04071	99 GLENRIDGE DR	1
	ALLEN G WILLILAM	20 SUNSET POINT YARMOUTH, ME 04096	30 GLENRIDGE DR	1
	ALLEN JILL P	11 GLENRIDGE DR PORTLAND , ME 04102	11 GLENRIDGE DR	1
	ALVES ANTONE M III	53 GLENRIDGE DR PORTLAND , ME 04102	53 GLENRIDGE DR	1
	ANZELIC PAMELA	57 GLENRIDGE DR PORTLAND , ME 04102	57 GLENRIDGE DR	1
	BARTLETT ERICA LYNN	37 GLENRIDGE DR PORTLAND , ME 04103	37 GLENRIDGE DR	1
	BECKFORD ROHAN L	92 GLENRIDGE DR PORTLAND , ME 04102	92 GLENRIDGE DR	1
	BENJAMEN ABRAHAM V WWII VET	132 WAYSIDE RD PORTLAND , ME 04102	132 WAYSIDE RD	1
	BLODGETT MICHAEL A ETALS JTS	55 GLENRIDGE DR PORTLAND , ME 04102	55 GLENRIDGE DR	1
	BOGHOSIAN MARGARET S	61 GLENRIDGE DR PORTLAND, ME 04102	61 GLENRIDGE DR	1
	BOHNSON KAYLA E	45 GLENRIDGE PORTLAND, ME 04102	45 GLENRIDGE DR	1
	BOOTH DAVID L & KATHLEEN M JTS	25 PHIPPS RD PORTLAND, ME 04102	25 PHIPPS RD	1
	BOUGIE CHRISTINE A	58 GLENRIDGE PORTLAND, ME 04102	58 GLENRIDGE DR	1
	BRIDGES LINDA D	6 GROVESIDE RD PORTLAND, ME 04102	6 GROVESIDE RD	1
	BRODA JESSICA A	65 GROVESIDE RD PORTLAND, ME 04102	65 GROVESIDE RD	1
	BURLEY JOHN D KW VET & LORETTA M JTS	219 LUDLOW ST PORTLAND, ME 04102	219 LUDLOW ST	1
	BURNELL DANIEL E & PAMELA K JTS	34 PHIPPS RD PORTLAND, ME 04102	34 PHIPPS RD	1
	BURRAGE GLORIA J	13 GLENRIDGE DR PORTLAND, ME 04102	13 GLENRIDGE DR	1
	CALIENDO VINCENT R & AMY J STEBBINS	11 PHIPPS RD PORTLAND , ME 04102	11 PHIPPS RD	1
	CARRIGHER BETHANY A	88 GLENRIDGE DR PORTLAND, ME 04102	88 GLENRIDGE DR	1
	CARTER WILLIAM M LIVING	3444 S WAKEFIELD ST ARLINGTON , VA 22206	248 LUDLOW ST	1
	CARVER ANNA MARIE	65 GLENRIDGE DR PORTLAND , ME 04102	65 GLENRIDGE DR	1
	CHANDLER KRISTEN	49 GLENRIDGE DR PORTLAND , ME 04102	49 GLENRIDGE DR	1
	CHARRON THERESA M	17 GLENRIDGE PORTLAND , ME 04102	17 GLENRIDGE DR	1
	CHASE MARJORIE E	258 MAIN ST CUMBERLAND CENTER, ME 04021	82 GLENRIDGE DR	1
	CHHAY CHRICK	115 WAYSIDE RD PORTLAND , ME 04102	115 WAYSIDE RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	COBLEIGH JOHN H & DENISE M	239 LUDLOW ST PORTLAND, ME 04102	239 LUDLOW ST	1
	COMO LAUREN E	181 WAYSIDE RD PORTLAND, ME 04102	181 WAYSIDE RD	1
	COPPINGER DEBRA J	25 GLENRIDGE DR PORTLAND, ME 04102	25 GLENRIDGE DR	1
	CROSBY LAURA H	81 GLENRIDGE DR PORTLAND, ME 04103	81 GLENRIDGE DR	1
	CUNNIFF JOHN T	80 GLENRIDGE DR PORTLAND, ME 04102	80 GLENRIDGE DR	1
	CUTTING PHILIP J JR	144 WOODFIELD RD PORTLAND, ME 04102	144 WOODFIELD RD	1
	CYR PAUL A	192 WAYSIDE RD PORTLAND, ME 04102	192 WAYSIDE RD	1
	DAICY MICHAEL A & LAUREN L DAICY JTS	71 GLENRIDGE DR PORTLAND, ME 04102	71 GLENRIDGE DR	1
	DILL STEPHEN K & JO ANNE DILL JTS	8 GLENRIDGE DR PORTLAND, ME 04102	8 GLENRIDGE DR	1
	DIMILLO ANTONIO JR & KATHLEEN O'CONNELL JTS	26 PHIPPS RD PORTLAND, ME 04103	26 PHIPPS RD	1
	DIPIERRO LIANA	18 GLENRIDGE DR PORTLAND, ME 04102	18 GLENRIDGE DR	1
	DISCATIO STEPHEN F	54 GLENRIDGE DR PORTLAND, ME 04102	54 GLENRIDGE DR	1
	DOHERTY JOHN T & MARGARET ANNE JTS	33 PHIPPS RD PORTLAND, ME 04102	33 PHIPPS RD	1
	DOSTIE PAUL E & VICTORIA A JTS	187 WAYSIDE RD PORTLAND, ME 04102	187 WAYSIDE RD	1
	DOW JOAN L	110 JEANNE ST PORTLAND, ME 04102	110 JEANNE ST	1
	DUGGAN MAUREEN L	52 GLENRIDGE PORTLAND, ME 04102	52 GLENRIDGE DR	1
	DUNCAN GERTRUDE LIVING	170 WAYSIDE RD PORTLAND, ME 04102	170 WAYSIDE RD	1
	DUNCAN JOHN S & SUSANNE C DUNCAN JTS	9 GLENRIDGE DR PORTLAND, ME 04102	9 GLENRIDGE DR	1
	EATON HILLARY M	7 GLENRIDGE DR PORTLAND, ME 04102	7 GLENRIDGE DR	1
	FERRANTE ROCCO & GIOVINA D P FERRANTE JTS	75 GROVESIDE RD PORTLAND, ME 04102	75 GROVESIDE RD	1
	FERRY JOHN P & JANICE J JTS	42 WINGATE DR PORTLAND, ME 04102	38 WINGATE DR	1
	FINEBERG MELVIN AARON	129 WAYSIDE RD PORTLAND, ME 04102	129 WAYSIDE RD	1
	FLANAGAN SALLY G	97 GLENRIDGE DR PORTLAND, ME 04102	97 GLENRIDGE DR	1
	FLYNN WENDY A	47 GLENRIDGE DR PORTLAND, ME 04102	47 GLENRIDGE DR	1
	FOLEY MARTIN C	85 PHIPPS RD PORTLAND, ME 04102	85 PHIPPS RD	1
	FOWLER CAITLIN A	21 A BLANCHARD RD SPRINGVALE, ME 04083	75 GLENRIDGE DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	FRANK STEVEN N & MONIQUE B FRANK JTS	56 HAMMONDS GROVE MANCHESTER , ME 04351	67 GLENRIDGE DR	1
	FRY CHARLES T ETALS JTS	5 GLENRIDGE DR PORTLAND, ME 04102	5 GLENRIDGE DR	1
	GAMACHE THERESA J	59 GLENRIDGE DR PORTLAND , ME 04102	59 GLENRIDGE DR	1
	GIDDINGS PATRICIA M	33 GLENRIDGE DR PORTLAND , ME 04102	33 GLENRIDGE DR	1
	GIKAS STACY	149 WAYSIDE RD PORTLAND , ME 04102	149 WAYSIDE RD	1
	GODDARD CATHERINE J WID WWII VET	37 WINGATE DR PORTLAND, ME 04102	37 WINGATE DR	1
	GORDON GERALD S	161 WAYSIDE RD PORTLAND, ME 04102	161 WAYSIDE RD	1
	GRANDONICO SHERRY D	31 WINGATE DR PORTLAND , ME 04102	31 WINGATE DR	1
	GRECO KARLA	42 GLENRIDGE DR PORTLAND, ME 04102	42 GLENRIDGE DR	1
	GREEN MELISSA D	34 GLENRIDGE PORTLAND, ME 04102	34 GLENRIDGE DR	1
	GRIFFIN VIRGINIA	236 LUDLOW ST PORTLAND, ME 04102	236 LUDLOW ST	1
	GRONDIN ANDREW J	78 GLENRIDGE DR PORTLAND , ME 04101	78 GLENRIDGE DR	1
	HASKELL JEANETTE R	46 GLENRIDGE DR PORTLAND , ME 04102	46 GLENRIDGE DR	1
	HATHAWAY JESSICA & LUCAS HATHAWAY JTS	89 GROVESIDE RD PORTLAND , ME 04102	89 GROVESIDE RD	1
	HAZELTON PAMELA J & RICHARD J JTS	266 LUDLOW ST PORTLAND, ME 04102	266 LUDLOW ST	1
	HEBERT PETER & MARCIA HEBERT JTS	69 GROVESIDE RD PORTLAND, ME 04102	69 GROVESIDE RD	1
	HELMING JAMES R & KATHLEE FLAHERTY HELMING	7 HALE ST PORTLAND, ME 04103	7 HALE ST	1
	HEPNER ROY A JR	24 GLENRIDGE DR PORTLAND, ME 04102	24 GLENRIDGE DR	1
	HERRICK CHARLOTTE K & STANLEY E III JTS	23 WINGATE DR PORTLAND, ME 04102	23 WINGATE DR	1
	HOFFMANN GEORGE S JR	86 GLENRIDGE DR PORTLAND, ME 04102	86 GLENRIDGE DR	1
	HUTCHINS JASON M	15 HOWARD LN SCARBOROUGH , ME 04074	89 GLENRIDGE DR	1
	HYRKAS EIRA KRISTINA	2 GLENRIDGE DR PORTLAND, ME 04102	2 GLENRIDGE DR	1
	IRISH WILLIAM L & TINA L IRISH JTS	53 PHIPPS RD PORTLAND , ME 04102	53 PHIPPS RD	1
	ISRAELSON MATTHEW	21 GLENRIDGE DR PORTLAND, ME 04102	21 GLENRIDGE DR	1
	JACKSON RALPH JR KW VET	222 LUDLOW ST PORTLAND, ME 04102	226 LUDLOW ST	1
	JEAN CAROLE G	36 GLENRIDGE DR PORTLAND , ME 04102	36 GLENRIDGE DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	JOYCE TERRENCE M & STEPHANIE M JOYCE JTS	12 GLENRIDGE DR PORTLAND, ME 04102	12 GLENRIDGE DR	1
	KANE ROBERT F & KATHLEEN E KANE	16 GLENRIDGE DR PORTLAND, ME 04102	16 GLENRIDGE DR	1
	KARACZYN ALDONA A	143 WAYSIDE RD PORTLAND, ME 04102	143 WAYSIDE RD	1
	KERN KATHERINE E	39 GLENRIDGE PORTLAND, ME 04102	39 GLENRIDGE DR	1
	KEYSER RICHARD K TRUSTEE	1 GLENRIDGE PORTLAND, ME 04102	1 GLENRIDGE DR	1
	KIDDER KATHRYN A	68 GLENRIDGE DR PORTLAND, ME 04102	68 GLENRIDGE DR	1
	LABRECQUE KELLY & AARON TWOMBLY JTS	70 PHIPPS RD PORTLAND, ME 04102	70 PHIPPS RD	1
	LAKAH PEMA D	75 PHIPPS RD PORTLAND, ME 04102	75 PHIPPS RD	1
	LANDRY ROBERT N VN VET & ELAINE R LANDRY JTS	17 GROVESIDE RD PORTLAND, ME 04102	17 GROVESIDE RD	1
	LARRABEE BETSY A	14 GLENRIDGE DR PORTLAND, ME 04102	14 GLENRIDGE DR	1
	LEE EVERETT M & THERESA A LEE JTS	88 GROVESIDE RD PORTLAND, ME 04102	88 GROVESIDE RD	1
	LEGAGE KATHLEEN E	20 PHIPPS RD PORTLAND, ME 04102	20 PHIPPS RD	1
	LIBBY RANDOLPH F & PAMELA S B JTS	17 LARCHWOOD RD SOUTH PORTLAND, ME 04106	74 GLENRIDGE DR	1
	LITTELL WILLIAM S JR & JULIE A LITTELL JTS	89 PHIPPS RD PORTLAND, ME 04102	89 PHIPPS RD	1
	LIU YANG & XIAOYAN XIANG & YINONG LIU JTS	77 GLENRIDGE DR PORTLAND, ME 04102	77 GLENRIDGE DR	1
	LOGAN M PENELOPE	15 GLENRIDGE PORTLAND, ME 04103	15 GLENRIDGE DR	1
	MACDONALD REGINALD A	95 GLENRIDGE DR PORTLAND, ME 04102	95 GLENRIDGE DR	1
	MARTIN LISA M	272 LUDLOW ST PORTLAND, ME 04102	272 LUDLOW ST	1
	MASTERS VIRGINIA J	19 GLENRIDGE PORTLAND, ME 04102	19 GLENRIDGE DR	1
	MATHIEU DIANE W & ALAN J MATHIEU	60 GLENRIDGE PORTLAND, ME 04102	60 GLENRIDGE DR	1
	MATTHEWS KATHLEEN G	2672 ARBOR CIR EMMAUS, PA 18049	40 GLENRIDGE DR	1
	MAYO DOUGLAS K	123 WAYSIDE RD PORTLAND, ME 04102	123 WAYSIDE RD	1
	MCCABE KIMBERLY	22 GLENRIDGE DR PORTLAND, ME 04102	22 GLENRIDGE DR	1
	MCDONOUGH SHARI LYNE	35 GLENRIDGE DR PORTLAND, ME 04103	35 GLENRIDGE DR	1
	MCGILLAN JOSEPHINE G	93 GLENRIDGE PORTLAND, ME 04102	93 GLENRIDGE DR	1
	MCKEW MARSHALL T & JEANNE M JTS	59 PHIPPS RD PORTLAND, ME 04102	59 PHIPPS RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MCMENNAMIN CORINNE V	260 LUDLOW ST PORTLAND, ME 04102	260 LUDLOW ST	1
	MCNABB DAVID P & SHEILA A JTS	14 WINGATE DR PORTLAND, ME 04102	14 WINGATE DR	1
	MERRILL ERIN E	72 GLENRIDGE PORTLAND, ME 04102	72 GLENRIDGE DR	1
	MESERVE JAMES E & SUZANNE W MESERVE	62 WINGATE DR PORTLAND, ME 04102	62 WINGATE DR	1
	MESERVE MARY K	50 GLENRIDGE DR PORTLAND, ME 04102	50 GLENRIDGE DR	1
	MILLER JOHN A & A PATRICIA MILLER JTS	273 LUDLOW ST PORTLAND, ME 04102	273 LUDLOW ST	1
	MIRONE JENNIFER R	83 GLENRIDGE DR PORTLAND, ME 04102	83 GLENRIDGE DR	1
	MOISEN ALICE R	253 LUDLOW ST PORTLAND, ME 04102	253 LUDLOW ST	1
	MORGAN CHRISTOPHER J & TARA M LAJEUNESSE-MORGAN	55 WINGATE DR PORTLAND, ME 04102	55 WINGATE DR	1
	MORNEAU ROBERT D & DEBORAH H JTS	156 WAYSIDE RD PORTLAND, ME 04102	156 WAYSIDE RD	1
	MORSE JAMES C	6 GLENRIDGE DR PORTLAND, ME 04102	6 GLENRIDGE DR	1
	MUESSE JANE A WID KW VET	216 LUDLOW ST PORTLAND, ME 04102	216 LUDLOW ST	1
	MUNROE KERRY	32 GLENRIDGE DR PORTLAND, ME 04102	32 GLENRIDGE DR	1
	MURRAY JUNE M	44 GLENRIDGE DR PORTLAND, ME 04102	44 GLENRIDGE DR	1
	NEGRO MARY B	85 GLENRIDGE DR PORTLAND, ME 04102	85 GLENRIDGE DR	1
	NEWCOMB MARY L & MARGARET M YEATON	83 SPEAR RD STANDISH, ME 04084	96 GLENRIDGE DR	1
	NEY JOHN M JR	47 SCOTT DYER RD CAPE ELIZABETH, ME 04107	73 GLENRIDGE DR	1
	NGUYEN KIMANH T	29 HALE ST PORTLAND, ME 04103	29 HALE ST	1
	NGUYEN THANH	67 PHIPPS RD PORTLAND, ME 04102	67 PHIPPS RD	1
	NIELSEN THOMAS P & MARY-ELIZABETH NIELSEN JTS	150 WAYSIDE RD PORTLAND, ME 04102	150 WAYSIDE RD	1
	NOVICK BETTE B	45 BIRCHVALE DR PORTLAND, ME 04102	27 GLENRIDGE DR	1
	NOVICK BETTE B	45 BIRCHVALE DR PORTLAND, ME 04102	62 GLENRIDGE DR	1
	NOVICK SAMUEL & BETTE NOVICK	45 BIRCHVALE DR PORTLAND, ME 04102	31 GLENRIDGE DR	1
	NOVICK SAMUEL L & BETTE B NOVICK JTS	76 GLENRIDGE DR PORTLAND, ME 04102	76 GLENRIDGE DR	1
	NOVICK SAMUEL L & BETTE B NOVICK JTS	79 GLENRIDGE DR PORTLAND, ME 04102	79 GLENRIDGE DR	1
	O'BRIEN SUSAN	64 GLENRIDGE PORTLAND, ME 04102	64 GLENRIDGE DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	OROSO DOMINICK & LISA COLE JTS	61 PHIPPS RD PORTLAND, ME 04102	61 PHIPPS RD	1
	OUELLETTE KIMBERLY S	56 GLENRIDGE DR PORTLAND, ME 04102	56 GLENRIDGE DR	1
	PALACCI JOSEPH	112 JEANNE ST PORTLAND, ME 04102	112 JEANNE ST	1
	PARENT ANGELA	10 GLENRIDGE DR PORTLAND, ME 04102	10 GLENRIDGE DR	1
	PARKS WILLIAM J SR LIVING	13371 FIELDSTONE WAY GAINESVILLE, VA 20155	84 GLENRIDGE DR	1
	PATRIACCA LEES A	486 E 74TH ST # 1D NEW YORK, NY 10021	69 GLENRIDGE DR	1
	PEZZUTI MICHELE M	38 GLENRIDGE DR PORTLAND, ME 04103	38 GLENRIDGE DR	1
	PHILBRICK NATALIA ANN	94 GLENRIDGE DR PORTLAND, ME 04102	94 GLENRIDGE DR	1
	POCHEBIT JOHN W & MARY CAROL OR SURV	263 LUDLOW ST PORTLAND, ME 04102	263 LUDLOW ST	1
	POMERLEAU MARIE A	20 GLENRIDGE DR PORTLAND, ME 04102	20 GLENRIDGE DR	1
	POSNER RACHEL L	100 GLENRIDGE DR PORTLAND, ME 04102	100 GLENRIDGE DR	1
	QAZI SHAFaat	74 PHIPPS RD PORTLAND, ME 04102	74 PHIPPS RD	1
	RICKER RAYMOND A JR WWII ANN S JTS	135 WAYSIDE RD PORTLAND, ME 04102	135 WAYSIDE RD	1
	RIVERS WAYNE M & CATHY M RIVERS JTS	145 WOODRIDGE RD MARLBOROUGH, MA 01752	51 GLENRIDGE DR	1
	ROBINSON GAIL Y	407 CAPISIC ST PORTLAND, ME 04102	66 GLENRIDGE DR	1
	ROE ELIZABETH F	43 GLENRIDGE DR PORTLAND, ME 04102	43 GLENRIDGE DR	1
	ROKOSZ MARY A	90 GLENRIDGE DR PORTLAND, ME 04102	90 GLENRIDGE DR	1
	ROWE TRACY A	87 GLENRIDGE DR PORTLAND, ME 04102	87 GLENRIDGE DR	1
	RUSSO MICHAEL A & SUSAN E RUSSO JTS	36 WINGATE DR PORTLAND, ME 04102	36 WINGATE DR	1
	RUSSO NICHOLAS P	130 JEANNE ST PORTLAND, ME 04102	130 JEANNE ST	1
	RYLE SIMONE M & PHILIP J RYLE	142 WAYSIDE RD PORTLAND, ME 04102	142 WAYSIDE RD	1
	SALVATION ARMY THE DIV HDQT	PO BOX 3647 PORTLAND, ME 04104	155 WAYSIDE RD	1
	SALVO GERARD R & COLLEEN A JTS	45 PHIPPS RD PORTLAND, ME 04102	45 PHIPPS RD	1
	SAVAGE KEITH L	39 PHIPPS RD PORTLAND, ME 04102	39 PHIPPS RD	1
	SAWDY LOUISE C	23 GLENRIDGE DR PORTLAND, ME 04102	23 GLENRIDGE DR	1
	SBARDELLA ROCCO & BRIGIDA	21 HALE ST PORTLAND, ME 04103	21 HALE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SHAFRAN JEFFREY S	17 WINGATE DR PORTLAND, ME 04102	17 WINGATE DR	1
	SHEA DANIEL C & MARYELLEN JTS	22 GARFIELD ST BELMONT, MA 02178	98 GLENRIDGE DR	1
	SHIRLEY TERRY M & BENTE M JTS	49 WINGATE DR PORTLAND, ME 04102	49 WINGATE DR	1
	SHOREY SUSAN G	167 WAYSIDE RD PORTLAND, ME 04102	167 WAYSIDE RD	1
	SLAVICK URSULA L	242 LUDLOW ST PORTLAND, ME 04102	242 LUDLOW ST	1
	SMAHA JEFFREY J & JOAN S JTS	12 PHIPPS RD PORTLAND, ME 04102	12 PHIPPS RD	1
	SNOW VIRGINIA	14 WHITE ROCK DR FALMOUTH, ME 04105	4 GLENRIDGE DR	1
	SORESCU MARINA	3 GLENRIDGE DR PORTLAND, ME 04102	3 GLENRIDGE DR	1
	SORTOR JANET M & TIMOTHY M MCLAUGHLIN JTS	91 GLENRIDGE DR PORTLAND, ME 04102	91 GLENRIDGE DR	1
	SPIZZUOCO KATHLEEN A	63 GLENRIDGE PORTLAND, ME 04102	63 GLENRIDGE DR	1
	STEPHENS FRANCIS J & PATRICIA M JTS	19 PHIPPS RD PORTLAND, ME 04102	19 PHIPPS RD	1
	STRINGER MATTHEW J	28 GLENRIDGE DR PORTLAND, ME 04102	28 GLENRIDGE DR	1
	SWIGER RICHARD E	175 WAYSIDE RD PORTLAND, ME 04102	175 WAYSIDE RD	1
	SZYMANSKI KAREN A	7 GROVESIDE RD PORTLAND, ME 04102	7 GROVESIDE RD	1
	TEODORESCU GHEORGHE M & CORINA V TEODORESCU JTS	41 GLENRIDGE DR PORTLAND, ME 04102	41 GLENRIDGE DR	1
	TETI HEIDI DAVIS	155 MINERAL SPRING RD WINDHAM, ME 04062	29 GLENRIDGE DR	1
	TETREAU JEANNE M	48 GLENRIDGE DR PORTLAND, ME 04102	48 GLENRIDGE DR	1
	THAYER VICTORIA	44 PHIPPS RD PORTLAND, ME 04102	44 PHIPPS RD	1
	TOBIASSEN SHARON C	26 GLENRIDGE DR PORTLAND, ME 04102	26 GLENRIDGE DR	1
	TOPPAN KATHRYN	122 JEANNE ST PORTLAND, ME 04102	122 JEANNE ST	1
	TOWNSEND BRIAN M & ALEKSANDRA K TOWNSEND JTS	162 WAYSIDE RD PORTLAND, ME 04102	162 WAYSIDE RD	1
	WALKER CARRIE & BRIAN WALKER JTS	50 WINGATE DR PORTLAND, ME 04102	50 WINGATE DR	1
	WALSH MICHAEL A & ELIZABETH B JTS	15 HALE ST PORTLAND, ME 04103	15 HALE ST	1
	WESCOTT MARY L & WILLIAM V JTS	184 WAYSIDE RD PORTLAND, ME 04102	184 WAYSIDE RD	1
	WHITE SILVIA A WID WWII VET	233 LUDLOW ST PORTLAND, ME 04102	233 LUDLOW ST	1
	WILLIAMS KELLY BLIND	70 GLENRIDGE DR PORTLAND, ME 04102	70 GLENRIDGE DR	1