

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson

May 3, 2013

Abigail Johnston
Made By Hand Bakery, LLC
23 Caleb Street
Portland, ME 04102

RE: 23 Caleb Street
CBL: 187 A006
ZONE: R-3

Dear Ms. Johnston,

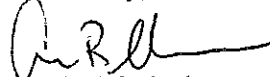
At the May 3, 2013 meeting, the Zoning Board of Appeals voted 4-0 to grant your Conditional Use Appeal to use your kitchen as a home occupation to bake goods to sell to local businesses. I am enclosing a copy of the Board's decision.

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property to a single family home with a home occupation to bake goods to sell off site. I have enclosed an application for the change of use. You have six months from the date of the hearing, May 2, 2013, referenced under section 14-474(f), to obtain the permit, or your Zoning Board approval will expire.

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: May 3, 2013
RE: Action taken by the Zoning Board of Appeals on May 2, 2013.

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

Members Absent: William Getz

1. New Business

A. Interpretation Appeal:

372-374 Park Avenue, Hill Street Apartments, LLC, owner, Tax Map 067, Block C, Lot 003, R-6 Residential Zone: The appellant is challenging the Zoning Administrator's determination dated March 7, 2013 that the property does not meet the criteria outlined in the case Keith v. Saco River Corridor Commission and therefore cannot be functionally divided into two separate lots. Representing the appeal is Thomas Jewell, Esq. **The Zoning Board of Appeals voted 4-0 to grant the appeal to overturn the Zoning Administrator's determination that the lot could not be divided.**

B. Conditional Use Appeal:

23- 25 Caleb Street, Abigail Johnston, owner, Tax Map 187, Block A, Lot 006, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-410 to add a home occupation to use her kitchen to produce gluten free baked goods to be sold to local businesses. Representing the appeal is the owner. **The Zoning Board of Appeals voted 4-0 to grant the appeal to allow the owner's kitchen to be used as a home occupation to bake goods to sell to local businesses.**

Enclosure:

Decision for Agenda from May 2, 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

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Attendance - Board
Members Present:
Mark Bower
Gardv Smith
Sara Mappin
Eric Larsen

Home Occupation: Licensed Home Kitchen

Conditional Use Appeal

DECISION

Date of public hearing: May 2, 2013

Name and address of applicant: Abigail Johnston
23-25 Caleb Street
Portland, ME

Location of property under appeal: 23-25 Caleb Street

For the Record:

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

Abigail Johnston

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

Findings of Fact and Conclusions of Law:

Applicant is requesting a conditional use permit to allow a gluten free baking business as a home occupation. Section 14-410(c) of the Portland City Code provides as follows:

A home occupation that is not listed in paragraph (b) of this section but is similar to and no more objectionable than those home occupations listed in that paragraph, shall be permitted as a conditional use subject to the requirements of paragraph (a) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

Licensed home kitchens or bakeries are not listed in section 14-410(b) as a permitted home occupation. Therefore, applicant is seeking a conditional use permit for the activity.

A. Conditional Use Standards pursuant to Portland City Code §14-410(a):

1. The home occupation shall not occupy more than five hundred (500) square feet of floor area or more than twenty-five (25) percent of the total floor area of a dwelling unit, whichever is less.

Satisfied Not Satisfied

Reason and supporting facts:

Home occupation will occupy 145 square feet of residence and less than 25% of total floor area.

2. There shall be no outside storage of goods and materials nor shall there be exterior displays, or display of goods visible from the outside.

Satisfied Not Satisfied

Reason and supporting facts:

Per applicant submittal, there will be no outside storage of exterior displays.

3. Storage of materials related to the home occupation shall count as a part of the occupancy limitations in subsection (a)1 above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited.

Satisfied Not Satisfied

Reason and supporting facts:

Less than 50% of kitchen area will be used for storage of materials and there will be no storage in garages or accessory structures. No garage. No shed.

4. Exterior signs shall be limited to one (1) nonilluminated sign not exceeding a total area of two (2) square feet, affixed to the building and not projecting more than one (1) foot beyond the building.

Satisfied Not Satisfied

Reason and supporting facts:

There will be no outside signs.

5. Any exterior alterations to the residence shall be compatible with the architecture of the building and maintain the residential appearance by virtue of exterior materials, lighting, and signs.

Satisfied Not Satisfied

Reason and supporting facts:

There will not be any exterior alterations

6. *Off-street parking*: Off-street parking is required as provided in division 20 (off-street parking) of this article.

Satisfied Not Satisfied

Reason and supporting facts:

No additional parking spaces are required for the proposed use pursuant to Division 20.

\$

7. The home occupation shall not produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects.

Satisfied Not Satisfied

Reason and supporting facts:

Noise, smells, and other effects will be limited to inside the house. Effects will not be noticeable outdoors and will be

8. There shall be no more than one (1) nonresident employed in the home occupation, provided, however, family day care or home babysitting services shall have no nonresident employees.

limited to business hours.

Satisfied Not Satisfied

Reason and supporting facts:

There will be no employees.

9. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood.

Satisfied Not Satisfied

Reason and supporting facts:

There will be no deliveries or visitors to the house. Resident vehicle trips will be consistent with residential use

10. No motor vehicle exceeding a gross vehicle weight of six thousand (6,000) pounds shall be stored on the property in connection with the home occupation.

Satisfied Not Satisfied

Reason and supporting facts:

Only passenger vehicles ~~less~~ (Volvo Wagon) will be stored on the property in connection of the occupation

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.

Proposed Baking

Use will ~~not~~ ~~not~~ not have any unique impacts. and there has been no objection from abutters. There will be no commercial deliveries. ~~Activity~~ will be limited to business hours. The home occupation is not different in kind or intensity than other listed, permitted occupations in the zone such as tailors and crafts persons.

Yes

No

Reason and supporting facts:

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:

Business activity will be self contained to interior kitchen area. There will be no appreciable increase in street traffic. There will be no other outdoor effects.

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

Yes

No

Reason and supporting facts:

Use will be similar to other home baking activities. There will be no commercial deliveries.

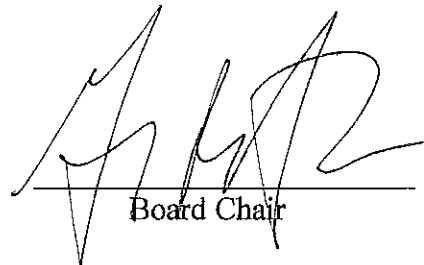
Conclusion: (check one)

Option 1: The Board finds that all relevant standards (1 through 10) 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 relevant standards (1 through 10) 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 relevant standards (1 through 10) 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.

Dated:


Board Chair

members present: Gordon Smith - SARA Moppin - Mark Bower -
Eric Larsson

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

member Absent; William Getz

met/called to order at 6:30 pm - APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, May 2, 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 appeals:

→ rescheduled to City Council Chambers

1. New Business

A. Interpretation Appeal:

4-0
Granted
overturns
the zoning
administrator's
determination

372-374 Park Avenue, Hill Street Apartments, LLC, owner, Tax Map 067, Block C, Lot 003, R-6 Residential Zone: The appellant is challenging the Zoning Administrator's determination dated March 7, 2013 that the property does not meet the criteria outlined in the case Keith v. Saco River Corridor Commission and therefore cannot be functionally divided into two separate lots. Representing the appeal is Thomas Jewell, Esq.

B. Conditional Use Appeal:

4-0
Granted

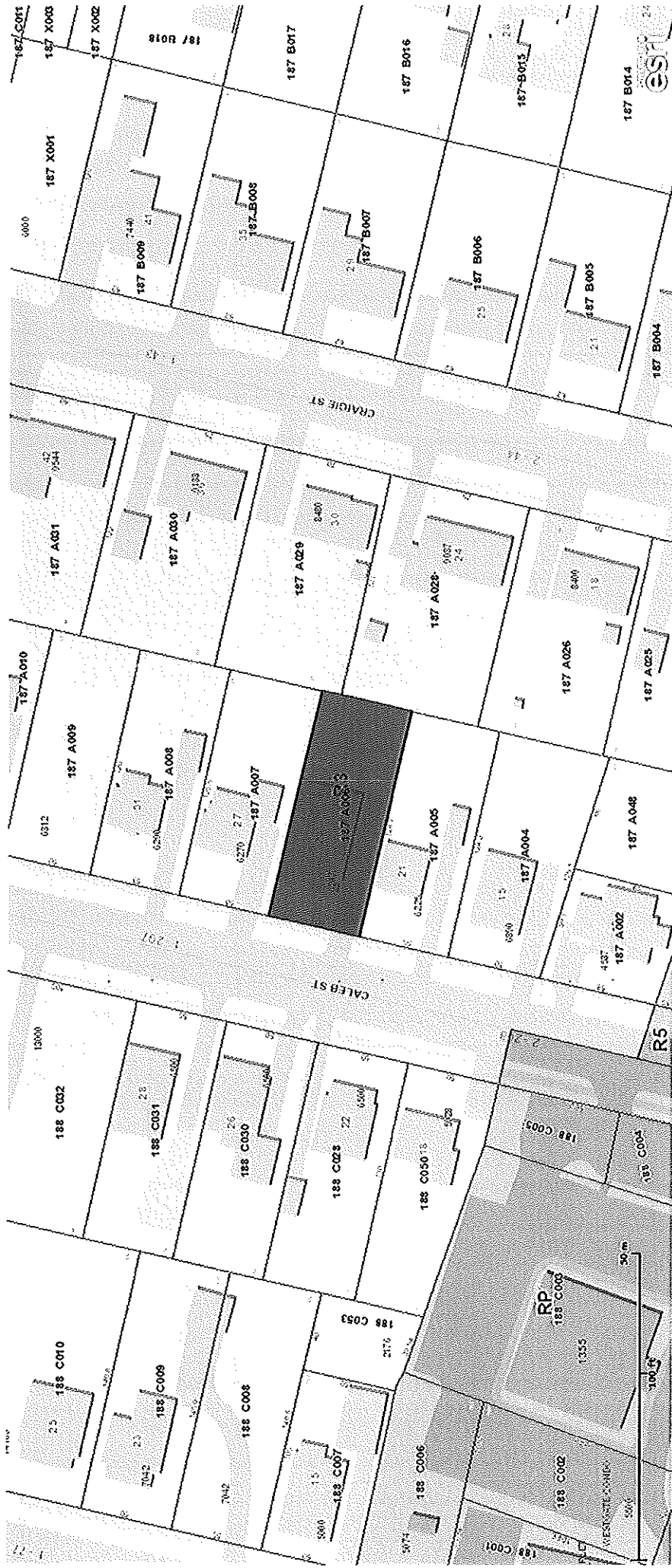
23-25 Caleb Street, Abigail Johnston, owner, Tax Map 187, Block A, Lot 006, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-410 to add a home occupation to use her kitchen to produce gluten free baked goods to be sold to local businesses. Representing the appeal is the owner. Mark Bower disclosed that he lived down the block, but it didn't restrict him from making an impartial decision - there was no opposition to him hearing the appeal

2. Adjournment

8:20 pm

note - Did we check to be sure the 2 res. units were legal?

23 Caleb Street





City of Portland Zoning Board of Appeals

April 24, 2013

Abigail Johnston
Made By Hand Bakery, LLC
23 Caleb Street
Portland, ME 04102

Dear Ms. Johnston,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, May 2, 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 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: 0000-1684	Applicant: JOHNSTON ABIGAIL L
Project Name: 23 CALEB ST	Location: 23 CALEB ST
CBL: 187 A006001	Application Type: Conditional Use
Invoice Date: 04/24/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$50.00		\$50.00		\$144.39		\$144.39		\$0.00	On Receipt

Previous Balance	\$50.00
Payment Received 4/12/2013 - Thank you	-
	\$50.00

Fee Description	Qty	Fee/Deposit Charge
Notices - ZBA	96	\$72.00
Legal Advertisements - ZBA	1	\$72.39
		\$144.39

Total Current Fees:	+	\$144.39
Total Current Payments:	-	\$144.39
Amount Due Now:		\$0.00

pd
1062
5/1

CBL 187 A006001
Bill to: JOHNSTON ABIGAIL L
 23 CALEB ST
 PORTLAND, ME 04102

Application No: 0000-1684
Invoice Date: 04/24/2013
Invoice No: 40868
Total Amt Due: \$0.00
Payment Amount: \$144.39

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

RECEIPT OF FEES

Application No: 0000-1684	Applicant: JOHNSTON ABIGAIL L
Project Name: 23 CALEB ST	Location: 23 CALEB ST
CBL: 187 A006001	Application Type: Conditional Use
Invoice Date: 04/12/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$100.00		\$100.00		\$50.00		\$50.00		\$0.00		On Receipt

Previous Balance	\$100.00
Payment Received 4/12/2013 - Thank you	\$100.00

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
		\$50.00
Total Current Fees:	+	\$50.00
Total Current Payments:	-	\$50.00
Amount Due Now:		\$0.00

CBL 187 A006001
Bill to: JOHNSTON ABIGAIL L
 23 CALEB ST
 PORTLAND , ME 04102

Application No: 0000-1684
Invoice Date: 04/12/2013
Invoice No: 40749
Total Amt Due: \$0.00
Payment Amount: \$50.00

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: 0000-1684	Applicant: JOHNSTON ABIGAIL L
Project Name: 23 CALEB ST	Location: 23 CALEB ST
CBL: 187 A006001	Application Type: Conditional Use
Invoice Date: 04/12/2013	

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 187 A006001
Bill to: JOHNSTON ABIGAIL L
 23 CALEB ST
 PORTLAND, ME 04102

Application No: 0000-1684
Invoice Date: 04/12/2013
Invoice No: 40748
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.

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 4/23/2013 11:44 AM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: agenda apr 26.pdf

Hi Ann,

All set to publish your ad on Friday, April 26.
The cost is \$144.78 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: Tuesday, April 23, 2013 8:21 AM
To: classified@mainetoday.com
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, April 26, 2013.

Thanks.

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

IN THE VICINITY OF 23 CALEB ST

The Zoning Board of Appeals will hold a public hearing on Thursday, May 2, 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.

Conditional Use Appeal:

23 - 25 Caleb Street, Abigail Johnston, owner, Tax Map 187, Block A, Lot 006, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-410 to add a home occupation to use her kitchen to produce gluten free baked goods to be sold to local businesses. Representing the appeal is the owner.

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

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ZONING BOARD OF APPEALS**

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
187 A001001	1335 CONGRESS STREET LLC	1335 CONGRESS ST PORTLAND, ME 04102	1335 CONGRESS ST	1
187 A002001	MIKKELSEN GREGORY J & TINA M MIKKELSEN JTS	13 CALEB ST PORTLAND, ME 04103	13 CALEB ST	1
187 A003001	1335 CONGRESS STREET LLC	1335 CONGRESS ST PORTLAND, ME 04102	1331 CONGRESS ST	1
187 A004001	TRUMAN LUKE W & LAUREN J TARANTINO JTS	15 CALEB ST PORTLAND, ME 04102	15 CALEB ST	1
187 A005001	HOLLERBUSH TIMOTHY E & AMANDA L ARSENAULT JTS	21 CALEB ST PORTLAND, ME 04102	21 CALEB ST	1
187 A006001	JOHNSTON ABIGAIL L	23 CALEB ST PORTLAND, ME 04102	23 CALEB ST	2
187 A007001	JOHNSON FLORENCE M	27 CALEB ST PORTLAND, ME 04102	27 CALEB ST	1
187 A008001	SPAHN KATHLEEN M	31 CALEB ST PORTLAND, ME 04102	31 CALEB ST	1
187 A009001	ALVES JEANANN	108 HERMAN AVE PEAKS ISLAND, ME 04108	35 CALEB ST	1
187 A010001	ALVES JEANANN	108 HERMAN AVE PEAKS ISLAND, ME 04108	41 CALEB ST	1
187 A011001	CAMPBELL MARY P	49 CALEB ST PORTLAND, ME 04102	43 CALEB ST	1
187 A012001	CAMPBELL MARY P	49 CALEB ST PORTLAND, ME 04102	49 CALEB ST	1
187 A013001	BROADBENT JAMES W & KATHRYN E BROADBENT JTS	53 CALEB ST PORTLAND, ME 04102	53 CALEB ST	1
187 A015001	MORGAN DONNA M	59 CALEB ST PORTLAND, ME 04102	59 CALEB ST	1
187 A016001	KELSEN DONNA M & RONALD A	63 CALEB ST PORTLAND, ME 04102	63 CALEB ST	1
187 A017001	MCCARTHY BARBARA J	67 CALEB ST PORTLAND, ME 04102	67 CALEB ST	1
187 A024001	ESPOSITO LISA MARIE	52 BERWICK ST PORTLAND, ME 04103	1321 CONGRESS ST	1
187 A025001	FOSTER NANCY HELEN & GERARD G GIORDANO JTS	14 CRAIGIE ST PORTLAND, ME 04102	14 CRAIGIE ST	1
187 A026001	BRYSON JACQUELINE	18 CRAIGIE ST PORTLAND, ME 04102	18 CRAIGIE ST	1
187 A028001	FAUK PATRICIA M	24 CRAIGIE ST PORTLAND, ME 04102	24 CRAIGIE ST	1
187 A029001	RUSSELL CARL A JR & MARGARET S RUSSELL JTS	30 CRAIGIE ST PORTLAND, ME 04102	30 CRAIGIE ST	1
187 A030001	VERONEAU MARY C	36 CRAIGIE ST PORTLAND, ME 04102	36 CRAIGIE ST	1
187 A031001	DYER LUCY PATRICIA WID WWII VET	42 CRAIGIE ST PORTLAND, ME 04102	42 CRAIGIE ST	1
187 A032001	KENDRICK WILLIAM K	50 CRAIGIE ST PORTLAND, ME 04102	50 CRAIGIE ST	1
187 A033001	SAWTELLE MARGARET E	56 CRAIGIE ST PORTLAND, ME 04102	56 CRAIGIE ST	1
187 A034001	BRENNER ANDREW	19 BEDELL RD AMAWALK, NY 10501	62 CRAIGIE ST	1
187 A036001	GALVEZ BENJAMIN & SARAH JTS	68 CRAIGIE ST PORTLAND, ME 04102	68 CRAIGIE ST	1
187 A046001	GUPTILL ELLEN R	1329 CONGRESS ST PORTLAND, ME 04102	1329 CONGRESS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
187 A047001	SHIR MOHAMMED N	41 OCEAN HOUSE RD CAPE ELIZAABETH, ME 04107	1325 CONGRESS ST	1
187 B001001	NGUYEN DONG & MAI T NGO JTS	408 LAKEFRONT CT SCOCKBRIDGE, GA 30281	3 CRAIGIE ST	1
187 B002001	MCCARTHY MICHAEL J & JAN-MARIE C JTS	1305 CONGRESS ST PORTLAND, ME 04102	1305 CONGRESS ST	1
187 B003001	ELLIOTT EDGAR A III & VIRGINIA D JTS	9 CRAIGIE ST PORTLAND, ME 04102	9 CRAIGIE ST	1
187 B004001	CHEN DONG & GANG CHEN & LIN LI JTS	15 CRAIGIE ST PORTLAND, ME 04102	15 CRAIGIE ST	1
187 B005001	DUZEVIK IVAN & ELIZA GRICKOVA-DUZEVIK JTS	21 CRAIGIE ST PORTLAND, ME 04102	21 CRAIGIE ST	1
187 B006001	MUSE JEANNE	25 CRAIGIE ST PORTLAND, ME 04102	25 CRAIGIE ST	1
187 B007001	TUTTLE ANNA MARIE WID WWII	29 CRAIGIE ST PORTLAND, ME 04102	29 CRAIGIE ST	1
187 B008001	MORAN JOSEPH R	35 CRAIGIE ST PORTLAND, ME 04102	35 CRAIGIE ST	1
187 B009001	WATSON S JOHN JR & HARLE C JTS	41 CRAIGIE ST PORTLAND, ME 04102	41 CRAIGIE ST	1
187 B010001	CONCANNON ELIZABETH A WID WWII VET	1301 CONGRESS ST PORTLAND, ME 04102	1301 CONGRESS ST	1
187 B011001	INGEROWSKI FRANK M WWII VET MARY T JTS	6 EDWARDS ST PORTLAND, ME 04102	6 EDWARDS ST	1
187 B012001	HESKETT STANLEY E JR & PATRICIA G JTS	18 EDWARDS ST PORTLAND, ME 04102	14 EDWARDS ST	2
187 B013001	HESKETT STANLEY E JR VN VET PATRICIA E JTS	18 EDWARDS ST PORTLAND, ME 04102	18 EDWARDS ST	1
187 B014001	LARKIN MARY F	24 EDWARDS ST PORTLAND, ME 04102	24 EDWARDS ST	1
187 B015001	GAUDET LEO N & PAMELA J	28 EDWARDS ST PORTLAND, ME 04102	28 EDWARDS ST	1
187 B016001	SANTERRE JOHN W	PO BOX 2351 WEST SCARBOROUGH, ME 04070	34 EDWARDS ST	1
187 B017001	THEALL GEORGE A & LINDA S BRALEY JTS	44 EDWARDS ST PORTLAND, ME 04102	44 EDWARDS ST	1
187 C001001	PAULIN JOSEPH A E & TANIA JTS	53 CRAIGIE ST PORTLAND, ME 04102	53 CRAIGIE ST	1
187 C003001	BRYAND GILDA C & MICHAEL R BRYAND JTS	61 CRAIGIE ST PORTLAND, ME 04102	61 CRAIGIE ST	1
187 C011001	HAYNES KAREN K	52 EDWARDS ST PORTLAND, ME 04102	52 EDWARDS ST	1
187 C013001	HILBURN ROY L WWII VET & EMILY P JTS	20 BLUEBERRY LN L337 FALMOUTH, ME 04105	62 EDWARDS ST	1
187 C021001	HILBURN ROY L & EMILY P JTS	20 BLUEBERRY LN L337 FALMOUTH, ME 04105	58 EDWARDS ST	1
187 D002001	FUSCO ANTHONY S	208 MAIN ST GORHAM, ME 04038	15 EDWARDS ST	3
187 D003001	SMITH KYLE M & BETH J SMITH JTS	21 EDWARDS ST PORTLAND, ME 04102	21 EDWARDS ST	2
187 D004001	DIDONATO MARY E & RAYMOND J JTS	29 EDWARDS ST PORTLAND, ME 04102	29 EDWARDS ST	1
187 D005001	SCHEELE DAVID T TRUSTEE	3418 N PERSHING DR ARLINGTON, VA 22201	33 EDWARDS ST	1
187 D006001	MANZI DIANE K	39 EDWARDS ST PORTLAND, ME 04102	39 EDWARDS ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
188 A002001	DOWN EAST HOLDINGS LLC	103 S US RT 1 STE F5 PMB 145 JUPITER, FL 33477	1375 CONGRESS ST	1
188 A003001	ATKINS MARIA & MICHAEL BEDECS JTS	95 SANDY POINT RD YARMOUTH, ME 04096	10 BRADLEY ST	2
188 A004001	GAERTNER MARGARET E	11 STEVENS AVE PORTLAND, ME 04102	11 STEVENS AVE	1
188 A006001	MARSH CRAIG T & VIRGINIA A JTS	21 STEVENS AVE PORTLAND, ME 04102	21 STEVENS AVE	1
188 A017001	GULLIVER BRUCE L & TERRI M	59 PILGRIM RD SOUTH PORTLAND, ME 04106	14 BRADLEY ST	2
188 A019001	SCALIA HELEN M & WILLIAM E BRUCE JTS	24 BRADLEY ST PORTLAND, ME 04102	24 BRADLEY ST	1
188 A022001	TRAY RATHA	30 BRADLEY ST PORTLAND, ME 04102	30 BRADLEY ST	1
188 A024001	DOBROWOLSKI SHEILA G	44 BRADLEY ST PORTLAND, ME 04102	44 BRADLEY ST	1
188 A025001	MOONEY CHARLES E II	48 BRADLEY ST PORTLAND, ME 04102	48 BRADLEY ST	1
188 A039001	KELLY MATTHEW P	65 GEORGE ST PORTLAND, ME 04103	38 BRADLEY ST	2
188 C001001	IBOURK MOULAY M	28 CODMAN ST PORTLAND, ME 04103	1363 CONGRESS ST UNIT 1	1
188 C001002	AVALANCHE HOLDINGS	84 MIDDLE ST PORTLAND, ME 04101	1363 CONGRESS ST UNIT 2	1
188 C001003	ROBERTS CHRISTOPHER	1363 CONGRESS ST # 3 PORTLAND, ME 04102	1363 CONGRESS ST UNIT 3	1
188 C00200A	WESTGATE PROFESSIONAL CENTER LLC	116 WALLACE AVE SOUTH PORTLAND, ME 04106	1355 CONGRESS ST	1
188 C00200B	WESTGATE PROFESSIONAL CENTER LLC	116 WALLACE AVE SOUTH PORTLAND, ME 04106	1355 CONGRESS ST	1
188 C00200C	WESTGATE PROFESSIONAL CENTER LLC	116 WALLACE AVE SOUTH PORTLAND, ME 04106	1355 CONGRESS ST	1
188 C00200D	WESTGATE PROFESSIONAL CENTER LLC	116 WALLACE AVE SOUTH PORTLAND, ME 04106	1355 CONGRESS ST	1
188 C004001	WESTGATE PROFESSIONAL CENTER LLC	116 WALLACE AVE SOUTH PORTLAND, ME 04106	1343 CONGRESS ST	1
188 C005001	WESTGATE PROFESSIONAL CENTER LLC	116 WALLACE AVE SOUTH PORTLAND, ME 04106	10 CALEB ST	1
188 C007001	GERMANI ANITA	15 BRADLEY ST PORTLAND, ME 04102	15 BRADLEY ST	1
188 C008001	FLAHERTY EDWARD P JR	23 BRADLEY ST PORTLAND, ME 04102	23 BRADLEY ST	1
188 C010001	GILBERT ANDREW T	25 BRADLEY ST PORTLAND, ME 04102	25 BRADLEY ST	1
188 C013001	O'CONNELL GRETCHEN ANN	39 BRADLEY ST PORTLAND, ME 04102	39 BRADLEY ST	1
188 C014001	DOYLE ASHLEY E	47 BRADLEY ST PORTLAND, ME 04102	47 BRADLEY ST	1
188 C016001	MOWATT MARK P & CAROL S JTS	51 BRADLEY ST PORTLAND, ME 04102	51 BRADLEY ST	1
188 C017001	CHAPMAN STEPHEN G & JERI LOU JTS	57 BRADLEY ST PORTLAND, ME 04102	57 BRADLEY ST	1
188 C018001	BRANDON EAMON P & JULIA A BRANDON JTS	59 BRADLEY ST PORTLAND, ME 04102	59 BRADLEY ST	1
188 C028001	RICHARDSON WILLIAM H & STUART A REED JTS	22 CALEB ST PORTLAND, ME 04102	22 CALEB ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
188 C030001	KARLSEN CAROL F	26 CALEB ST PORTLAND, ME 04102	26 CALEB ST	1
188 C031001	DAY REGINA M	3 SCHOONER RD SCARBOROUGH, ME 04074	28 CALEB ST	2
188 C032001	PARSHLEY ROBERT VN VET & MARTHA PARSHLEY JTS	38 CALEB ST PORTLAND, ME 04102	38 CALEB ST	1
188 C034001	KERKAM EDWARD H & KATHERINE A KERKAM JTS	42 CALEB ST PORTLAND, ME 04102	42 CALEB ST	1
188 C035001	NEAL MICHAEL C	1104 7TH ST NE WASHINGTON, DC 20002	46 CALEB ST	1
188 C036001	KING ELAINE L	48 CALEB ST PORTLAND, ME 04102	48 CALEB ST	1
188 C037001	PARENT JAMES	56 CALEB ST PORTLAND, ME 04102	56 CALEB ST	1
188 C039001	FENT HOLLY H & CHARLES E FENT JTS	66 CALEB ST PORTLAND, ME 04102	66 CALEB ST	1
188 C050001	SERAPPA SAMUEL M JR & THERESA M SERAPPA JTS	18 CALEB ST PORTLAND, ME 04102	18 CALEB ST	1
190 J010001	PARR EMILY C & DAVID A PARR JTS	2 MITTON ST PORTLAND, ME 04102	2 MITTON ST	1
191 A001001	FLOYD STEVEN L & LAWRENCE H JACKSON JTS	1308 CONGRESS ST PORTLAND, ME 04102	1308 CONGRESS ST	2
191 A002001	MAXIMUS MANAGEMENT LLC	PO BOX 93 CUMBERLAND, ME 04021	1312 CONGRESS ST	2
191 A003001	SHEA WILLIAM T & SILVER C SHEA JTS	15 MITTON ST PORTLAND, ME 04102	9 MITTON ST	1
191 A009001	TA HOANG M & OANH THI LE JTS	1316 CONGRESS ST PORTLAND, ME 04102	1316 CONGRESS ST	2
191 A010001	HANLON JOHN S WWII VET TD & MARY A JTS	2 LASSELL ST PORTLAND, ME 04102	2 LASSELL ST	1
191 A011001	LOTH SAKHOETH	10 LASSELL ST PORTLAND, ME 04102	10 LASSELL ST	1
191 B008001	CONGRESS REALTY ASSOC C/O RICHARD LEMIEUX	1330 CONGRESS ST PORTLAND, ME 04102	1330 CONGRESS ST	1
191 B011001	BERNARD RICHARD P J VN VET & PATRICIA A BERNARD JTS	13 LASSELL ST PORTLAND, ME 04102	13 LASSELL ST	1
191 B016001	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	1342 CONGRESS ST	1
191 B017001	ROMAN CATHOLIC BISHOP OF PORTLAND	PO BOX 11559 PORTLAND, ME 04104	1348 CONGRESS ST	1
191 B019001	CHARTER WESTGATE LLC	800 WESTCHESTER AVE STE S-632 RYE BROOK, NY 10573	1372 CONGRESS ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed 105 UNITS 119



REDLON RD

FROST ST

ANSON RD

DIRIGO ST

STEVENS AVE

BRADLEY ST

CALEDON ST

CRAIGIE ST

EDWARDS ST

ZABETH RD

FRANCES ST

WHITNEY AVE

BOLTON ST

CONGRESS ST

LASSELL ST

MILTON ST

POWISLAND ST

SEAWALL ST

DAVIS ST

CONGRESS ST

HOBART ST

CARIBOU ST

BUSGOOD ST

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