

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

July 20, 2010

Raymond Veroneau, Jr.  
7 Oceanwood Drive  
Scarborough, ME 04074

RE: 90 Cobb Avenue  
CBL: 210 B015  
ZONE: R-2

Dear Mr. Veroneau:

At the July 15, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty appeal to allow the parking space for the accessory dwelling to be located in the front yard setback and the Zoning Board of Appeals also voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of July 15, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

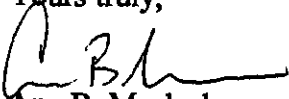
You will also find two receipts for the checks received for the invoices that had been outstanding. Your appeals have now been paid for in full.

Now that the practical difficulty appeal and conditional use appeal were approved, you need to apply for a change of use permit to change the use of the property from a single family to a single family with an accessory dwelling unit. I have enclosed a change of use application. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The change of use permit must be issued within six months of the date of the hearing, July 15, 2010, referenced under section 14-473(e) and section 14-474(f), or the Zoning Board approval will expire.

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

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado

Zoning Specialist

(207) 874-8709

Cc. file

# **CITY OF PORTLAND, MAINE**

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## **ZONING BOARD OF APPEALS**

R-2 Residential Zone Accessory Unit:

### **Conditional Use Appeal**

#### **DECISION**

Date of public hearing: July 15, 2010

Name and address of applicant:      Bernice Profenno  
    90 Cobb Ave.  
    Portland, ME 04102

Location of property under appeal:    90 Cobb Ave.

#### **For the Record:**

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

*Ray Veroneau + Cathy Regios*

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

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory dwelling unit to her single family home in which she resides.

A. Conditional Use Standards pursuant to Portland City Code §14-78(a)(2):

1. The accessory dwelling unit is within the building and clearly subordinate to the principal dwelling and is for the benefit of homeowners or tenants.

Satisfied ☒ Not Satisfied ☐

Reason: pictures & testimony  
4 agree

2. 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 ☒ Not Satisfied ☐

Reason: per pictures, plans, and testimony  
4 agree

3. Lot area shall be eight thousand (8,000) square feet for single-family dwellings in existence as of May 1, 1984, and lot area shall be ten thousand (10,000) square feet for single-family dwellings constructed after May 1, 1984.

Satisfied ☒ Not Satisfied ☐

Reason: per plot plan & testimony  
4 agree

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

Satisfied ☒ Not Satisfied ☐

Reason: per testimony, pictures, + plan  
4 agree

5. 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 ☒ Not Satisfied ☐

Reason: pictures + testimony  
4 agree

6. 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.

Satisfied ☒ Not Satisfied ☐

Reason: per pictures + testimony  
4 agree

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: *per testimony*  
*4 agree*

8. 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: *per pictures, testimony, set back variance granted.*  
*4 agree*

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes ☒ No ☒

Reason and supporting facts:

*meets all standards*

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:

per testimony  
if agree

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:

Typical use and approved by zoning

**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.

*Hunter/Moppin 4 agree*

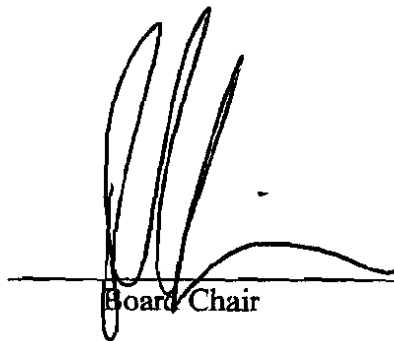
\_\_\_ Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other 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 14-78(a)(2)(e), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval.

Dated:

*7/15/10*



Board Chair



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To: City Clerk**

**From: Marge Schmuckal, Zoning Administrator**

**Date: July 20, 2010**

**RE: Action taken by the Zoning Board of Appeals on July 15, 2010.**

**Members Present:** Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

**Members Absent:** Gordon Smith

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

##### **A. Disability Variance Appeal:**

70 – 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect. **The Board voted 4-0 to grant the disability variance appeal allowing the applicant to reduce the front yard setback to eight feet, ten inches to install a handicap ramp.**

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

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to reduce the front yard setback to eighteen feet in order to build a farmer's porch.**

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

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son. **The Board voted 4-0 to grant the disability variance appeal allowing the applicants to reduce the front yard setback to three feet and the side yard setback to six feet in order to install a handicap ramp with the condition that the ramp be removed when no longer needed by the household member.**

**D. Variance Appeal:**

887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

**E. Practical Difficulty Variance Appeal:**

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to zero feet for the required off street parking. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicant to have the required parking space for a proposed accessory dwelling unit be located within the required front yard setback.**

**F. Conditional Use Appeal:**

90 Cobb Avenue, Bernice M. Profenno, owner, Tax Map 210, Block B, Lots 015 & 016, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law. **The Board voted 4-0 to grant the conditional use appeal to allow the applicant to add an accessory dwelling unit.**

**Enclosure:**

Decision for Agenda from July 15, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

members present; Jill Hunter - SARA Moppin - Bill Getz  
Philip Sanchez  
CITY OF PORTLAND, MAINE  
Acting Sec.

ZONING BOARD OF APPEALS  
member Absent - Gordon Smith

APPEAL AGENDA

called to order at 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, July 15, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. Disability Variance Appeal:

4-Ø  
granted  
70 - 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect.

B. Practical Difficulty Variance Appeal:

4-Ø  
granted  
23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking.

C. Disability Variance Appeal:

7-Ø  
granted  
in condition  
3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son. Variance only lasts as long as the owner of the property requires handicap access.

D. Variance Appeal:

accepted  
1-Ø  
with conditions  
887-917 Riverside Street, Dan Bonner, COO of Spurwink School, Tax Map 326, Block B, Lot 004, I-M Industrial Zone: The use of the property at 899 Riverside Street as a Community Living Arrangement for eight disabled persons plus staff is legally nonconforming in the I-M Zone. The appellant is requesting a variance under section 14-382(c) to expand the volume and footprint of the building to bring the building into compliance with safety codes. Representing the appeal is Dan Bonner, the COO of Spurwink School.

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R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is Raymond Veroneau, Jr., the owner's son in law.

2. Adjournment:

— 7:45



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

Applicant Information:

Bernice M. Profenno  
Name

Business Name

90 Cobb Avenue  
Address

Address

Portland, ME 04102

(207) 775-5686  
Telephone

Fax

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

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

Current Zoning Designation: R-2

Existing Use of Property:

Single-family home

Subject Property Information:

90 Cobb Avenue  
Property Address

Property Address

Plan Book 15, Page 33, Lots 64 + 65  
Assessor's Reference (Chart-Block-Lot)

Chart 210 Block B Lot 15+16

Property Owner (if different):

Name

Address

Telephone

Fax

Conditional Use Authorized by Section 14 - 78

Type of Conditional Use Proposed:

Single-family home with  
accessory unit

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 certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Bernice M. Profenno  
Signature of Applicant

6/24/10  
Date

City of Portland  
Zoning Board of Appeals  
389 Congress Street, Room 315  
Portland, ME 04101

Dear Committee Members,

My purpose in writing is to request a zoning variance for conditional use and a practical difficulty variance for the home I purchased 12 years ago. I ask that you consider these items at your meeting on July 15, 2010 and I authorize Raymond E. Veroneau, Jr., my son-in-law, to speak in my behalf.

I was born in Portland 79 years ago and have lived here most of my life. I now find that my income from part-time work and my deceased husband's Portland Housing Authority and Social Security pensions are insufficient to cover necessary home repairs and normal housing expenses at 90 Cobb Avenue. After evaluating a reverse mortgage or selling to family and moving into the "in-law" unit of my home, I realized my only affordable option is to sell and move with my daughter into a smaller home.

While preparing to sell, I discovered that the "in-law" unit is actually unpermitted. When I purchased this home in 1998 with my brother, Frank Fickett, a retired Portland Police officer, I was led to believe otherwise. At the time, his wife was very sick and the "in-law" unit worked perfectly well for both us financially and for her home health care. After my sister-in-law died, my brother moved. During my entire time as owner, I have made no changes to the home. Outside and inside, it is the same as when I moved in. That includes the driveway and the "in-law" unit, both of which I recently learned are not in compliance. In order for me to sell this home and to afford a smaller one, I respectfully request that the Zoning Board of Appeals approve a conditional use for the "in-law" unit and grant a practical difficulty variance for the driveway.

The driveway is exactly as we purchased it. Apparently, when the garage was converted to an "in-law" unit, the length of the driveway became

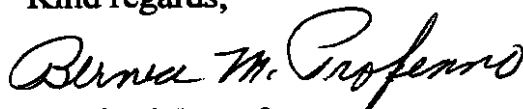
shorter than required to be in compliance. My request for a practical difficulty variance is addressed on the attached application. In summary, I have no feasible option to move the driveway due to the location of a large gas tank/storage unit and utility pole on one side of the home and the abutting property being too close on the other side. In addition, there is only a wooden lot directly across the street from the existing driveway built by the prior owner and no neighbors have ever complained about its location.

The square footage of the main house is 2,304. The main house has an attached mud room that is 144 sq. ft., and attached to it is the 897 sq. ft. (572 downstairs, 325 upstairs) "in-law" unit. The structures are unchanged from when I purchased the property. My request for a conditional use variance for the unpermitted "in-law" unit is based upon the following:

- a) The accessory unit is less than 30 percent of the gross floor area of the property and has a minimum floor area of 400 sq. ft.
- b) The lot area is greater than 10,000 sq. ft.
- c) There are no open, outside stairways or fire escapes above the ground floor.
- d) There have been no additions or exterior alterations and the single-family appearance was preserved.
- e) The building is compatible in architectural style and the parking area was arranged and landscaped to properly screen vehicles from adjacent properties.
- f) I am the owner and occupy the principle building.
- g) Parking has always been provided in the driveway for which I am requesting a practical difficulty variance.

Thank you very much for your consideration.

Kind regards,

  
Bernice M. Profenno

July 2, 2010

RECEIVED

City of Portland  
Zoning Board of Appeals  
389 Congress Street, Room 315  
Portland, ME 04101

JUL - 6 2010

Dept. of Building Inspections  
City of Portland Maine

Dear Committee Members,

This is an addendum to my letter dated June 24, 2010 as advised by Ann Machado. My purpose in writing is to address the three standards for conditional use, specifically:

**(a) There are no unique or distinctive characteristics or effects associated with the conditional use.**

There are no unique or distinctive characteristics or effects associated with the conditional use of this single-family home with an accessory unit. The accessory unit is less than 30% of the gross floor area on a lot that is greater than 10,000 square feet. There are no open, outside stairways or fire escapes above the ground floor. There have been no additions or exterior alterations. The single family appearance and architectural style were preserved. The driveway was arranged and landscaped properly to screen vehicle from adjacent properties.

**(b) There will be no adverse impact upon the health, safety, or welfare of the public or the surrounding area.**

This property was used as an accessory unit prior to my purchase in 1997. There has never been an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

**(c) Such impact does not differ substantially from the impact which would normally occur from such a use in this zone.**

The use of this single-family home with an accessory unit does not differ substantially from the impact which would normally occur in an R-2

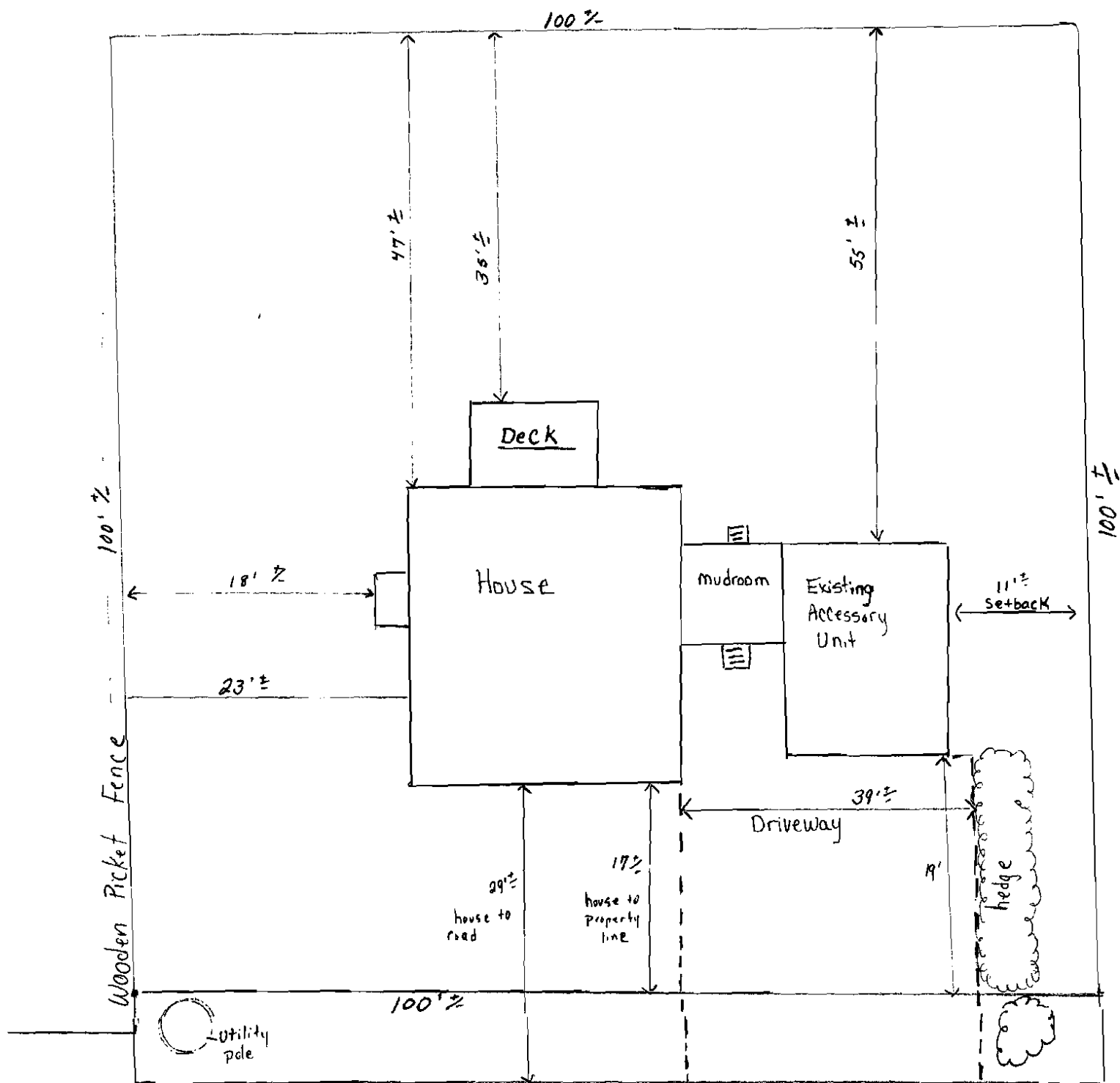


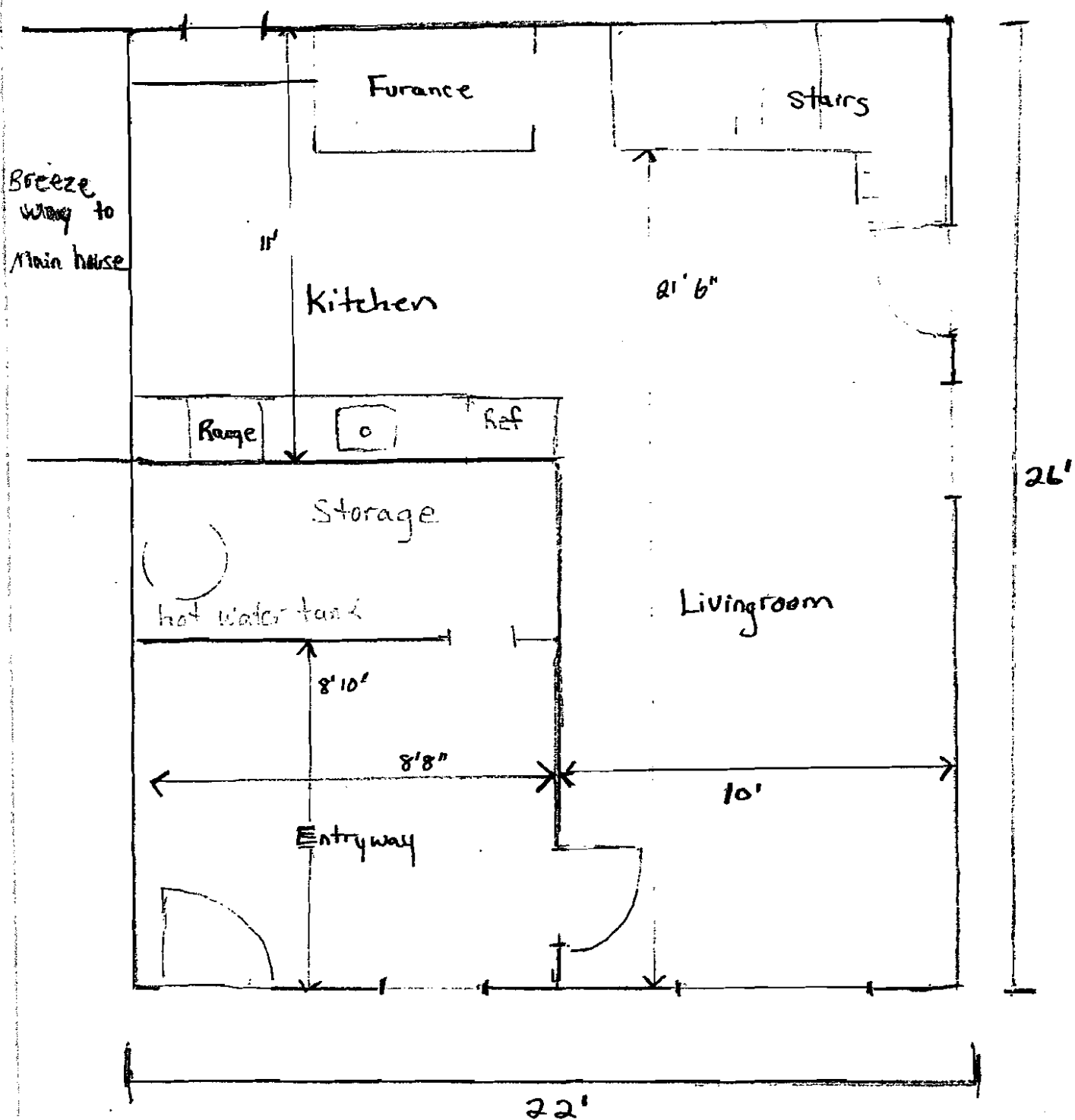
zone. This is a neighborhood comprised of medium and larger single family homes. My brother and his sick wife used the accessory unit for several years. The accessory unit allows a family to provide safe and adequate housing for an elderly or disabled family member, which is a common, caring, and appropriate use.

I hope these responses will help to satisfy your concerns and that you will grant the conditional use variance requested. Thank you very much.

Kind regards,

  
Bernice M. Profenno

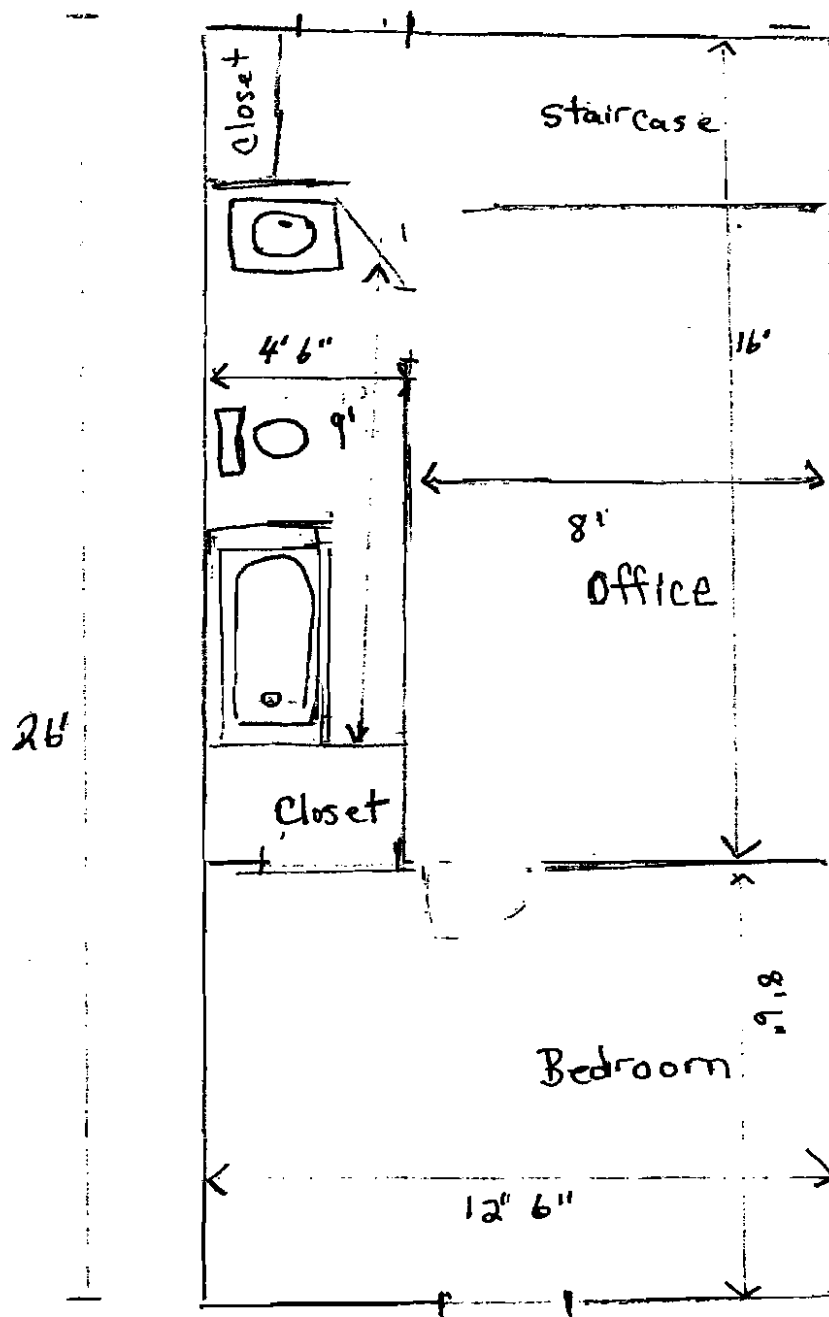




90 Cobb Ave. Accessory Unit

1<sup>st</sup> Floor

Scale  $\frac{1}{4}" = 1'$



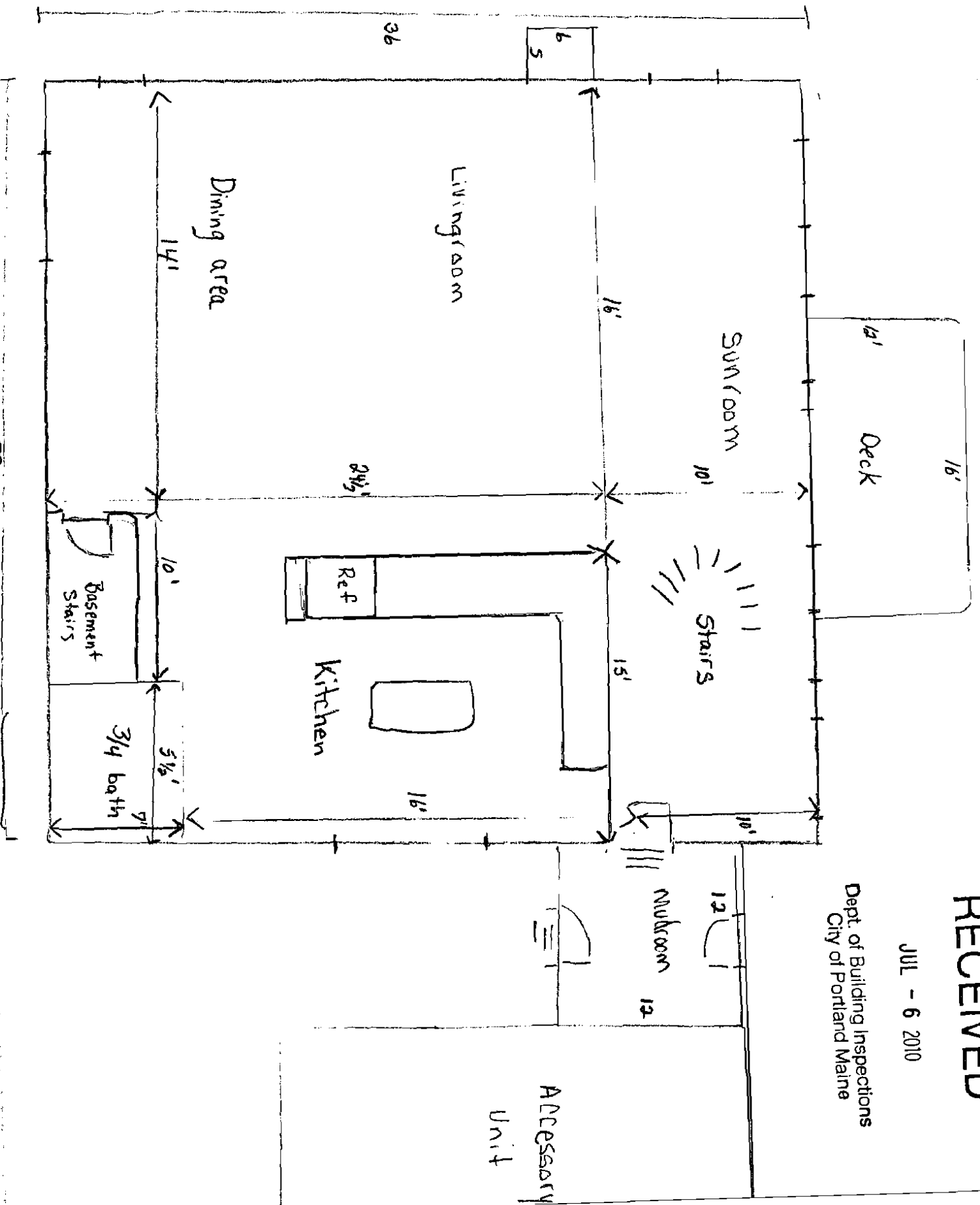
90 Cobb Ave  
2nd floor

RECEIVED

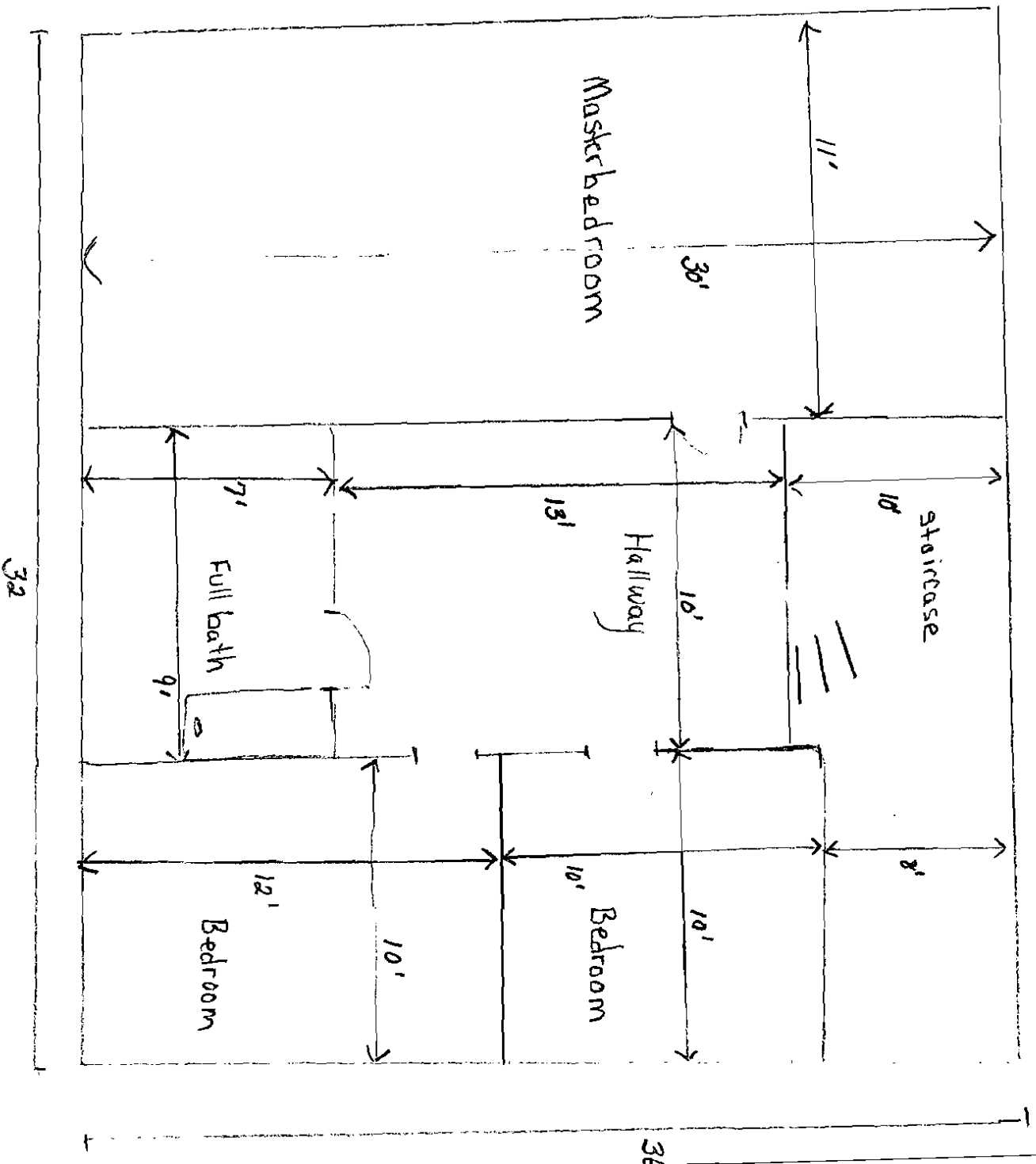
JUL - 6 2010

Dept. of Building Inspections  
City of Portland Maine

30 Cobb Ave  
Main House  
First Floor



95 Cobb  
Main House  
2nd floor



# SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

**Frank W. Fickett** of 7726 Hector Street, Hudson, FL 34667, FOR CONSIDERATION PAID, releases to **Bernice M. Profenno** of 90 Cobb Avenue, Portland, ME 04102, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Two certain lots or parcels of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, westerly of Westbrook Street and being lots numbered 64 and 65 as shown on Plan of Land at Stroudwater, Portland, Maine, surveyed for Lillian M. Parker, May, 1923, by E.C. Jordan & Co., recorded in the Cumberland County Registry of Deeds in Plan Book 15, Page 33, to which reference is hereby made for a more particular description.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to Bernice M. Profenno, Frank W. Fickett and Joan A. Fickett by deed of Frank T. Carr dated October 31, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13414, Page 306. Joan A. Fickett died April 2, 2000.

WITNESS my hand and seal this 1st day of April, 2010.

WITNESS

Stephan Mayer

Frank W. Fickett  
Frank W. Fickett

STATE OF Florida  
County of Pasco, ss.

Personally appeared the above named Frank W. Fickett and acknowledged the foregoing instrument to be his free act and deed.

Before me,

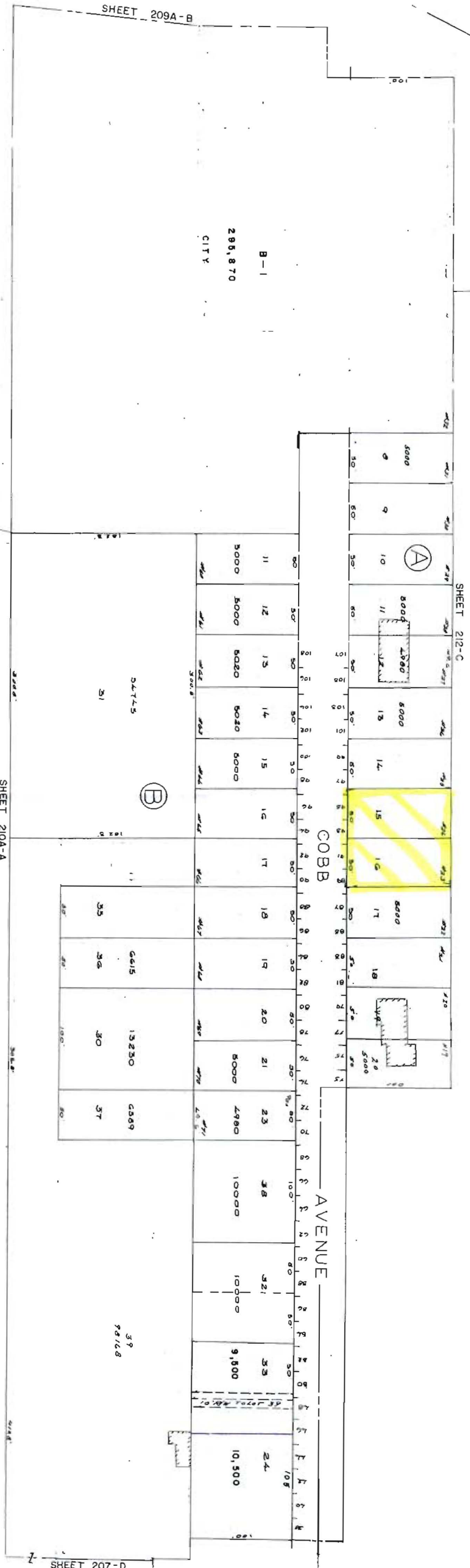


STEPHANIE MAYER  
MY COMMISSION # DD 675618  
EXPIRES: May 28, 2011  
Bonded Thru Budget Notary Services

Stephan Mayer  
Notary Public

Stephanie Mayer  
Print Name  
My commission expires may 28, 2011

MAINE REAL ESTATE TAX PAID







Driveway view of existing accessory unit at 90 Cobb Avenue



Sideview of unit

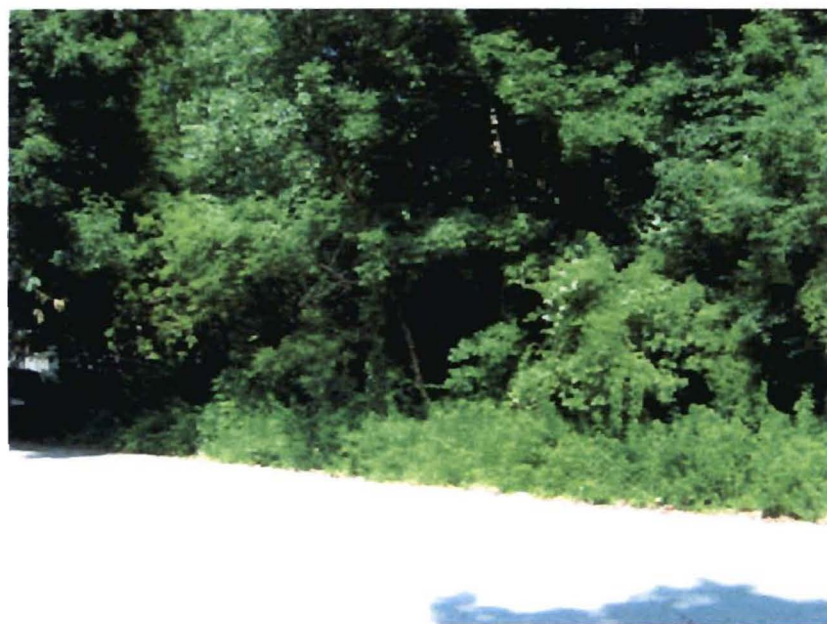


Rear view of unit



Additional rear view of unit







## City of Portland Zoning Board of Appeals

July 7, 2010

Raymond Veroneau, Jr.  
7 Oceanwood Drive  
Scarborough, ME 04074

Dear Mr. Veroneau,

Your Practical Difficulty Variance Appeal and Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, July 15, 2010 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

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

I have also included the bills for the legal ad, the notices for the appeal and a processing fee. 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**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

Application No: 10-59900004

Statement Date: 07/07/2010

Project Name: 90 Cobb Ave.

Applicant: Raymond Veroneau, Jr.

Development Type: ZONING CONDITIONAL USE APPEAL

CBL: 210 - B-015-001 90 COBB AVE

**SUMMARY OF OUTSTANDING FEES**

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$68.35	\$0.00	\$68.35
NOTICING ZONING BOARD	\$12.75	\$0.00	\$12.75
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
<b>Outstanding Charges</b>	<b>\$181.10</b>	<b>\$100.00</b>	<b>\$81.10</b>

*pd 7/20/10*

Detach and remit with payment

Application No: 10-59900004

Project Name: 90 Cobb Ave.

Raymond Veroneau, Jr.  
7 Oceanwood Drive  
Scarborough, ME  
Scarborough, ME 04074

Total Due Now \$81.10  
Amount Remitted \$81.10

Make checks payable to the *Ann Michaels Room 311* City of Portland, ATTN: *Gayle Gartin* 3rd Floor, 389 Congress Street, Portland, ME 04101.

City of Portland

DATE: 6/29/10

TIME: 8:24:58

PZ CASH RECEIPT

PROJECT #: 10-59900004

PROJECT DESC: CONDITIONAL USE, 90 COBB AVE. - ACCESSOR

RECEIVED FROM: Raymond Veroneau, Jr.

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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Z1	ZONING BOARD OF APPEALS		100.00

TOTAL AMOUNT: 100.00

City of Portland

DATE: 7/26/10

TIME: 8:16:45

PZ CASH RECEIPT

PROJECT #: 10-59900004

PROJECT DESC: CONDITIONAL USE, 90 COBB AVE. - ACCESSOR

RECEIVED FROM: Raymond Veroneau, Jr.

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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L2	LEGAL AD ZONING BOARD		68.35
N1	NOTICING ZONING BOARD		12.75
		TOTAL AMOUNT:	81.10

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	AHMADOV TARLAN R & ZEMFIRA M AHMADOVA JTS	134 EBEN HILL DR PORTLAND, ME 04103	108 COBB AVE	1
	AMERICAN MARTIAL ARTS FOUNDATION	70 COBB AVE PORTLAND, ME 04102	70 COBB AVE	1
	BARNES SUZANNE E & RICHARD D LANOUE &	54 GARRISON ST PORTLAND, ME 04102	54 GARRISON ST	1
	BERRY DANIEL W	83 COBB AVE PORTLAND, ME 04102	83 COBB AVE	1
	BROWN ALVIN G KW VET	101 COBB AVE PORTLAND, ME 04102	101 COBB AVE	1
	CENTENARY METHODIST SALVATION ARMY	113 DR MANN RD SKOWHEGAN, ME 04976	117 COBB AVE	0
	CHRISTCHURCH OF PORTLAND	1900 CONGRESS ST PORTLAND, ME 04102	1888 CONGRESS ST	1
	COASTAL INDUSTRIES INC	ONE CANAL PLZ PORTLAND, ME 04101	COBB AVE	0
	DAWSON ERIC J & KRISTINE A DAWSON JTS	45 TIDE MILL RD PORTLAND, ME 04101	45 TIDE MILL RD	0
	DOMAN REBECCA & ANTHONY DOMAN JTS	76 TIDE MILL RD PORTLAND, ME 04102	76 TIDE MILL RD	1
	FIRST UNITED PENTECOSTAL CHURCH	1914 CONGRESS ST PORTLAND, ME 04102	1914 CONGRESS ST	1
	FOLEY JOSPEH A & TRICIA P FOLEY JTS	65 COBB AVE PORTLAND, ME 04102	65 COBB AVE	1
	FOSTER JAMES C & CLAUDETTE M MIMEAULT JTS	68 TIDE MILL RD PORTLAND, ME 04102	68 TIDE MILL RD	1
	GOODWIN VIRGINIA S & LAWRENCE W GOODWIN HEIRS	49 COBB AVE PORTLAND, ME 04102	49 COBB AVE	1
	GOSCH BRIAN J & HEATHER S GOSCH JTS	62 COBB AVE PORTLAND, ME 04102	62 COBB AVE	1
	GREENBERG NORMAN H & PHYLLIS M JTS	115 GRAND PALM WAY PALM BEACH GARDENS, FL 33418	1128 WESTBROOK ST	1
	HIDER HEATHER R & BENJAMIN K HIDER JTS	76 COBB AVE PORTLAND, ME 04102	76 COBB AVE	1
	HIDER MARK SMITH	76 COBB AVE PORTLAND, ME 04102	COBB AVE	0
	JONES ANITA BURCHARD	33 OLD MAST RD PORTLAND, ME 04102	33 OLD MAST RD	1
	KRITZER ROBERT M & BARBARA N JTS	59 TIDE MILL RD PORTLAND, ME 04102	59 TIDE MILL RD	1
	LANGWORTHY MICHAEL DEAN & CAROL MAIERSON-	72 TIDE MILL RD PORTLAND, ME 04102	72 TIDE MILL RD	1
	LIBBY LAURENCE P	86 COBB AVE PORTLAND, ME 04102	86 COBB AVE	1
	LOSIER SHAWN F & KATHLEEN F LOSIER JTS	75 TIDE MILL RD PORTLAND, ME 04102	75 TIDE MILL RD	1
	MOSCHETTO MARCUS L SR WWII BEATRICE MOSCHETTO JTS	73 COBB AVE PORTLAND, ME 04102	73 COBB AVE	1
	NGUYEN CUC T	58 TIDE MILL RD PORTLAND, ME 04102	58 TIDE MILL RD	1
	PROFENNO BERNICE M ETAL JTS	96 COBB AVE PORTLAND, ME 04102	90 COBB AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	RAYMOND JUDITH P	PO BOX 36 FRYEBURG , ME 04037	110 COBB AVE	1
	SHEERIN HARMONY D	58 COBB AVE PORTLAND , ME 04102	58 COBB AVE	1
	TA HOANG & DANH LE JTS	67 TIDE MILL RD PORTLAND, ME 04102	67 TIDE MILL RD	1
	TESTA DOLORES A	50 COBB AVE PORTLAND, ME 04102	50 COBB AVE	1
	TOYE REALTY HOLDINGS II LLC	6 SYLVAN WAY PARSIPPANY , NJ 07054	JETPORT BLVD	1
	TOYE REALTY HOLDINGS LLC	PO BOX 266 CAPE ELIZABETH , ME 04107	1060 WESTBROOK ST	0
	WILKINSON BARBARA	56 GARRISON ST PORTLAND, ME 04102	89 COBB AVE	0
	WILKINSON BARBARA J	56 GARRISON ST PORTLAND, ME 04102	56 GARRISON ST	1
	WIPFLER W JOHN & VALERIE S LIBBY-WIPFLER JTS	71 TIDE MILL RD PORTLAND , ME 04102	71 TIDE MILL RD	1



