

# 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.

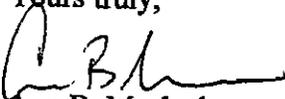
You will also find two receipts for the checks received for the invoices that had been outstanding. Your appeals have now been paid for in full.

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

### 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 Sawyer  
Acting Sec.

CITY OF PORTLAND, MAINE

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 draw

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.

4-0

**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.

Granted

4-0

**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.

Granted

2. Adjournment:

- 7:45

# CITY OF PORTLAND, MAINE

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# ZONING BOARD OF APPEALS

## "Practical Difficulty" Variance 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  
~~Katherine~~ Regios  
Cathy

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

Findings of Fact and Conclusions of Law:

The applicant is seeking a variance from section 14-80(d)(1) of the City Code, which requires a twenty-five foot (25') front yard setback in the R-2 zone. The applicant is requesting a front yard setback of zero feet in order to meet the required off-street parking for the accessory dwelling unit.

“Practical Difficulty” Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied  Not Satisfied

Reason and supporting facts:

*Based on application*

*4 agree*

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. “Significant economic injury” means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied  Not Satisfied

Reason and supporting facts:

*Testimony and figures of economic loss.*

*4 agree*

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_

Reason and supporting facts:

limited to the use of the property  
due to the conversion of the garage ~~then~~  
~~then~~ Issue created prior to purchase  
4 agree

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied  Not Satisfied \_\_\_\_\_

Reason and supporting facts:

In use since '88 to '98  
4 agree

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

Satisfied  Not Satisfied \_\_\_\_\_

Reason and supporting facts:

per testimony and legal interpretation

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

Satisfied  Not Satisfied

Reason and supporting facts:

*economic situation and*

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

Satisfied  Not Satisfied

Reason and supporting facts:

*per testimony - no opposition from neighbors*

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435, nor within a shoreland zone or flood hazard zone.

Satisfied  Not Satisfied

Reason and supporting facts:

*per zoning*

**Conclusion:** (check one)

Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application. *Mappin / Hunter 4 approval.*

Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated: *7/15/10*

  
\_\_\_\_\_  
Board Chair



**CITY OF PORTLAND**

**CERTIFICATE OF VARIANCE APPROVAL**

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15th day of July, 2010, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. **Current Property Owner: Bernice M. Profenno**
- 2. **Property: 90 Cobb Avenue, Portland, ME CBL: 210-B-15 & 16**  
Cumberland County Registry of Deeds, Book: 16192 Page 308  
Last recorded deed in chain of Title: April 6, 2010
- 3. **Variance and Conditions of Variance:**  
To grant relief from sections 14-336(a) and 14-80(d)(1) of the Land Use Zoning Ordinance to allow the required parking space for a proposed accessory dwelling unit to be located within zero feet of the front yard property line instead of providing the twenty-five foot required front yard setback in the R-2 Residential Zone.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 15th day of July, 2010

  
 Chair of  
 City of Portland Zoning Board,  
 Philip Saucier (Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on July 15, 2010 .

Received  
 Recorded Register of Deeds  
 Aug 04:2010 12:01:55P  
 Cumberland County  
 Pamela E. Lovley

  
 (Printed or Typed Name)  
 Notary Public  
 Margaret Schmuckal  
 My term expires June 28, 2012  
 SEAL

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.



Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Board of Appeals may grant a variance from the dimensional standards of this article when strict application of the provisions of the ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

1. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood:

When garage was converted to "in-law" unit by prior owner, driveway became non-compliant.

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of the abutting properties:

There will be no impact whatsoever, unless the variance isn't granted.

3. The Practical Difficulty is not the result of action taken by the applicant or a prior owner:

Practical difficulty isn't result of action taken by current owner and non-compliance wasn't disclosed by prior owner.

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

Driveway can't be located anywhere else due to setbacks on right side and gas tank/storage and utility pole on left side of home.

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

There will be no adverse effect on natural environment.

6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:

Strict application doesn't allow current use, which has been the case since before purchase.

7. Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant:

The home value will be less if driveway is removed and owner has no savings/income to do it.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. Section 435, nor within a shoreland of flood hazard zone as defined in this article:

N/A See attached map.

The following words have the meanings set forth below:

- a.) **Dimensional Standards**: Those provisions of this article which relate to lot area, lot coverage, frontage and setback requirements.
- b.) **Practical difficulty**: A case where strict application of the dimensional standards of the ordinance to the property for which a variance is sought would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant.
- c.) **Significant Economic Injury**: The value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, nor to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

June 24, 2010

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

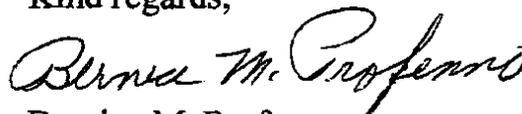
shorter than required to be in compliance. My request for a practical difficulty variance is addressed on the attached application. In summary, I have no feasible option to move the driveway due to the location of a large gas tank/storage unit and utility pole on one side of the home and the abutting 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.

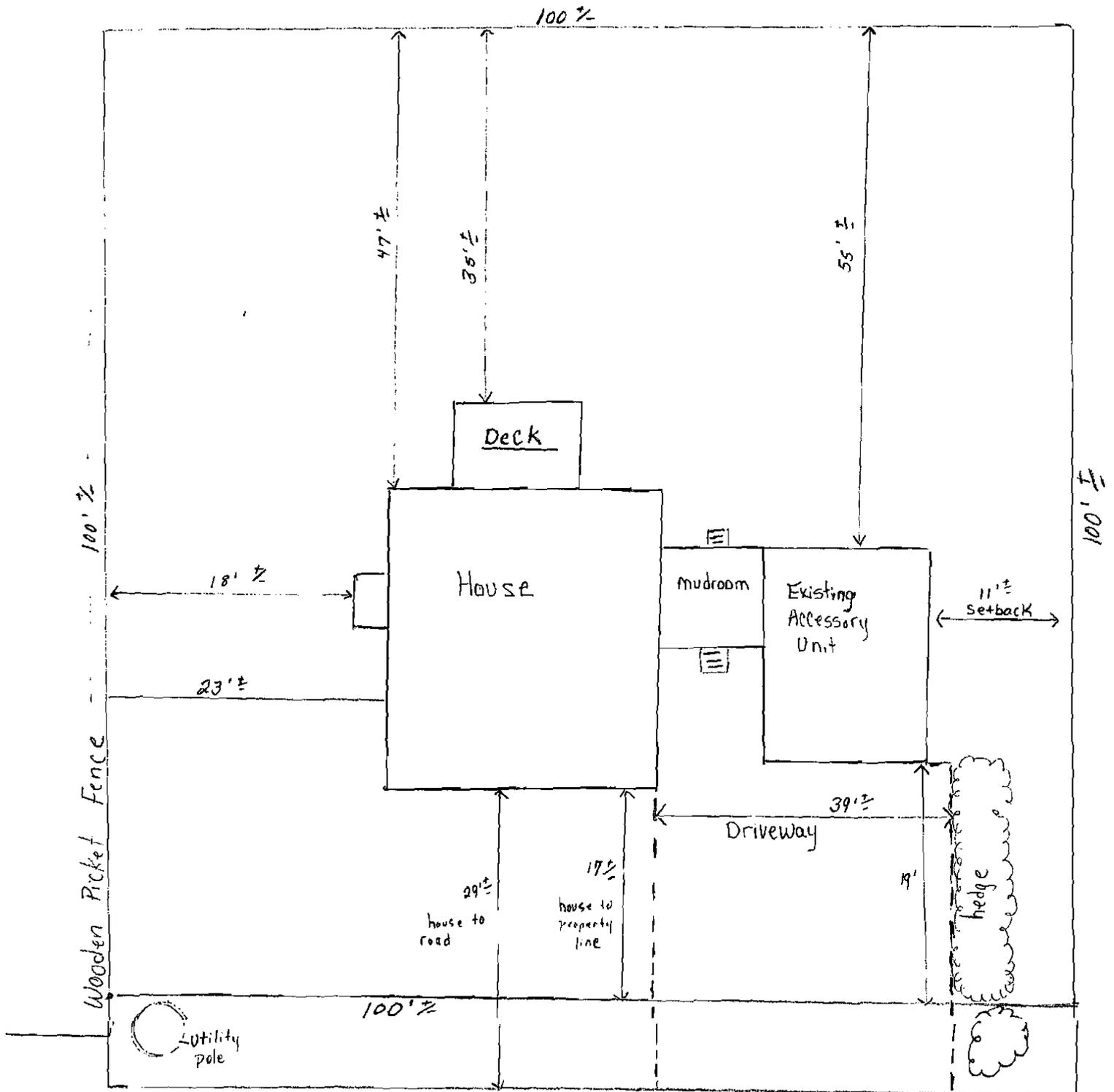
The square footage of the main house is 2,304. The main house has an attached mud room that is 144 sq. ft., and attached to it is the 897 sq. ft. (572 downstairs, 325 upstairs) "in-law" unit. The structures are unchanged from when I purchased the property. My request for a conditional use variance for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

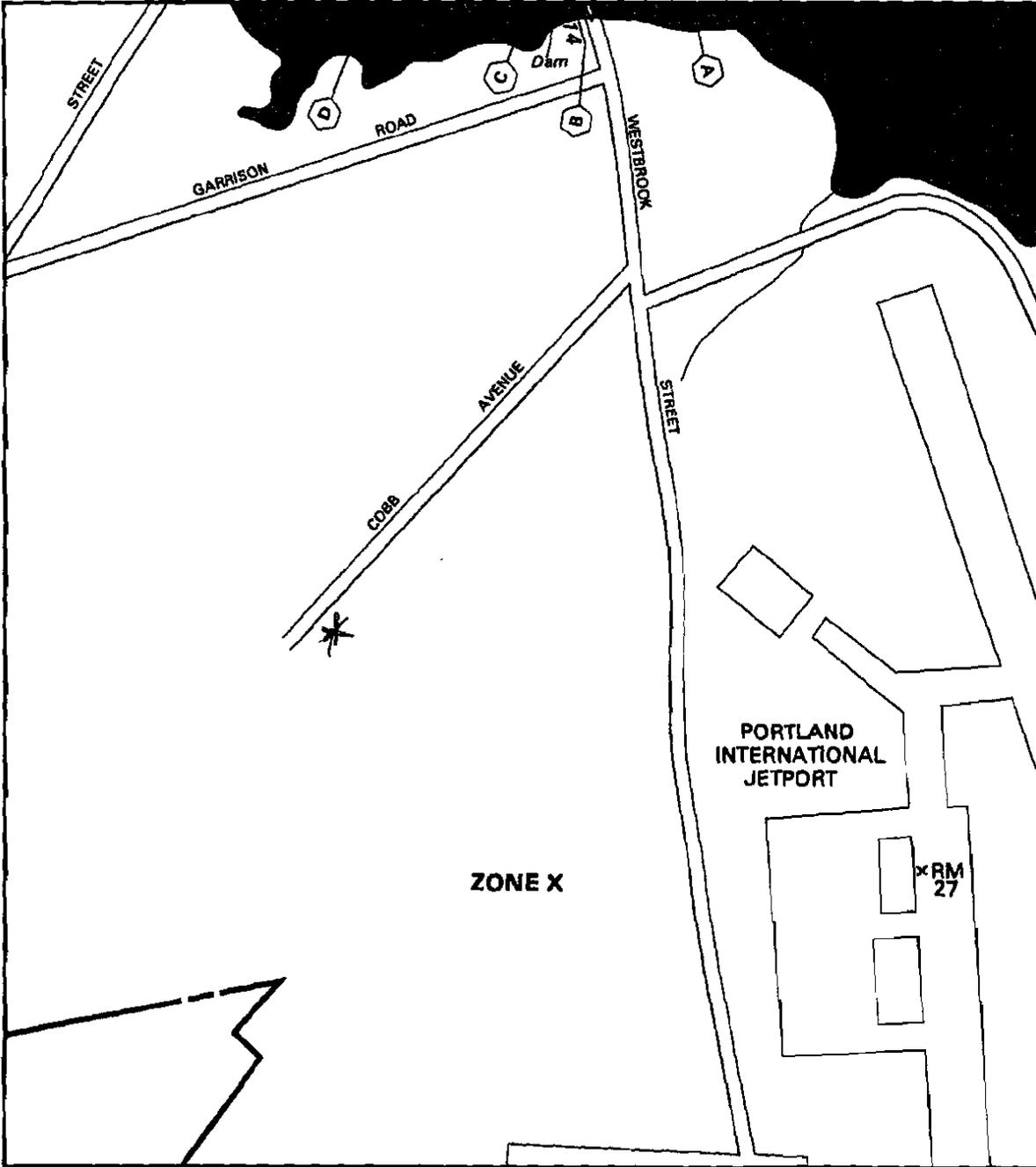


90 Cobb Avenue Plot Plan

insurance agent or call the National Flood Insurance Pro



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
PORTLAND,  
MAINE  
CUMBERLAND COUNTY

PANEL 12 OF 17  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230051 0012 C

MAP REVISED:  
DECEMBER 8, 1988



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.mao.fema.gov](http://www.mao.fema.gov)







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,

Stephan Mayer  
Notary Public

Stephanie Mayer  
Print Name

My commission expires may 28, 2011

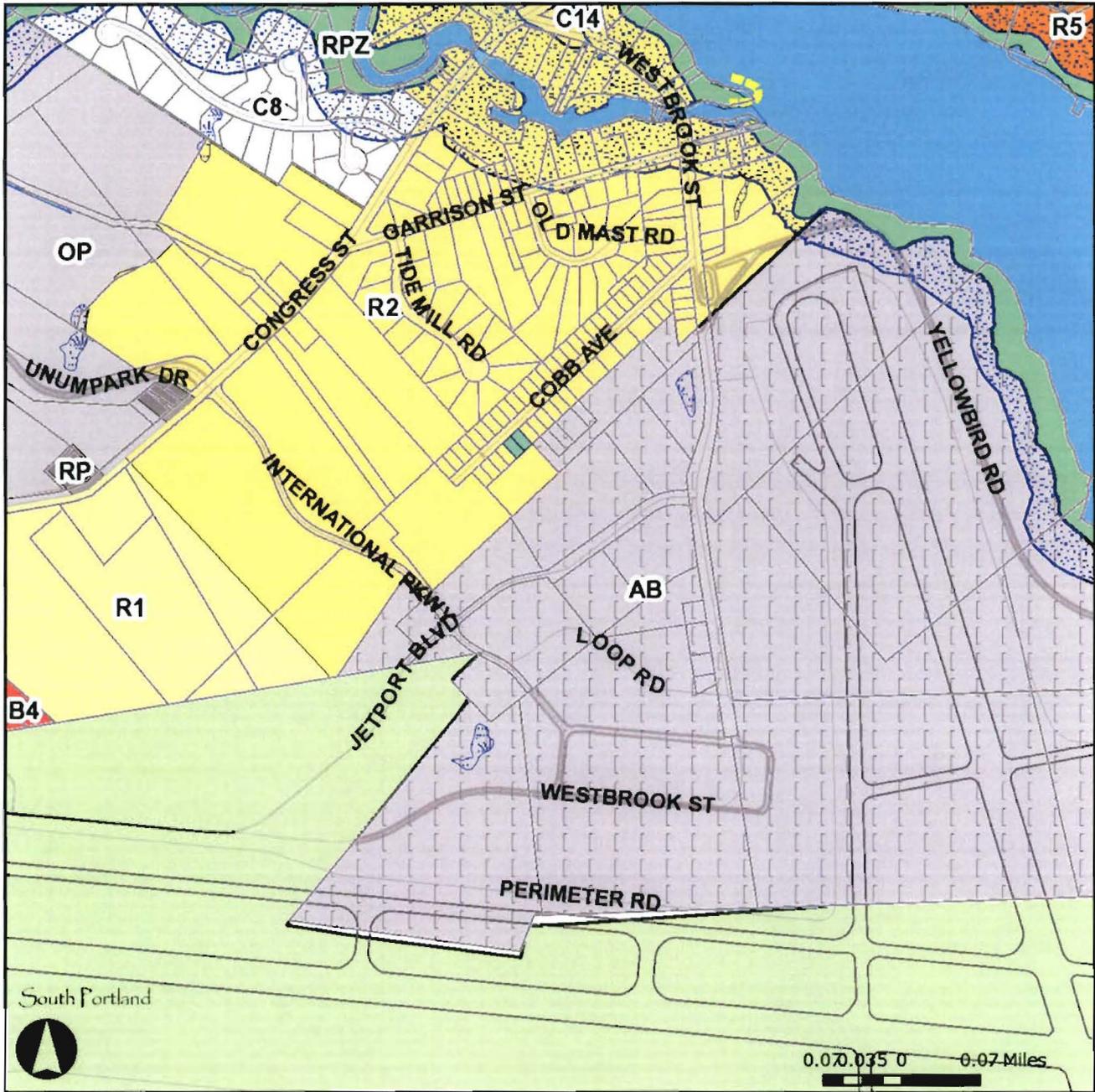


STEPHANIE MAYER  
MY COMMISSION # DD 675619  
EXPIRES: May 28, 2011  
Bonded Thru Budget Notary Services

Received  
Recorded Register of Deeds  
Apr 06, 2010 02:14:08P  
Cumberland County  
Pamela E. Lovley

MAINE REAL ESTATE TAX PAID

# Map



Parcels



Interstate



Streets



Parcels



Traveled Ways

Island Zoning (continued)



Zoning



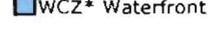
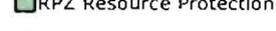
Zoning (continued)



Space



Professional



Zoning (continued)





## 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

DATE: 7/26/10

TIME: 8:14:20

PZ CASH RECEIPT

PROJECT #: 10-59500006

PROJECT DESC: PRACTICAL DIFFICULTY, 90 COBB AVE. - RED

RECEIVED FROM: Raymond Veroneau, Jr.

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
----	-----	-----	-----
L2	LEGAL AD ZONING BOARD		68.35
N1	NOTICING ZONING BOARD		13.50
ZP	ZONING PROCESSING FEE		50.00

TOTAL AMOUNT:

131.85

City of Portland

DATE: 6/29/10

TIME: 8:27:21

PZ CASH RECEIPT

PROJECT #: 10-59500006

PROJECT DESC: PRACTICAL DIFFICULTY, 90 COBB AVE. - RED

RECEIVED FROM: Raymond Veroneau, Jr.

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
Z1	ZONING BOARD OF APPEALS		100.00
		TOTAL AMOUNT:	100.00

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

