

# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

Philip Saucier-chair  
Sara Moppin  
Matthew Morgan  
Gordan Smith-secretary  
Mark Bower  
William Getz  
Elyse Wilkinson

October 24, 2011

Sally B. Trice  
100 Dorset Street  
Portland, ME 04102

RE: 100 Dorset Street  
CBL: 275 I031  
ZONE: R-3

Dear Ms. Trice,

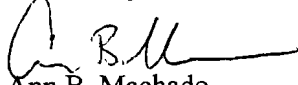
At the October 20, 2011 meeting, the Zoning Board of Appeals voted 6-0 to deny your practical difficulty appeal to reduce your front yard setback to build a larger side entry porch. I am enclosing a copy of the Board's decision.

You will also find an invoice for \$194.87 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that your practical difficulty appeal has been denied, you may either revise your permit application to just rebuild the existing side entry porch or you may withdraw your permit. If you decide to revise your building permit application, you will need to submit revised plans. If you decide to withdraw your application, you are entitled to get some of the money back from the original permit fee. You need to submit your request in writing and include the original receipt that you received when you applied. Please feel free to contact me at 207-874-8709 if you have any questions.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

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: October 21, 2011**

**RE: Action taken by the Zoning Board of Appeals on October 20, 2011.**

**Members Present:** William Getz, Elyse Wilkinson, Gordon Smith (secretary), Phil Saucier (chair), Mark Bower and Sara Moppin

**Members Absent:** Matthew Morgan

#### **1. Old Business**

##### **A. Interpretation Appeal:**

512 Island Avenue, Peaks Island, Keith Ivers, prospective buyer, Tax Map 090, Block AA, Lots 001, 002 & 005, I-B Island Business Zone: The applicants are challenging the Zoning Administrator's determination that the proposed parking of fuel trucks and other trucks is permitted in the I-B Zone as "off-street parking" [sections 14-233(f) & 14-331]. Representing the appeal is David A. Lourie, esquire. The Zoning Board of Appeals heard the appeal on October 13, 2011. The Board will vote on the final findings of fact and take the final vote at the October 20, 2011 meeting. **The Zoning Board of Appeals voted 5-0 to approve the findings of fact and voted 5-0 to deny the appeal (Phil Saucier recused himself).**

#### **2. New Business**

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

96-100 Dorset Street, Sally B. Trice, owner, Tax Map 275, Block I, Lot 031, R-3 Residential Zone: The applicant is proposing to replace an existing side entry porch with a larger entry porch. The appellant is requesting a variance for the front setback from the required twenty-five feet to twenty-four feet, four inches [section 14-90(d)(1)]. Representing the appeal is the owner. **The Board voted 6-0 to deny the variance to reduce the required front setback in order to expand the side porch.**

##### **B. Conditional Use Appeal:**

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The applicant was granted a Conditional Use Appeal on October 7, 2010 to add an accessory dwelling unit to his single family dwelling [section 14-88(a)(2)]. The Conditional Use approval expired. The appellant is again seeking a

Conditional Use appeal to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Board voted 6-0 to grant the conditional use appeal to add an accessory dwelling unit to the single family home.**

**3. Other Business:**

Election of Chair and Secretary for the Zoning Board of Appeals. **Gordon Smith was elected chair and Sara Moppin was elected secretary.**

**Enclosure:**

Decisions for Agenda from October 20, 2011

One dvd

CC: Mark Rees, City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

### "Practical Difficulty" Variance Appeal

#### DECISION

Date of public hearing: October 20, 2011

Name and address of applicant: Sally Trice  
100 Dorset St.  
Portland, ME 04102

Location of property under appeal: 100 Dorset St.

#### For the Record:

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

Sally Trice, Applicant

Craig Wood

Elizabeth Trice, Portland

Laura Trice, Venice, CA

Stephanie Trice-Gill, Westbrook

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

8" sticks (1 per Board Member)

Findings of Fact and Conclusions of Law:

The subject property is located in an R-3 residential zone. The applicant is seeking a variance from the front yard setback in order to build a deck on the side of the house. The deck would replace an existing porch. Section 14-90(d)(1) of the Land Use Code sets the minimum front yard setback at twenty-five feet. The porch would be located twenty-four feet and four inches from the property line.

"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:

variance request for front setback

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:

Value of house / property with a deck

That is 8 inches larger than allowed  
w/out variance would not constitute a significant economic

Benefit ~~created~~; therefore inability to  
Build slightly larger deck would not  
constitute significant economic injury.  
Deck that is 8" shorter would not create sig. econ. injury.

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:

testimony & maps of neighborhood indicate that all houses in vicinity are equally non-conforming with respect to front setback

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:

letters of support from neighbors indicate no adverse change to neighborhood.

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:

zoning enacted after house was built

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

testimony that deck w/out variance  
would not suit proposed use, namely  
seating for two people

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

minimal difference w/ variance  
to natural environment.

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 administrator

**Conclusion:** (check one)

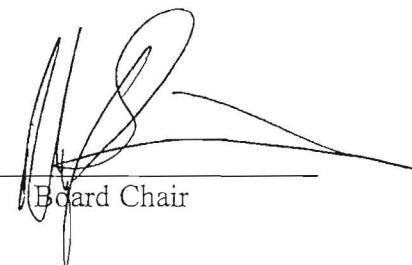
\_\_\_ Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

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

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

Dated:

Oct. 20, 2011

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



Stacy

Phil Sawyer, Gordon Smith, Sara Martin  
Bill Gatz, Elyse Wilkes, Mark Bower

# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

Sept. 6. 32

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, October 20, 2011 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. Old Business:

##### A. Interpretation Appeal:

5-0  
accept finding  
512 Island Avenue, Peaks Island, Keith Ivers, prospective buyer, Tax Map 090, Block AA, Lots 001, 002 & 005, I-B Island Business Zone: The applicants are challenging the Zoning Administrator's determination that the proposed parking of fuel trucks and other trucks is permitted in the I-B Zone as "off-street parking" [sections 14-233(f) & 14-331]. Representing the appeal is David A. Lourie, esquire. The Zoning Board of Appeals heard the appeal on October 13, 2011. The Board will vote on the final findings of fact and take the final vote at the October 20, 2011 meeting.

#### 2. New Business

##### A. Practical Difficulty Variance Appeal:

6-0  
denied  
96-100 Dorset Street, Sally B. Trice, owner, Tax Map 275, Block I, Lot 031, R-3 Residential Zone: The applicant is proposing to replace an existing side entry porch with a larger entry porch. The appellant is requesting a variance for the front setback from the required twenty-five feet to twenty-four feet, three inches [section 14-90(d)(1)]. Representing the appeal is the owner. Ben

##### B. Conditional Use Appeal:

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The applicant was granted a Conditional Use Appeal on October 7, 2010 to add an accessory dwelling unit to his single family dwelling [section 14-88(a)(2)]. The Conditional Use approval expired. The appellant is again seeking a Conditional Use appeal to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner.

#### 3. Other Business:

Election of Chair and Secretary for the Zoning Board of Appeals.

#### 4. Adjournment:

End. 7:57

Gordon chair

Sara Secretary



Planning and Development Department  
Zoning Board of Appeals  
Practical Difficulty Variance Application

Applicant Information:

Name Sally B Trice

Business Name \_\_\_\_\_

Address 100 Dorset St.  
Portland 04102

Telephone 774-0723 Fax \_\_\_\_\_

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

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

Current Zoning Designation: R-3

Existing Use of Property:  
private home

Subject Property Information:

Property Address 100 Dorset St. Portland

Assessor's Reference (Chart-Block-Lot) 275-I-31

Property Owner (if different):

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Practical Difficulty Variance from Section 14 - 473(C)(3)

14-92(d)(1)

RECEIVED

OCT - 3 2011

Dept. of Building Inspections  
City of Portland Maine

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

The undersigned hereby makes application for a Practical Difficulty Variance 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.

Signature of Applicant Sally B Trice

Date 3 October 2011

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:

"Practical Difficulty" Variance standards pursuant to Portland City Code §14-473(c)(3):

1. The need for the variance is from dimensional standards of the land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied \_\_\_\_\_

Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts: **I wish to replace a small and aging side porch with a small deck by extending the porch forward from (and including) the current footprint.**

*(See photo #1 of house)*

*(See house layout #1 with current porch)*

*(See house layout #2 with proposed deck)*

**Since my house was built in the 1950's, the setback requirement has been increased to 25 feet. This means that not only could I not extend the deck flush with the front of my house (never my intention), neither can I extend it to even two feet back from the front. The ordinance require that I shorten it an additional 8 inches.**

*(See photo #2: tip of ruler measuring 8 inches to 25 ft. setback)*

2. Strict application of the provisions of the Ordinance would create a practical difficulty, meaning it would both (1) preclude a use of the property which is permitted in the zone in which it is located and also would (2) result in significant economic injury to the applicant. "Significant economic injury" means the value of the property if the variance was 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 \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

**1) Decks are permitted in my neighborhood, but since the back of my house has no entrance, nor would it lend itself to adding one, the side location, in a sunny corner, would be perfect.**

**2) For me to simply replace the existing porch would do nothing to enhance the value of my property. And without the 8-inch variance I am requesting, the deck would be so small as to accommodate only one chair instead of two; this also would do little to enhance the value of the property.**

**However, extending it the extra 8 inches would allow for two chairs, thereby significantly enhancing the function of the property and substantially increasing its value. Also, if at a future date a ramp were needed, the deck would facilitate the maneuvering of a wheelchair.**

*(See Letter #1 from realtor)*



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 \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

**Again, because my house has no back entrance, nor would the configuration of the rooms lend themselves to adding one, the logical place for a deck is at the existing side entrance.**

*(See photo #3 showing proposed front edge of deck without variance)*

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 \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

**The granting of the variance will actually enhance the character and fair market value of the neighborhood and provide a visible meeting place/connection with neighbors.**

*(See photo #4 showing 100 Dorset St and abutting neighbors, with current generous setback.)*

*(See letters #2 and 3 from abutting neighbors).*

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

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

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

Satisfied \_\_\_\_\_

Not Satisfied \_\_\_\_\_(deny the appeal)

Reason and supporting facts:

**There is no other feasible alternative available to me, except a variance.**

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

Satisfied \_\_\_\_\_

Not Satisfied \_\_\_\_\_(deny the appeal)

Reason and supporting facts:

**The granting of a variance will not have any adverse effect on the natural environment.**

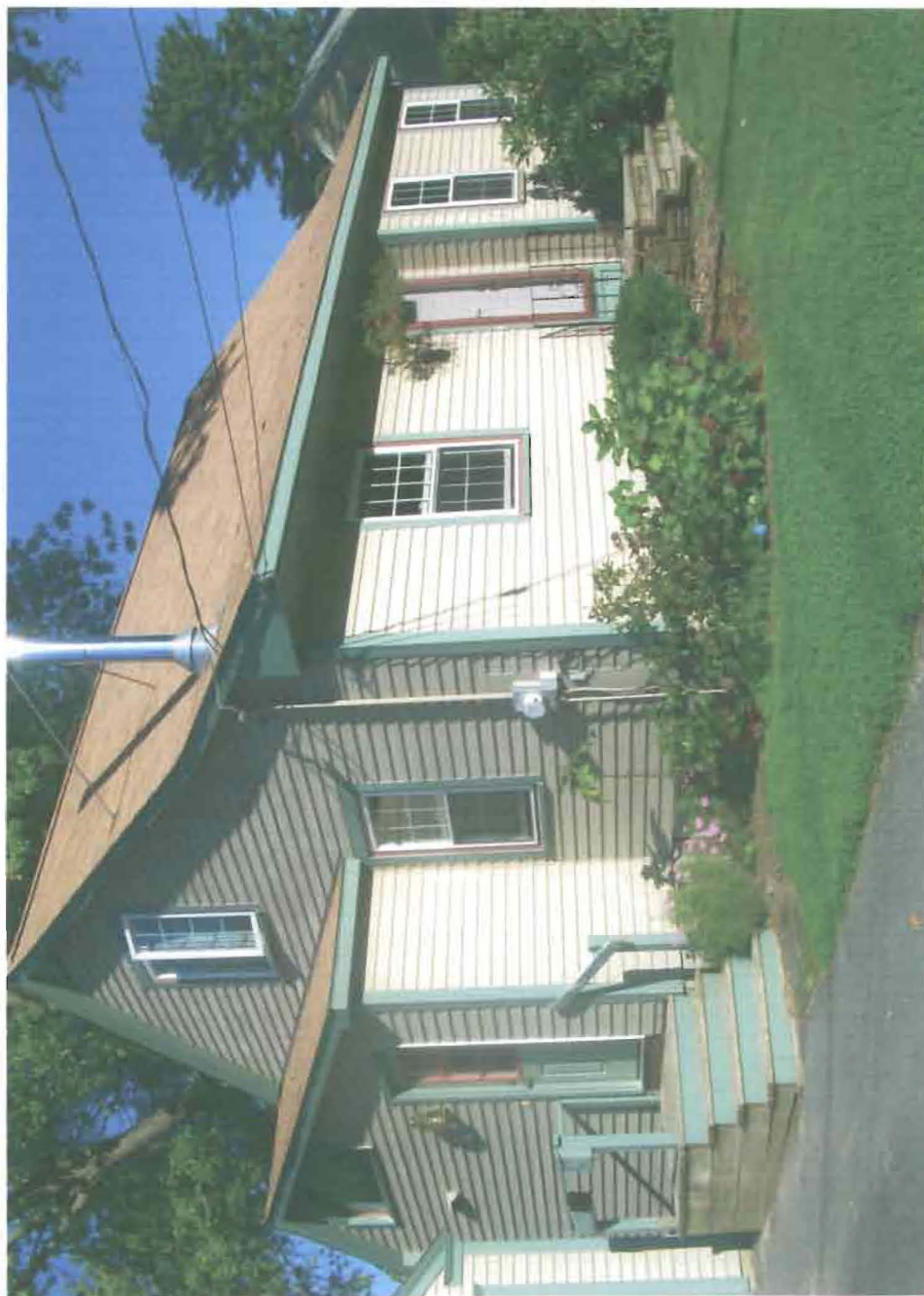
8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. §43S, nor within a shoreland zone or flood hazard zone.

Satisfied \_\_\_\_\_

Not Satisfied \_\_\_\_\_(deny the appeal)

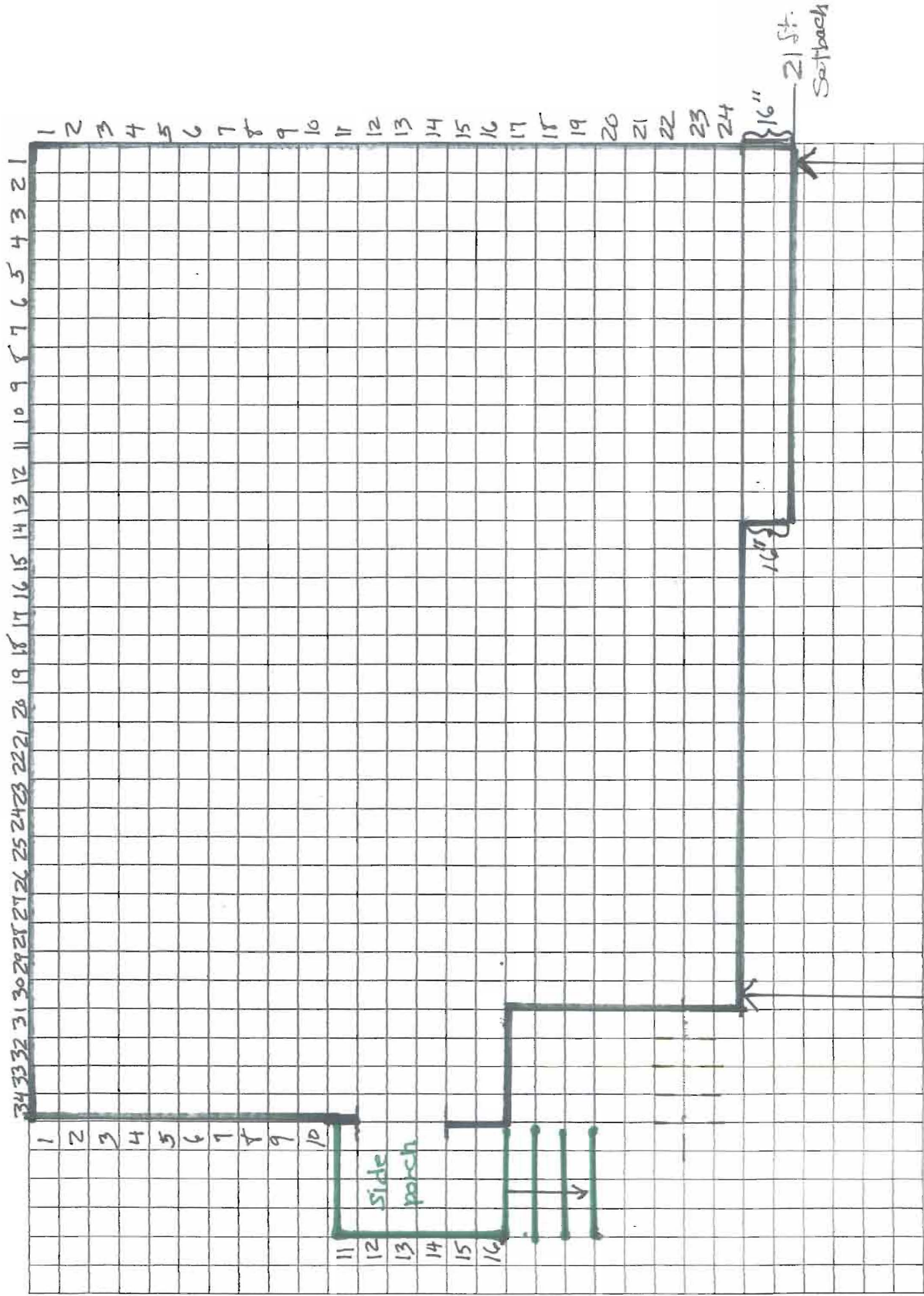
Reason and supporting facts:

**This property is not located, in whole or in part, within a shoreline area, nor within a shoreland flood zone or flood hazard zone.**



100 Dorset St.

# Current Layout - 100 Dorset St



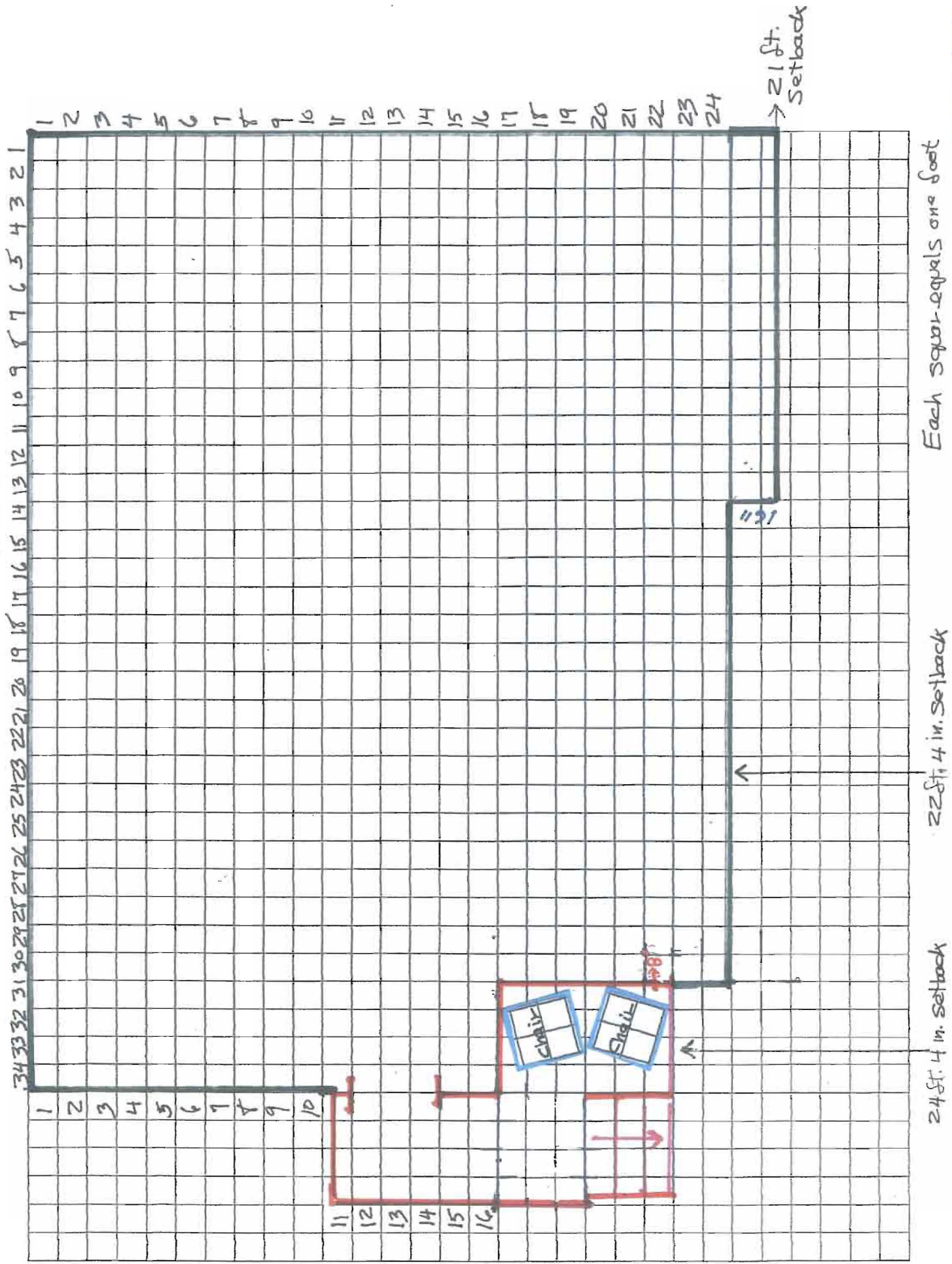
22 ft 4 in. setback

Each square equals one foot

Layout 1



# Proposed Addition - 100 Dorset St.



Each square equals one foot

Layout 2





Tip of ruler marks 25 ft setback.

## Sally Trice

---

**From:** "Chris Lavoie" <clavoie@kw.com>  
**To:** <strice@maine.rr.com>  
**Sent:** Thursday, September 29, 2011 1:47 PM  
**Subject:** Only 8 inches

September 29th, 2011

To Whom It May Concern:

I visited the home of Sally Trice at 100 Dorset St and saw the site of the proposed extension from a basic side porch to a small deck. For her to simply replace the existing porch would do nothing to enhance the value of her property. Without the 8-inch variance she is requesting, this deck would accommodate only one chair instead of two, again doing little to enhance the value of the property.

On the other hand, for her to extend it the 8 inches as she proposes to do would significantly increase the value of the property, while enhancing its appearance as well. This variance would still keep the deck a generous two feet back from the front corner of the house.

If at a future date a ramp were needed, the enlarged deck would also facilitate the maneuvering of a wheelchair.

This deck would also differentiate the property from similar surrounding properties, therefor increasing the value.

Sincerely,

Chris Lavoie  
Broker  
Keller Williams Realty



9/29/2011

Letter 1



Measuring front edge of deck withouts" variance.





100 Dorset St. with abutting houses.

Ryan and Bethany Eling  
104 Dorset St  
Portland, ME 04102

September 27, 2011

To Whom It May Concern,

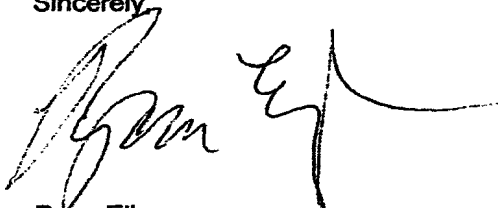
We are writing in support of our neighbor, Sally Trice, with her request for a variance on a building permit. Sally is hoping to expand the side porch/deck on her house. We feel that this would be a great addition to her home and would only be beneficial for the neighborhood.

The main reason we support Sally is that her request is a modest one. Her proposed deck will not even reach the edge of her house's exterior wall. The deck would be a simple, low-key addition to an already delightful home.

Sally's proposed deck would have many benefits for her and the neighborhood. This project would make her home safer, since the proposed deck will have better steps and more space to walk across. Both our young children love going to Sally's to visit and a safer entrance to the house would be welcome. While modest in size, the deck would allow space for a chair or possibly some plants: that sounds pleasant to us.

Please give Sally's request to build serious reconsideration; we would appreciate it.

Sincerely,



Ryan Eling



Bethany Eling

September 26th, 2011

94 Dorset St.  
Portland, Maine 04102

Dear Ms. Trice,


As next door abutters, we are happy to **support your request for a variance** to repair and extend you side door porch beyond the current building setback rule.

We understand your current plan does not include extending beyond the front of the house, but if it needed to for safety or functional reasons, or to accommodate a ramp, we support that also.

Sincerely,

*Bob and Anne*

Robert and Anne Keith, homeowners, 94 Dorset St.  
207-653-7755

  
R&A 8.12.11

3 October 2011

City of Portland  
Zoning Board of Appeals  
389 Congress St.  
Portland ME 04101

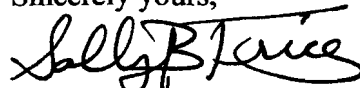
Greetings:

I live at 100 Dorset St and wish to replace a small and aging side porch with a small deck by extending the porch forward from (and including) the current footprint.

Since the time that my house was built in the 1950's, the setback requirement has increased to 25 feet. This means that not only could I not extend the new deck flush with the front of the house (never my intention), neither can I extend it to even two feet back from the front. The ordinance requires that I shorten it an additional 8 inches.

I am therefore requesting a variance of 8 inches so that the deck is large enough to accommodate two chairs.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Sally B. Trice', written in a cursive style.

Sally B. Trice  
100 Dorset St.  
Portland ME 04102

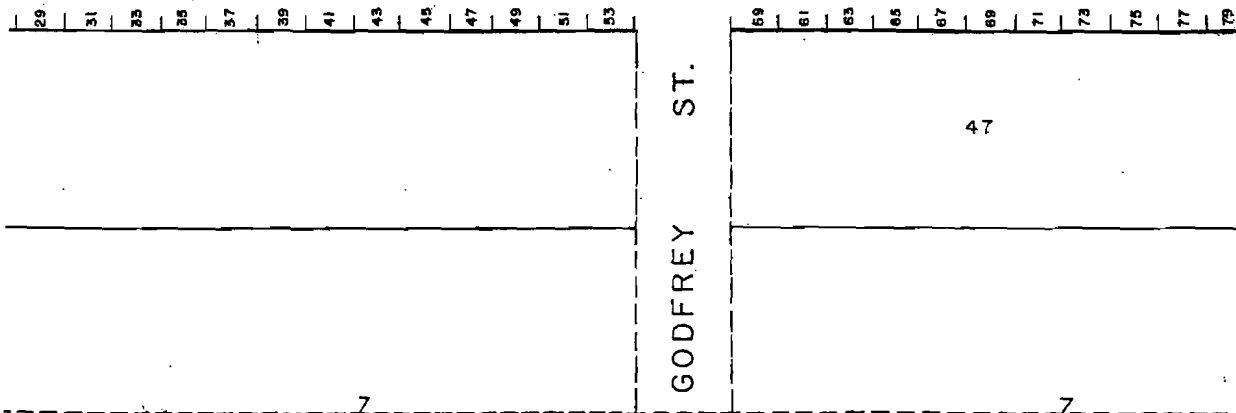
774-0723

CHAS

SHEET 274 - C

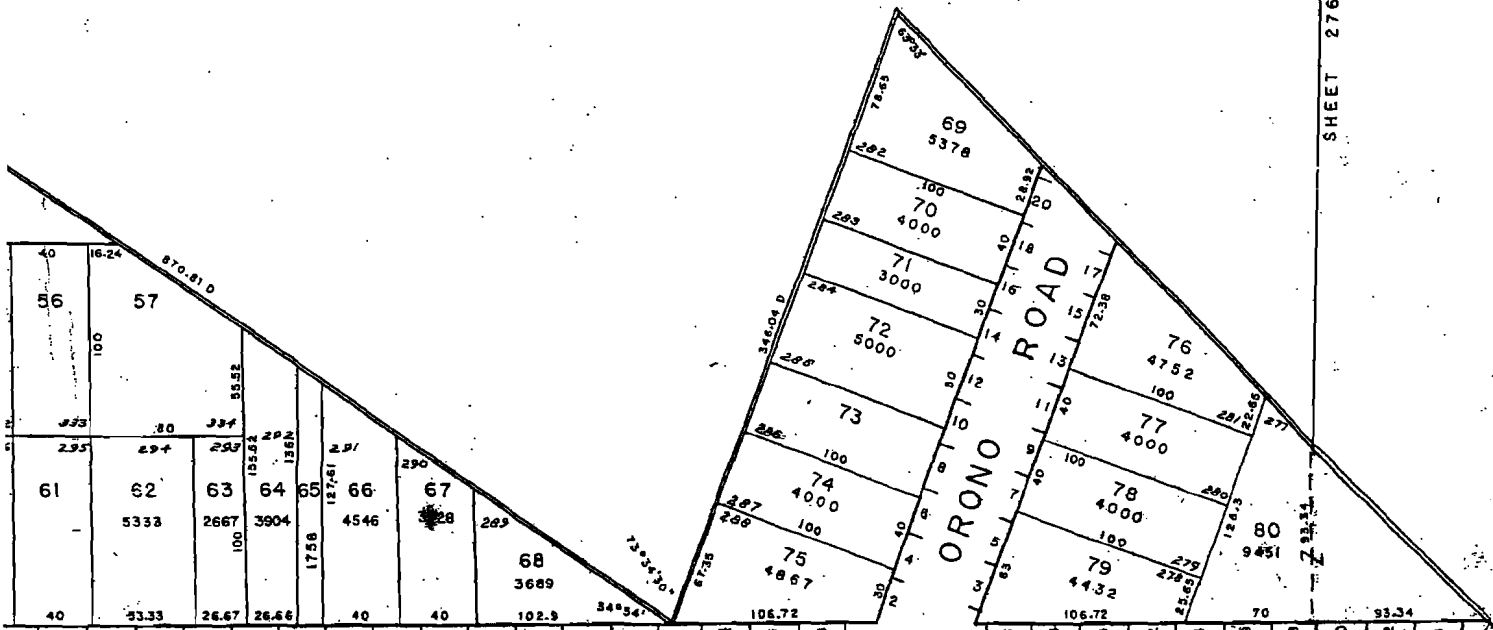
STREET

N=210

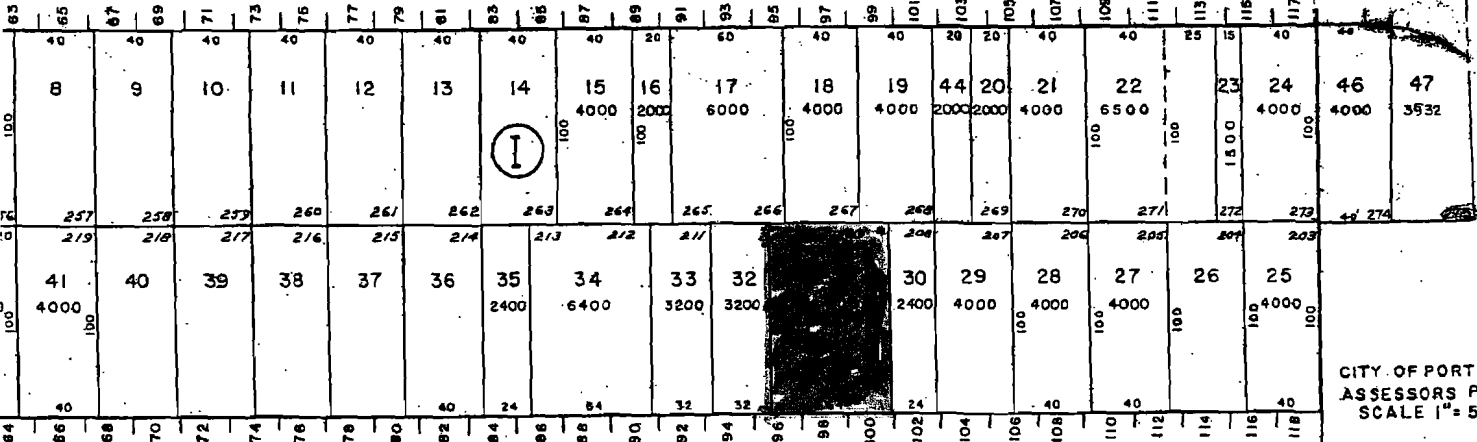


RIGHT OF WAY

48



STREET



STREET

SHEET 284 - A

SHEET 276 - B

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

REVISED 9-78



0039615

EX 17642PG250

## STATE OF MAINE

SUPERIOR COURT

DISTRICT COURT

Division of So. Cumberland

Location: Portland

Docket No.: POR FM 40-1165

## ABSTRACT OF DIVORCE DECREE

I, Sarah A. Trezger, <sup>Asst.</sup> the duly appointed, qualified and acting Clerk of the District Court, Portland, hereby certify that on the 11th day of March, 2002, a decree of divorce became final between SALLY B. TRICE, Plaintiff of Portland, Maine; and JACK L. TRICE, Defendant, of Portland, Maine, and that the following is a true copy of so much of said decree as relates to the disposition or transfer of real estate in Cumberland County, Viz:

The parties acknowledge that they own real property located at 100 Dorset Street, Portland, Maine more particularly described in a Deed recorded in the Cumberland County Registry of Deeds in Book 3150, Page 318. Said property shall become the sole and separate property of Sally Trice, who shall be solely responsible for all outstanding indebtedness on the property and shall indemnify and hold Jack Trice harmless thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said NINTH DISTRICT Court this 14<sup>th</sup> day of May, 2002

(SEAL)

Sarah A. Trezger  
Title: Asst. Clerk, District Court  
Name: SARAH A. TREZGER

This certificate is to be recorded in the Registry of Deeds for the County above named.

Return to:

DCCV-20 Rev. (1/86)

Casco Legal Clinic  
97 India Street  
Portland, Maine 04101

RECEIVED  
RECORDED REGISTRY OF DEED:

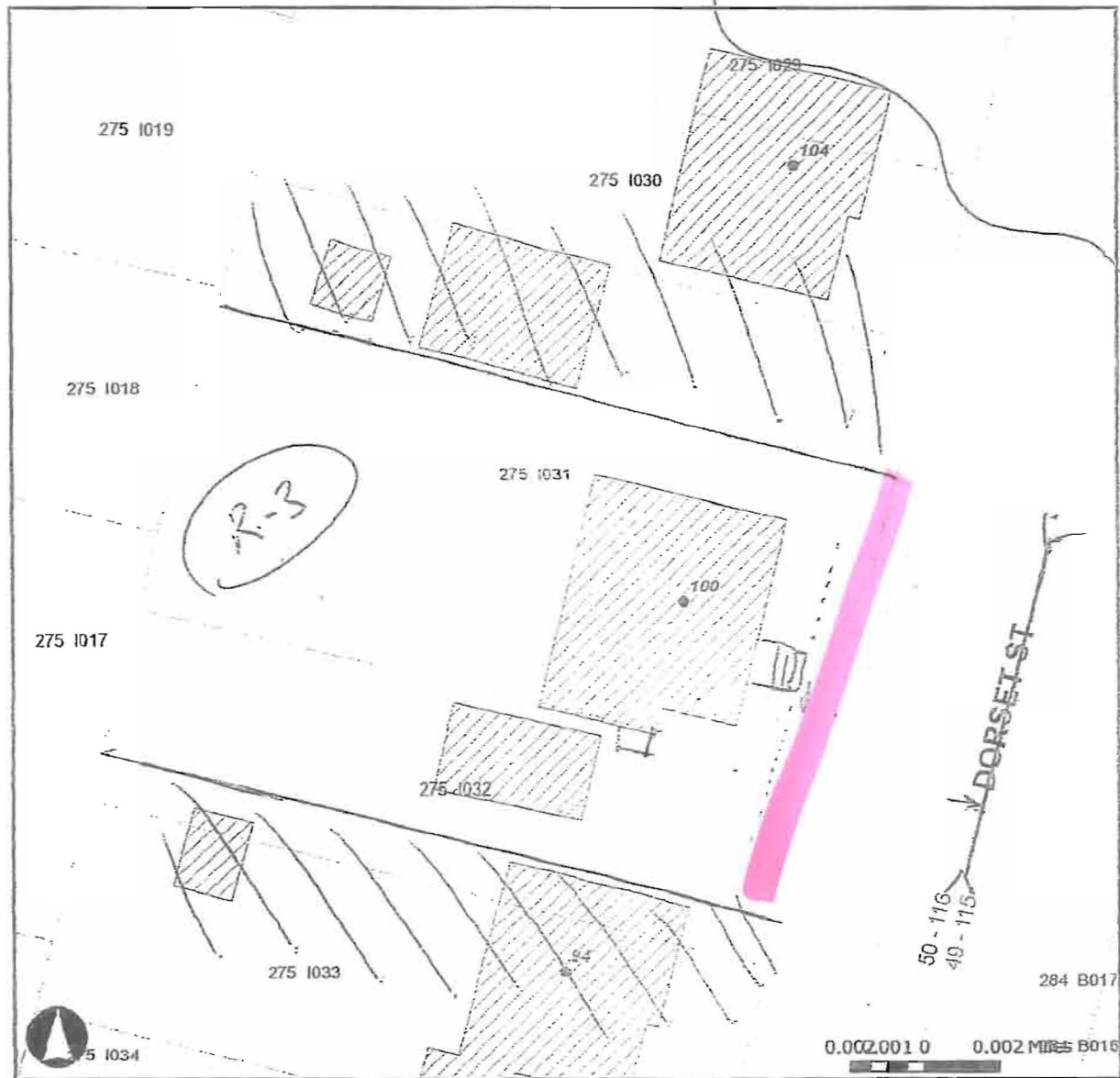
2002 MAY 17 AM 10:44

CUMBERLAND COUNTY

John B. O'Brien

Deed

## Map



Interstate



Streets

Buildings

☐ Building

☐ Out Building

Parcels

Traveled Ways

Stream

Wetland

☐ swamp

Lake/Pond

☐ under\_road

☐ waterbody

Jetport

County Streets

☐ A15

☐ A21

☐ A31

ME Towns

☐ Land

☐ Water Body

Ocean

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

## Services

Assessments

Assessed Valuation

Map

Property

Services

Assessed Valuation

Property Facts and  
Map



### Current Owner Information:

**CBL** 275 1031001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 100 DORSET ST  
**Owner Information** TRICE SALLY B  
 100 DORSET ST  
 PORTLAND ME 04102  
**Book and Page** RCFY04/  
**Legal Description** 275-1-31  
 DORSET ST 96-100  
**Acres** 6400 SF  
 0.147

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	31256	<b>OWNER OF RECORD AS OF APRIL 2010</b> TRICE SALLY B
<b>LAND VALUE</b>	\$56,100.00	
<b>BUILDING VALUE</b>	\$101,000.00	100 DORSET ST PORTLAND ME 04102
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$147,100.00	
<b>TAX AMOUNT</b>	\$2,636.04	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

### Building Information:

Card 1 of 1

**Year Built** 1955  
**Style/Structure Type** CAPE  
**# Stories** 1  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 6  
**Attic** FULL FINISH  
**Basement** FULL  
**Square Feet** 1090

[View Sketch](#)

[View Map](#)

[View Picture](#)



### Outbuildings/Yard Improvements:

Card 1

**Year Built** 1955  
**Structure** GARAGE-WD/CB  
**Size** 12X20  
**Units** 1  
**Grade** C  
**Condition** A

[New Search](#)

LAW OFFICES OF  
**RAY R. PALLAS**  
425 Main Street  
Westbrook, Maine 04092

TEL. 207-854-2521  
FAX 207-854-9649  
EMAIL: rpallas@securespeed.net

RAY R. PALLAS

PERRY H. CLARK  
OF COUNSEL

October 19, 2011

VIA EMAIL, FACSIMILE AND U.S. REGULAR MAIL

Zoning Board Of Appeals  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RECEIVED

OCT 19 2011

Re: Appeal of Sally B. Trice  
96-100 Dorset Street

Dept. of Building Inspections  
City of Portland Maine

Dear Sirs and Madams:

I write to you on behalf of John Bernard and Arlyne Bernard with respect to the above noted matter, which is scheduled for public hearing on October 20, 2011 at 6:30 p.m.

Mr. and Mrs. Bernard want to oppose the variance being sought by Sally B. Trice. In the past, Ms. Trice has complained about Mr. and Mrs. Bernards' dogs barking when Ms. Trice has visitors that gather in the street area to converse in the evening hours during the summer. The proposed variance would not only bring the Trice and Bernard homes closer together but it would also encourage expanded activity in the front area of the Trice property. That increased activity would undoubtedly disturb the Bernard dogs thereby leading them to bark. This in return would result in new Trice complaints about dogs barking. In that light the Bernards believe that it would be unwise to grant the variance. The setbacks are there to allow each owner to enjoy their property without being disturbed by the neighbors across the street. The Bernards desire that the intent of the setbacks should be supported so as to avoid potential future neighborhood conflicts.

Respectfully submitted:



Ray R. Pallas, Esq., on behalf of John Bernard and  
Arlyne Bernard

RRP: rlw

Cc: John and Arlyne Bernard  
Danielle West-Chuhta, Esq. - Facsimile and Email  
Marge Schmuckal - Facsimile  
Ann Machado - Facsimile

**rwarner@securespeed.net**

FAX 207-854-9649

RAY R. PALLAS

PERRY H. CLARK  
OF COUNSEL

This communication is intended only for the use of the Addressee and may contain information which is privileged, confidential and exempt from disclosure under applicable law. If the recipient is anyone other than the Addressee or the employee or agent of Addressee responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If this communication is received in error, please notify the sender by telephone (collect) at the above-number and return the original communication and all copies thereof in recipient's possession to the sender at the above address by US mail (C.O.D.). Thank you.



City of Portland  
389 Congress St.  
Portland ME 04101

FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT NO. 06  
PORTLAND, ME

BERNARD ARLYNE & JOHN LOWELL JTS  
95 DORSET ST  
PORTLAND, ME 04102

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

**Re: 96-100 Dorset Street**

To residents and property owners in the vicinity of 96-100 Dorset Street, the Board of Appeals will hold a public hearing on Thursday, October 20, 2011 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

**Practical Difficulty Variance Appeal:**

96-100 Dorset Street, Sally B. Trice, owner, Tax Map 275, Block I, Lot 031, R-3 Residential Zone: The applicant is proposing to replace an existing side entry porch with a larger entry porch. The appellant is requesting a variance for the front setback from the required twenty-five feet to twenty-four feet, three inches [section 14-90(d)(1)]. Representing the appeal is the owner.

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

10/20/11 @ 6:30



**FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT NO. 06  
PORTLAND, ME**

BERNARD ARLYNE & JOHN LOWELL JTS  
95 DORSET ST  
PORTLAND, ME 04102



As per my phone conversation with Barbara this date, please be advised, we (Arlyne M. Bernard and John L. Bernard, JTS) Owners of real property at 95 Dorset Street in Portland, do strongly oppose a larger entry porch at 100 Dorset Street, Portland as requested as a Practical Difficulty Variance Appeal by Owner, Sally B. Trice

Due to our age, health & transportation issues we may not be able to attend said Public Hearing on Thursday, October 20, 2011 at 6:30 pm in room 209 at Portland City Hall.

Thank you for your thoughtful consideration of our position. We resided and paid property taxes at 95 Dorset St. since new construction in 1975.

Description of our assessed property is  
284-B-17-18  
DORSET ST 93-97  
8000 SF

Sincerely, John L. Bernard 10/18/11

RECEIVED

OCT 20 2011

Dept. of Building Inspections  
City of Portland Maine



**CITY OF PORTLAND**  
**REAL ESTATE PROPERTY TAX STATEMENT**
**FY 2012**

July 1, 2011 - June 30, 2012

DUE SEPT 9, 2011	DUE MARCH 9, 2012	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
\$1,169.01	\$1,169.01	\$0.00	\$0.00	\$1,169.01

 First Billing  
 284 - B-017-001

ACCOUNT NUMBER 31954

CBL: 284 - B-017-001

Assessed Property Description

284-B-17-18

DORSET ST 93-97

8000 SF

 RE 284 - B-017-001  
 BERNARD ARLYNE &  
 JOHN LOWELL JTS  
 95 DORSET ST  
 PORTLAND ME 04102

 BRING COMPLETE TAX BILL WHEN  
 PAYING IN PERSON

 Please Make Your Check Payable to:  
 City of Portland

 PARTIAL PAYMENTS MAY BE MADE  
 AT ANY TIME

 Change of Address  
 Name:

**RETURN THIS TOP PORTION WITH PAYMENT**
**KEEP THIS PORTION**

 2012  
 REAL ESTATE PROPERTY TAX STATEMENT  
 City of Portland

Fiscal Year

 July 1, 2011 - June 30, 2012  
 Owner of Record as of April 1, 2011

 BERNARD ARLYNE &  
 JOHN LOWELL JTS  
 95 DORSET ST  
 PORTLAND ME 04102

ACCOUNT NUMBER

31954

CBL

284 - B-017-001

Acres:

0.184

Assessed Property Description

284-B-17-18

DORSET ST 93-97

8000 SF

284 - B-017-001

Date of Sale: / /

**CURRENT BILLING DISTRIBUTION**

Education	\$1,180.69
Public Safety	\$334.34
Debt Service	\$315.63
Public Services	\$201.07
General Government	\$44.42
Recreation & Facil. Mgmt	\$60.79
County Tax	\$74.82
Library	\$58.45
Metro	\$39.75
Health & Human Services	\$28.06
Enterprise Funds	\$0.00

**CURRENT BILLING INFORMATION**

Land Value	\$58,700.00
Building Value	\$79,200.00
Total Value	\$137,900.00
Exemptions	\$0.00
Homestead	\$10,000.00
Taxable Value	\$127,900.00
Tax Rate	18.28
TOTAL TAX	\$2,338.02
AMOUNT PAID	\$0.00

Change of Ownership

**Remittance Instructions**

 To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND.**

Use enclosed envelope to mail in your payment.

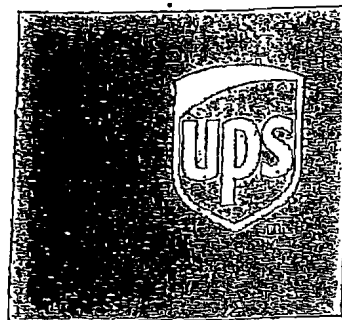
Use right top margin for change of address.

 Remit To **CITY OF PORTLAND, MAINE**  
**FINANCE DEPARTMENT**  
**TREASURY AND COLLECTION DIVISION**  
**P O BOX 544**  
**PORTLAND, ME 04112-0544**

 Former Owner Name:  
 New Owner Name:  
 New Owner Address:

Please see the backside for important information.

THE UPS STORE  
11 MAIN STREET, SUITE 7  
WESTBROOK, ME 04092  
TELEPHONE: (207) 856-7011  
FAX: (207) 856-7036  
MON-FRI: 7:30 TO 6:30  
SATURDAY: 8:00 TO 3:00



Fax Cover

The UPS Store

To: Portland Atty. Daniela Chuhuta Fax #: 874-8497

Date: October 18, 2011 # of Pages (including cover sheet): 3

From: John L. Bernard Phone #: 1-207-773-5144

Subject: Portland Board of Appeals Public Hearing

ew Name.

ew Low UPS® Rates.

ime Helpful Services.

Attn: Marge Schmuckal, Zoning Administrator  
To: Board of Appeals  
City of Portland  
389 Congress St.  
Portland, Me. 04101

Oct. 19, 2011

OCT 20 2011

From: Mr. & Mrs. Mario Cardoza  
90 Dorset St.  
Portland, Maine 04101

Re: Variance Appeal: Sally Trice, owner, tax map 275, Block I, Lot 031, R-3 Residential Zone

To Whom It May Concern:

My husband and I are in favor that Sally Trice replaces her existing side entry porch with a larger entry porch. We are in favor that she rebuilds her side entrance for the following reasons:

1. Her current side entrance which is her primary route to enter and exit her home is in need of repair.
2. Her recommendations to improve her access to and from her home include the future potential measurements needed for wheelchair accommodations. The width of her porch will have the 48 inches required to allow for 180 degree turn around access and route space in accordance the American's with Disabilities Act (ADA). See attached titles 11 and 111 chapter 4 Dept of Justice, 2010 standards, Accessible Routes (page 118).
3. This change will compliment the appearance of her home and the appearance of the neighborhood homes. Currently most of the homes look identical. When we invite guests to our home, because most of the houses look so similar, some people go to the wrong home to look for us. This change will help create a positive individualized home in our neighborhood rather than duplication of having all homes looking the same.
4. These changes to improve her use of her home and access to and from her home DO NOT interfere with Public Works (trash pick up, snow plows, fire trucks, ambulances, and police). These measurements proposed for changes to her home improve access for these services to her doorway then compared to her current condition.
5. Most importantly, the zoning regulation of section 14-90 (d) (1) regarding the 25 feet front setback does not apply to this home. When this home was built, the house was built closer to the road than the changes she is proposing. This means that the original house was built before this zoning regulation existed. Thus her modifications to be made do not extend beyond the front of the house.
6. This street does not have any sidewalks that would be included in the 25 feet measurements, whereas other streets in the R-3 Residential Zone do have sidewalks that would effect this 25 feet measurement.

Therefore, we look forward to the Board of Appeals voting in favor of Ms. Trice's appeal. We look forward to enjoying her improved side porch.

Sincerely, Margaret and Mario Cardoza

Attachment: Clear width of an accessible Route

Letter 4

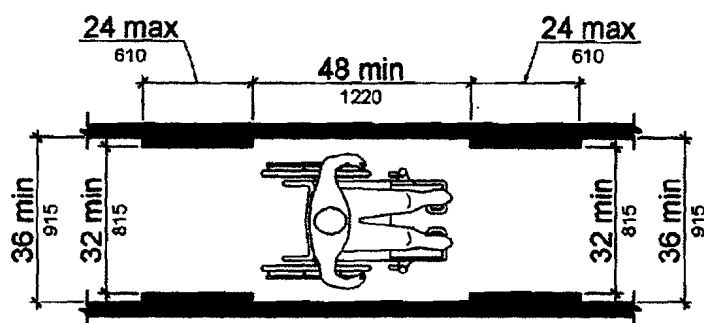


Figure 403.5.1  
Clear Width of an Accessible Route

**403.5.2 Clear Width at Turn.** Where the *accessible* route makes a 180 degree turn around an *element* which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

**EXCEPTION:** Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

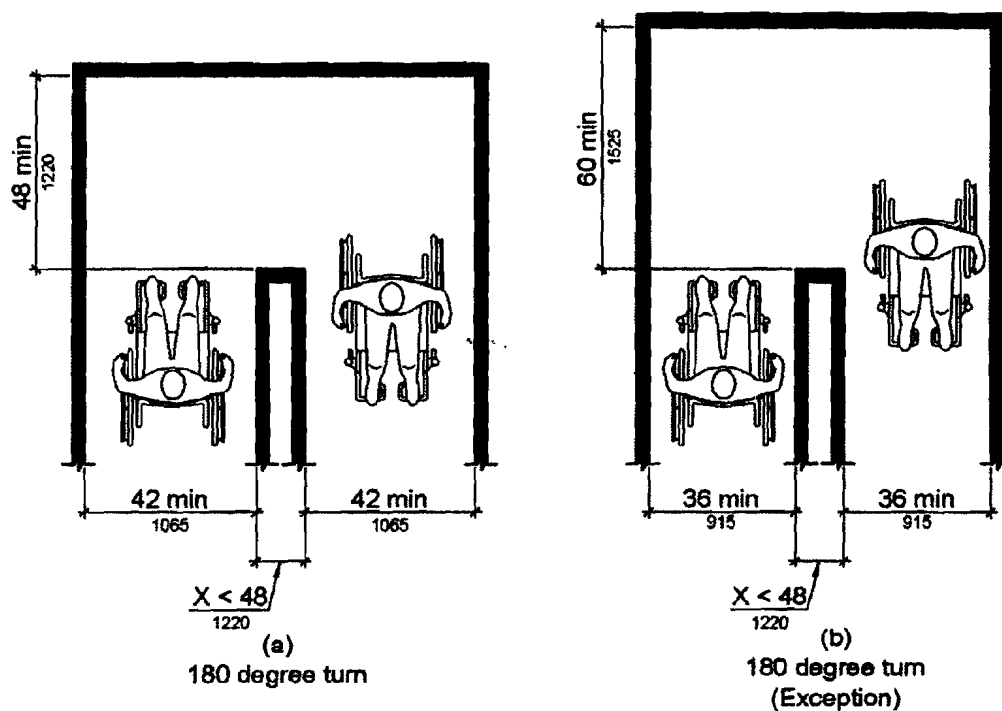


Figure 403.5.2  
Clear Width at Turn



## City of Portland Zoning Board of Appeals

October 12, 2011

Sally Trice  
100 Dorset Street  
Portland, ME 04102

Dear Ms. Trice,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, October 20, 2011 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 processing fee, legal ad and the notices for the appeal. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

CITY OF PORTLAND  
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

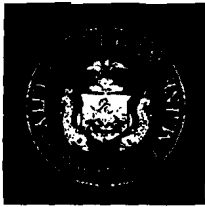
<b>Application No:</b>	2011-353	<b>Applicant:</b>	Sally Trice
<b>CBL:</b>	275 I031	<b>Application Type:</b>	Practical Difficulty Appeal
<b>Location:</b>	100 Dorset Street	<b>Invoice Date:</b>	10/12/11 , 2nd invoice 10/24/11

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$87.12
Notices	77	\$57.75
Processing Fee	1	\$50.00
Application Fee	1	\$100.00

Total Current Fees:	\$294.87
Total Current Payments:	-\$100.00
<b><u>Amount Due Now:</u></b>	<b><u>\$194.87</u></b>

---

<b>Bill to:</b>	<b>CBL: 275 I031</b>	<b>Application No: 2011-353</b>
Sally Trice	<b>Invoice Date: 10/12/11</b>	<b><u>Total Amount Due: \$194.87</u></b>
100 Dorset Street		(due on receipt)
Portland, ME 04102		



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** <sup>CC</sup>Check, Check Number: 360

**Tender Amount:** 100.00

## Receipt Header:

**Cashier Id:** amachado

**Receipt Date:** 10/4/2011

**Receipt Number:** 10635

## Receipt Details:

Reference ID:	1225	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2011-353 - 100 Dorset Street - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!

**Ann Machado - RE: Zoning Board of Appeals Legal AD**

---

**From:** "Joan Jensen" <jjensen@pressherald.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 10/11/2011 11:16 AM  
**Subject:** RE: Zoning Board of Appeals Legal AD

---

Hello,

Joan has left for the day. Your ad will run on Oct. 14, 2011 and the cost is \$174.24. Thank you.

Karen Magnuson Fitzgerald  
Portland Press Herald/Maine Sunday Telegram  
Media Adviser  
ph: 207-791-6141  
Fax: 207-791-6910  
kmfitzgerald@mainetoday.com

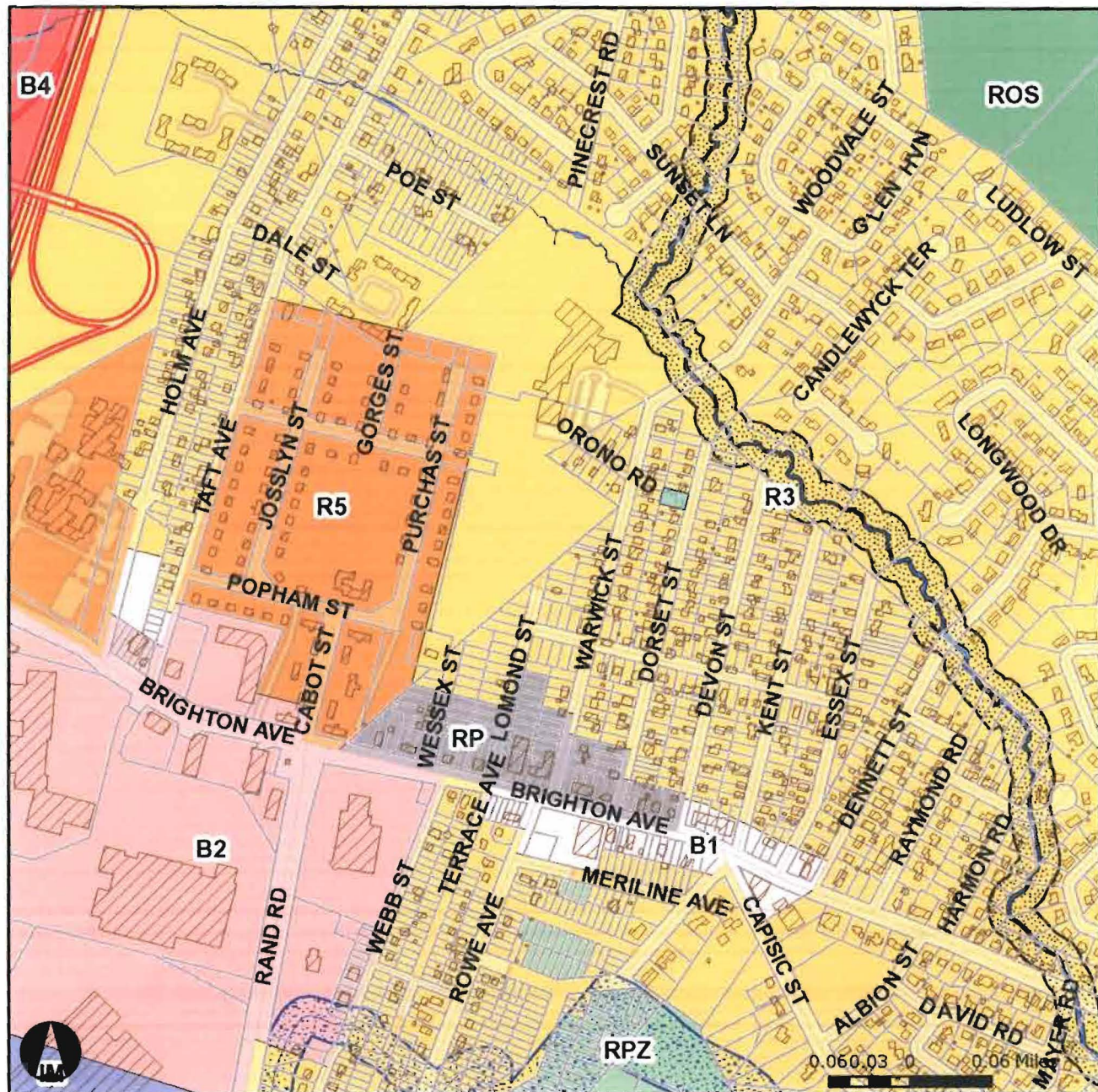
-----Original Message-----

From: "Ann Machado" <AMACHADO@portlandmaine.gov>  
Sent: Tuesday, October 11, 2011 10:13am  
To: classified@Pressherald.com  
Subject: Zoning Board of Appeals Legal AD

Joan -  
Attached is the Zoning Board of Appeals legal ad for Friday, October 14, 2011.  
Thanks.  
Ann Machado  
874-8709



# Map



## Parcels

- Interstate
- Streets

## Buildings

- Building
- Out Building

## Stream Overlay Zone

- Stream\_protection
- Island Zoning**
  - C43
  - I-B
  - I-TS
  - I-R1
  - I-R2

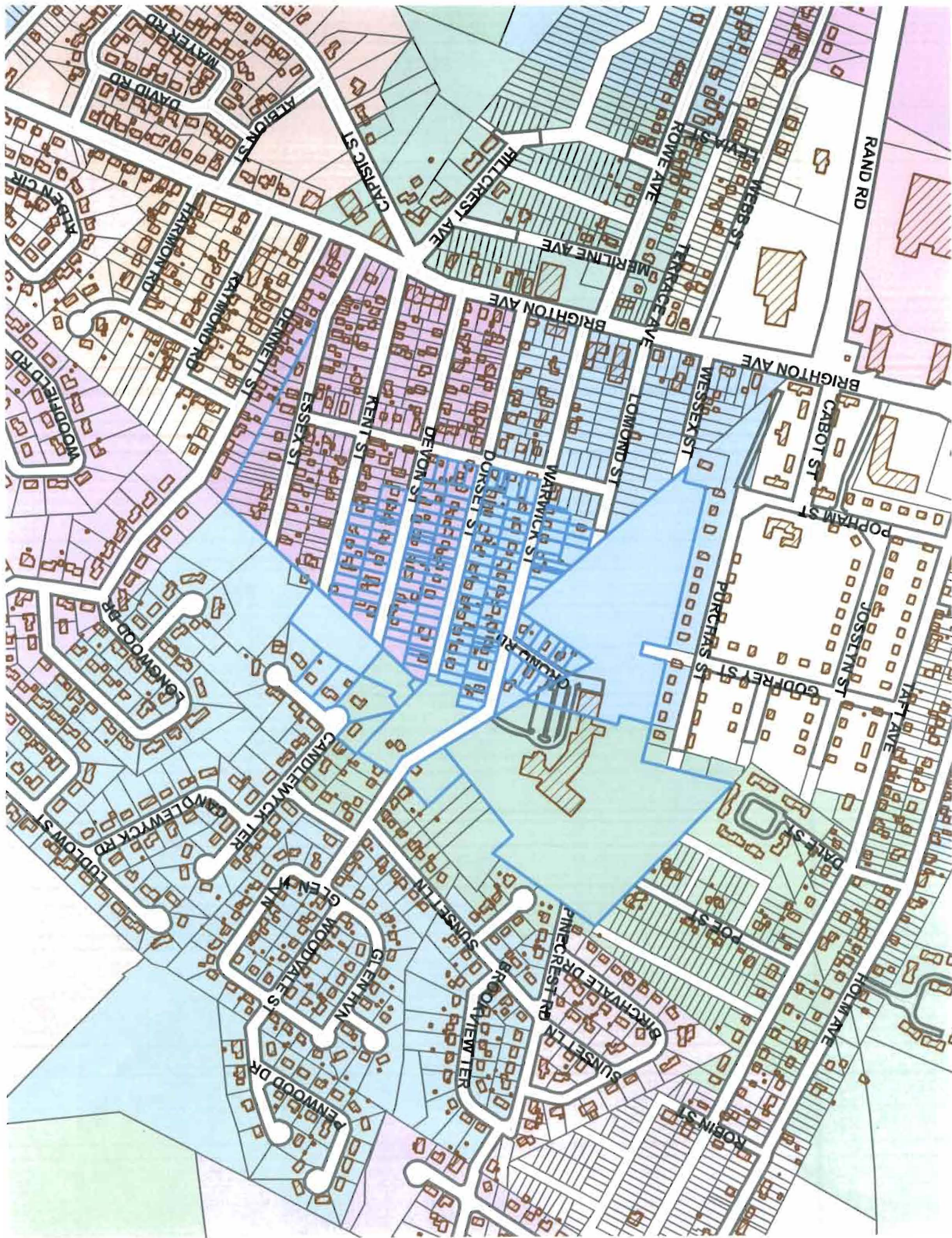
## Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

## Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31







CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ADRIEN-DARLING MAGDA	12 ORONO RD PORTLAND, ME 04102	12 ORONO RD	1
	ALLEN FRANKLIN D & LORRAINE JTS	109 CANDLEWYCK TERRACE PORTLAND, ME 04102	CANDLEWYCK TER	0
	ANDERSON EDGAR L & KIMBERLEY K JTS	103 DEVON ST PORTLAND, ME 04102	103 DEVON ST	1
	AUDETTE JOHN F & DONNA M JTS	61 WARWICK ST PORTLAND, ME 04102	61 WARWICK ST	1
	BABCOCK DAVID R & MARIE JTS	104 KENT ST PORTLAND, ME 04102	104 KENT ST	0
	BABCOCK DAVID R VN VET & MARIE JTS	104 KENT ST PORTLAND, ME 04102	104 KENT ST	1
	BERNARD ARLYNE & JOHN LOWELL JTS	95 DORSET ST PORTLAND, ME 04102	95 DORSET ST	1
	BUCKLEY JOHN B	100 DEVON ST PORTLAND, ME 04102	100 DEVON ST	1
	CARDOZA MARIO JR BLIND & MARGARET E CARDOZA JTS	90 DORSET ST PORTLAND, ME 04102	90 DORSET ST	1
	CHIASSEN LAWRENCE J & LAURIE A JTS	43 RIGGS ST PORTLAND, ME 04102	43 RIGGS ST	1
	CLARK MICHAEL S	70 DORSET ST PORTLAND, ME 04102	70 DORSET ST	1
	COAKLEY JENNIFER L	82 DEVON ST PORTLAND, ME 04102	84 DEVON ST	1
	CONROY ALEXANDRA	64 WARWICK ST PORTLAND, ME 04102	64 WARWICK ST	1
	COUTURIER KIMBERLEY A & TODD BRENNAN JTS	65 RIGGS ST PORTLAND, ME 04102	65 RIGGS ST	1
	CROCHET MONIQUE Y	95 DEVON ST PORTLAND, ME 04102	95 DEVON ST	1
	DEMARCO JOHN B	29 SONNET LN PORTLAND, ME 04102	61 DORSET ST	0
	DEMARCO JOHN B	29 SONNET LN PORTLAND, ME 04102	63 DORSET ST	1
	DEVOE CARROLL C & THELMA M	102 DEVON ST PORTLAND, ME 04102	99 DORSET ST	0
	DEVOE CARROLL C WWII VET & THELMA W JTS	102 DEVON ST PORTLAND, ME 04102	102 DEVON ST	1
	DOUGLASS DAVID F & CATHRYN S DOUGLASS JTS	67 WARWICK ST PORTLAND, ME 04102	67 WARWICK ST	1
	ECKER HERBERT A III & KATHRYN A ROCHE	60 WARWICK ST PORTLAND, ME 04102	60 WARWICK ST	1
	ELING RYAN H & BETHANY J ELING JTS	104 DORSET ST PORTLAND, ME 04102	104 DORSET ST	1
	ENAIRE MATTHEW L	71 CANDLEWYCK TER PORTLAND, ME 04102	71 CANDLEWYCK TER	1
	FOLEY NICOLE A & BRANDEN CLEMENT JTS	88 KENT ST PORTLAND, ME 04102	88 KENT ST	1
	GUIMOND RAYMOND J WWII VET	60 DORSET ST PORTLAND, ME 04102	60 DORSET ST	1
	HAINS ROBERT C	250 HOLM AVE PORTLAND, ME 04102	80 WARWICK ST	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HAINS ROBERT C	250 HOLM AVE PORTLAND, ME 04102	84 WARWICK ST	0
	HAWES THOMAS H	155 WARWICK ST PORTLAND, ME 04102	155 WARWICK ST	1
	HEFFLEY JAMES E & KELLI A HEFFLEY JTS	98 WARWICK ST PORTLAND, ME 04102	98 WARWICK ST	1
	HUSSEY TIMOTHY J	55 RIGGS ST PORTLAND, ME 04102	55 RIGGS ST	1
	JENKINS MICHAELA M	28 DENNETT ST PORTLAND, ME 04102	28 DENNETT ST	1
	JORDAN JEFFREY A	84 KENT ST PORTLAND, ME 04102	84 KENT ST	1
	JOYCE ANNE E & MARTIN A HEIRS	65 DORSET ST PORTLAND, ME 04102	65 DORSET ST	1
	JUHL SUSAN A & EDWARD H JTS	93 WARWICK ST PORTLAND, ME 04102	93 WARWICK ST	1
	KASERMAN JANINE M & DEAN P MAZZIOTTI JTS	78 WARWICK ST PORTLAND, ME 04102	78 WARWICK ST	1
	KEENAN MARY JO	22 PEARL ST SCARBOROUGH, ME 04074	LOMOND ST	0
	KEENAN MARY JO	22 PEARL ST SCARBOROUGH, ME 04074	70 WARWICK ST	1
	KEITH ROBERT G & ANNE B KEITH JTS	94 DORSET ST PORTLAND, ME 04102	94 DORSET ST	1
	KENT DONALD E & ARLIN L JTS	158 WARWICK ST PORTLAND, ME 04102	158 WARWICK ST	1
	KHOURY COLLEEN & DAVID KARRAKER	73 DORSET ST PORTLAND, ME 04102	71 DORSET ST	1
	KING LAURIE A	90 DEVON ST PORTLAND, ME 04102	90 DEVON ST	1
	LECLERC TAMMY A	114 DORSET ST PORTLAND, ME 04102	114 DORSET ST	1
	LEIGHTON ALLAN R JR	115 DORSET ST PORTLAND, ME 04102	115 DORSET ST	0
	LEIGHTON ALLAN R JR	115 DORSET ST PORTLAND, ME 04102	115 DORSET ST	1
	LENNON CYNTHIA M	62 DEVON ST PORTLAND, ME 04102	62 DEVON ST	2
	LICHTER MARK A	84 DORSET ST PORTLAND, ME 04102	84 DORSET ST	1
	LUJA BENNETT E SR WWII VET & H LENORE JTS	77 DORSET ST PORTLAND, ME 04102	77 DORSET ST	1
	MCCARTHY GAVIN G	73 WARWICK ST PORTLAND, ME 04102	73 WARWICK ST	1
	MERCIER ALFRED J & LORRAINE D JTS	87 CANDLEWYCK TER PORTLAND, ME 04102	87 CANDLEWYCK TER	1
	MITCHELL ROBERT J & SUSAN REINERS MITCHELL JTS	93 CANDLEWYCK TER PORTLAND, ME 04102	93 CANDLEWYCK TER	1
	MOREAU HALE M & LAWRENCE G JTS	74 DEVON ST PORTLAND, ME 04102	74 DEVON ST	1
	MORIN MICHAEL C	51 WARWICK ST PORTLAND, ME 04102	51 WARWICK ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MURRAY SCOTT J	76 KENT ST PORTLAND, ME 04102	76 KENT ST	1
	NELSON NATHANIEL S & MARIA N TALIENTO JTS	85 DORSET ST PORTLAND, ME 04102	85 DORSET ST	1
	NESS KIRSTEN L	99 WARWICK ST PORTLAND, ME 04101	99 WARWICK ST	1
	NIELSEN JUDITH M	62 DORSET ST PORTLAND, ME 04102	62 DORSET ST	1
	PAQUETTE CHRISTOPHER T & KELLIE L CARON JTS	89 DORSET ST PORTLAND, ME 04102	89 DORSET ST	1
	PENDLETON DONNA L	18 ORONO RD PORTLAND, ME 04102	18 ORONO RD	1
	PERKINS LAWRENCE A VN VET	66 DEVON ST PORTLAND, ME 04102	66 DEVON ST	2
	PLETTE KRISTEN T	399 GREELY EXT CUMBERLAND, ME 04021	81 WARWICK ST	1
	PLOURDE STEPHANIE A	78 DEVON ST PORTLAND, ME 04102	78 DEVON ST	1
	RIVERA JUAN A & ROSA M RIVERA JTS	11 ORONO RD PORTLAND, ME 04102	11 ORONO RD	1
	ROLAND ASHLEY A	78 DORSET ST PORTLAND, ME 04102	78 DORSET ST	1
	ROY NICOLA JANE	105 DORSET ST PORTLAND, ME 04102	105 DORSET ST	1
	SANBORN GAIL A & MARTHA COSTIN JTS	54 DORSET ST PORTLAND, ME 04102	54 DORSET ST	1
	SARGENT MICHAEL E & STEPHANIE J JTS	73 DEVON ST PORTLAND, ME 04102	73 DEVON ST	1
	SAWYER JOYCE E	87 WARWICK ST PORTLAND, ME 04102	87 WARWICK ST	1
	SIEGEL JAMES P & CATHERINE M JTS	87 DEVON ST PORTLAND, ME 04102	87 DEVON ST	1
	SNYDER JENNIFER L	79 CANDLEWYCK TERRACE PORTLAND, ME 04103	79 CANDLEWYCK TER	1
	SORRELLS STELLA M WID KW	79 DEVON ST PORTLAND, ME 04102	79 DEVON ST	1
	SOTTERY PAUL C & LINNEA D JTS	69 DEVON ST PORTLAND, ME 04102	69 DEVON ST	1
	STEELE JOHN E II & PAULA J STEELE JTS	74 WARWICK ST PORTLAND, ME 04102	74 WARWICK ST	1
	TAYLOR LESLIE J & JANE K TAYLOR JTS	67 LOMOND ST PORTLAND, ME 04102	67 LOMOND ST	1
	TRICE SALLY B	100 DORSET ST PORTLAND, ME 04102	100 DORSET ST	1
	TRUE FRANK L	96 KENT ST PORTLAND, ME 04102	96 KENT ST	1
	TURNER NATHAN & DEANNA MORTON JTS	118 WARWICK ST PORTLAND, ME 04102	118 WARWICK ST	1
	WEATHERBEE JOHN R WWII VET PHYLIS F JTS	108 DORSET ST PORTLAND, ME 04102	108 DORSET ST	1
	WHITE PAUL E SR	113 WARWICK ST PORTLAND, ME 04103	113 WARWICK ST	1

10/06/2011

275 I031

8:28 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WILLIAMS JULIE D & STEPHEN B WILLIAMS	58 MAPLEWOOD DR GORHAM , ME 04038	119 WARWICK ST	2
	WOOD ALSTON D KW VET & H JOYCE JTS	103 WARWICK ST PORTLAND, ME 04102	103 WARWICK ST	1
	WOYTKIEWICZ MARGARET L WID WWII VET	65 DEVON ST PORTLAND, ME 04102	65 DEVON ST	1