

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

Nadine Prancunas
31 Verrill Street
Portland, ME 04103

September 16, 2011

RE: 31 Verrill Street
CBL: 299 D037, 038 & 039
ZONE: R-3

Dear Ms. Prancunas:

At the September 15, 2011 meeting, the Zoning Board of Appeals voted 5-0 to grant your conditional use appeal to allow you to have a dog grooming business as a home occupation with the following conditions. One, the dogs must be kept inside to the greatest extent possible. Two, if the dogs are outside, they must be leashed and attended. Three, the hours of operation are 9AM to 5 PM seven days a week. Four, the maximum number of dogs allowed at one time is three. Five, this conditional use approval only exists as long as you are the owner of the property. I am enclosing a copy of the Board's decision.


You will also find an invoice for \$180.95 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the conditional use appeal has been approved, you need to submit a Home Occupation application to be able to operate the dog grooming business at your home. I have enclosed the Home Occupation Application. I also have enclosed a sign permit application. You have six months from the date of the hearing, September 15, 2011, referenced under section 14-474(f), to obtain the home occupation permit and certificate of occupancy, or your Zoning Board approval will expire.

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

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

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: September 16, 2011
RE: Action taken by the Zoning Board of Appeals on September 15, 2011.

Members Present: William Getz (acting chair), Mark Bower, Elyse Wilkinson, Matthew Morgan (acting secretary) and Sara Moppin

Members Absent: Phil Saucier and Gordon Smith

1. New Business

A. Conditional Use Appeal:

31 Verrill Street, Nadine Prancunas, owner, Tax Map 299, Block D, Lots 037, 038, & 039, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-410(c) to have a dog grooming business as a home occupation. Representing the appeal is the owner. **The Board voted 5-0 to grant the Conditional Use Appeal to have a dog grooming business as a home occupation with the following conditions. One, the dogs must be kept inside to the greatest extent possible. Two, if the dogs are outside, they must be leashed and attended. Three, the hours of operation are 9AM to 5 PM seven days a week. Four, the maximum number of dogs allowed at one time is three. Five, this conditional use approval only exists as long as the applicant is the owner of the property.**

Enclosure:

Decision for Agenda from September 15, 2011
Original Zoning Board Decisions
One dvd
CC: Mark Rees, City Manager
Penny St. Louis, Director, Planning & Urban Development
Alex Jaegerman, Planning Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Home Occupation: Pet Grooming

Conditional Use Appeal

DECISION

Date of public hearing: September 15, 2011

Name and address of applicant: Nadine Prancunas
31 Verrill St.
Portland, ME 04103

Location of property under appeal: 31 Verrill Street

For the Record:

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

Nadine Prancunas: 31 Verrill St. Portland, ME 04103

Roberta Aluzo: 27 Verrill St. Portland, ME 04103.

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

- ① application
- ② sec. 14-410
- ③ letter to Marge Schmuekel from proponent
- ④ sketch addendum
- ⑤ Lot Map
- ⑥ Zoning Map
- ⑦ Warranty Deed for property
- ⑧ photos of home and site for home occupation w/in home.

Findings of Fact and Conclusions of Law:

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

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

Pet grooming is not listed in section 14-410(b) as a permitted home occupation. Therefore, applicant is seeking a conditional use permit for the activity.

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

1. The home occupation, dog grooming, is similar to and no more objectionable than those home occupations listed in paragraph (b) of Section 14-410.

Satisfied Not Satisfied

Reason and supporting facts: Satisfied per testimony about control of dogs and in light of the imposed conditions.

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

Satisfied Not Satisfied

Reason and supporting facts: room for home occupation is 130 ft² sq. - which is 7% - by testimony.

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

Satisfied Not Satisfied

Reason and supporting facts: Storage will all be made inside on shelving — per testimony.

4. Storage of materials related to the home occupation shall count as a part of the occupancy limitations set forth in #2 above, but shall not constitute a dominant part of such occupancy provided, however, storage of such materials or products in garages or other accessory structures is prohibited.

Satisfied Not Satisfied

Reason and supporting facts: all parts of home occupation, including supplies, will be stored inside the room for home occupation — per testimony.

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

Satisfied Not Satisfied

Reason and supporting facts: Sign will conform to these standards — per testimony.

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

Satisfied Not Satisfied

Reason and supporting facts: Satisfied per testimony that no alterations will be made.

7. *Off-street parking*: Off-street parking is required as provided in division 20 (off-street parking) of this article: Any need for parking generated by the conduct of a home occupation allowed under section 14-410 shall be met off the street and other than in a required front yard.

Satisfied Not Satisfied

Reason and supporting facts: There will be 3 available parking spots in the driveway per testimony.

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

Satisfied Not Satisfied

Reason and supporting facts: Satisfied based on the testimony and based on the conditions.

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

Satisfied Not Satisfied home-owner

Reason and supporting facts: Only ~~home-owner~~ will ^{work} ~~work~~ for home occupation — no employees — per testimony.

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

Satisfied Not Satisfied

Reason and supporting facts: This is a school area with decent amount of traffic. There will not be many more drivers for business.

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

Satisfied Not Satisfied

Reason and supporting facts: per testimony.

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 X

Reason and supporting facts: The proposed use is for a standard size and amount of dogs and there are no unique impacts.

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

Yes ___ No X

Reason and supporting facts: There will be no substantial impacts based on conditions that will control the movements/freedom of dogs.

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

Yes ___ No X

Reason and supporting facts: There are no adverse effects

Conclusion: (check one)

___ Option 1: The Board finds that all of the standards (1 through 11) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

Option 2: The Board finds that all of the standards (1 through 11) 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:

- ① keep dogs inside to greatest extent possible
- ② if dogs are outside, then they must be leashed and attended
- ③ Hours of Operation: 9am - 5pm all 7 days a week.
- ④ Maximum 3 dogs for the home occupation purposes. at any one time
- ⑤ this conditional use permit only exists so long as ~~an~~ applicant is owner of the property.

___ Option 3: The Board finds that not all of the standards (1 through 11) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:


Board Chair

MEMBERS present: MARK Bower - Elyse Wilkinson - SARA Moppin -
Matthew Morgan - Bill Getz
← Acting Secy. CITY OF PORTLAND, MAINE ↓ Acting Chair

ZONING BOARD OF APPEALS

Members Absent: Philip Saucier, Gordon Smith

APPEAL AGENDA

called to order at 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, September 15, 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:

Granted
5-0
with
conditions

1. New Business

A. Conditional Use Appeal:

31 Verrill Street, Nadine Prancunas, owner, Tax Map 299, Block D, Lots 037, 038, & 039, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-410(c) to have a dog grooming business as a home occupation. Representing the appeal is the owner.

2. Adjournment:

7:30 pm



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

Applicant Information:

NADINE PRANCKUNAS
 Name

31 Verrill St.
 Business Name
 Address

Portland, me 04103
 Address

207-423-0207
 Telephone Fax

Subject Property Information:

31 Verrill St.
 Property Address

For 299-D - 37 to 39
 Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):
 Name

Address

Telephone Fax

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

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

Current Zoning Designation: R-3

Existing Use of Property:
home

Conditional Use Authorized by Section 14 - 410

Type of Conditional Use Proposed:
dog grooming business

RECEIVED

AUG 29 2011

Dept. of Building Inspections
 City of Portland Maine

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

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

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

Nadine Pranckunas
 Signature of Applicant

8/21/11
 Date

August 21, 2011

Nadine Pranckunas, Petitioner
31 Verrill Street
Portland, Maine 04103
npranckunas@yahoo.com
207-878-5294, c-207-423-0207

Ms. Marge Schmuckal
Zoning Administrator
Dept. of Planning and Urban Development
City of Portland
389 Congress St.
Portland, Maine 04101

Dear Ms. Schmuckal:

Thank you so much for your patience and help regarding my application for a permit for the conditional use of my residence as a dog grooming business. I would use the front corner room (den) right off my driveway as my work space. It is plenty big enough for a tub/sink, a table for one dog and two crates, one on top of the other. I already have built in shelves for my towels and supplies. My sewer and water mains are under this room, allowing for minimal construction and alteration of plumbing. I want to create this home business so I can continue to work into retirement to supplement social security income.

Regarding the City Ordinances, Chapter 14, allow me to submit the following in support of my home occupation proposal:

a)

1. My room is 130 sq.feet, or 7% of my entire living area;
2. I will have no goods to store as I am providing a service only;
3. My supplies, consisting of tools, shampoo, powders will be stored on my existing book shelves;
4. I will have a non illuminated sign on my house under two square feet in size, not projecting more than one foot from the house;
5. No exterior alterations are needed;
6. I have plenty of parking space in my driveway, three cars can park here in addition to my own;
7. No objectionable smoke, dust, odor, or heat. This is not an extremely quiet neighborhood, with the cars, events and ball games generated at Riverton School. It truly has a community feel. My business will fit in with the character of the neighborhood adding minimal additional noise;
8. I will have no employees;
9. I will require a dog owner to pick up the dog as soon as he is groomed. I am expecting to groom four or five dogs a day. This is not excessive traffic as most of my neighbors have 2-4 cars in their driveways. This traffic would be less than would be generated by a doctor, dentist, or therapist which are approved home occupations.

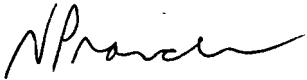
10. I will have no heavy vehicles.

b)

14. Dog grooming is similar to hairdressing in the length of visit, number of clients, use of a sink and blow dryer;

I believe this is a valuable service and convenience I am offering to Portland residents as there are (according to the yellow pages) only four groomers available at this time. Most groomers operate in Windham and Scarborough. One Portland pet shop has a three month waiting list for the service of dog grooming.

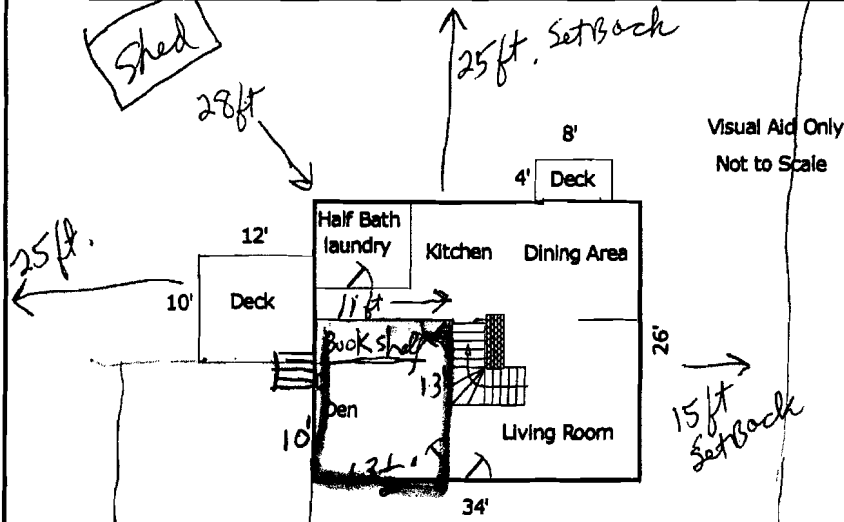
Thank you for your consideration of this matter.

A handwritten signature in black ink, appearing to read 'N Prancunas', with a stylized, flowing script.

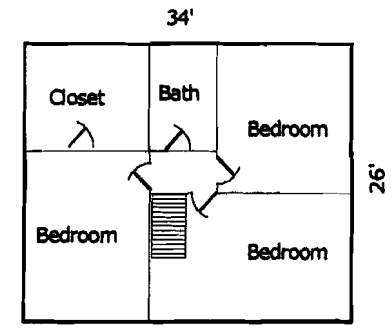
Nadine Prancunas

SKETCH ADDENDUM

Borrower or Owner **Nadine C Prancunas**
 Property Address **31 Verrill Street**
 City **Portland** County **Cumberland** State **ME** Zip Code **04103**
 Client **Kennebunk Savings Bank**



Visual Aid Only
Not to Scale



First Floor
 - 130 sq. ft. use
 1,768 total sq. feet
 7% use
 40 ft

Second Floor 34'

Verrill Street
(wide)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Keith Alling

of _____, County of _____, State of Maine,

for consideration paid, grant to **Nadine C. Pranckunas**

of Portland _____, County of Portland _____, State of Maine,


whose mailing address is 31 Verrill Street, Portland, Maine 04103

with warranty covenants, the land in Portland, County of Cumberland, and State of Maine,

described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this Ninth day of April, 1999.

*Signed, Sealed and Delivered in
presence of:*



Keith Alling

MA NE REAL ESTATE TAX PAID

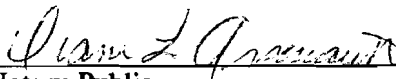
STATE OF MAINE

April 9, 1999

COUNTY OF Cumberland

Then personally appeared the above named Keith Alling and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public
Printed _____
Name: _____
My Commission Expires: _____
DIANE L. ARSENAULT
Notary Public, Maine
My Commission Expires March 19, 2000

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Verrill Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Being all of lot 12 on plan entitled, "Subdivision Site Plan for David Chase" dated December 15, 1998 and recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 129.

Subject to drainage easements as shown on above mentioned plan.

Subject to drainage easement described in Book 14508, Page 351.

Together with any interest in land as described in the deed recorded in said Registry of Deeds in Book 14614, Page 179.

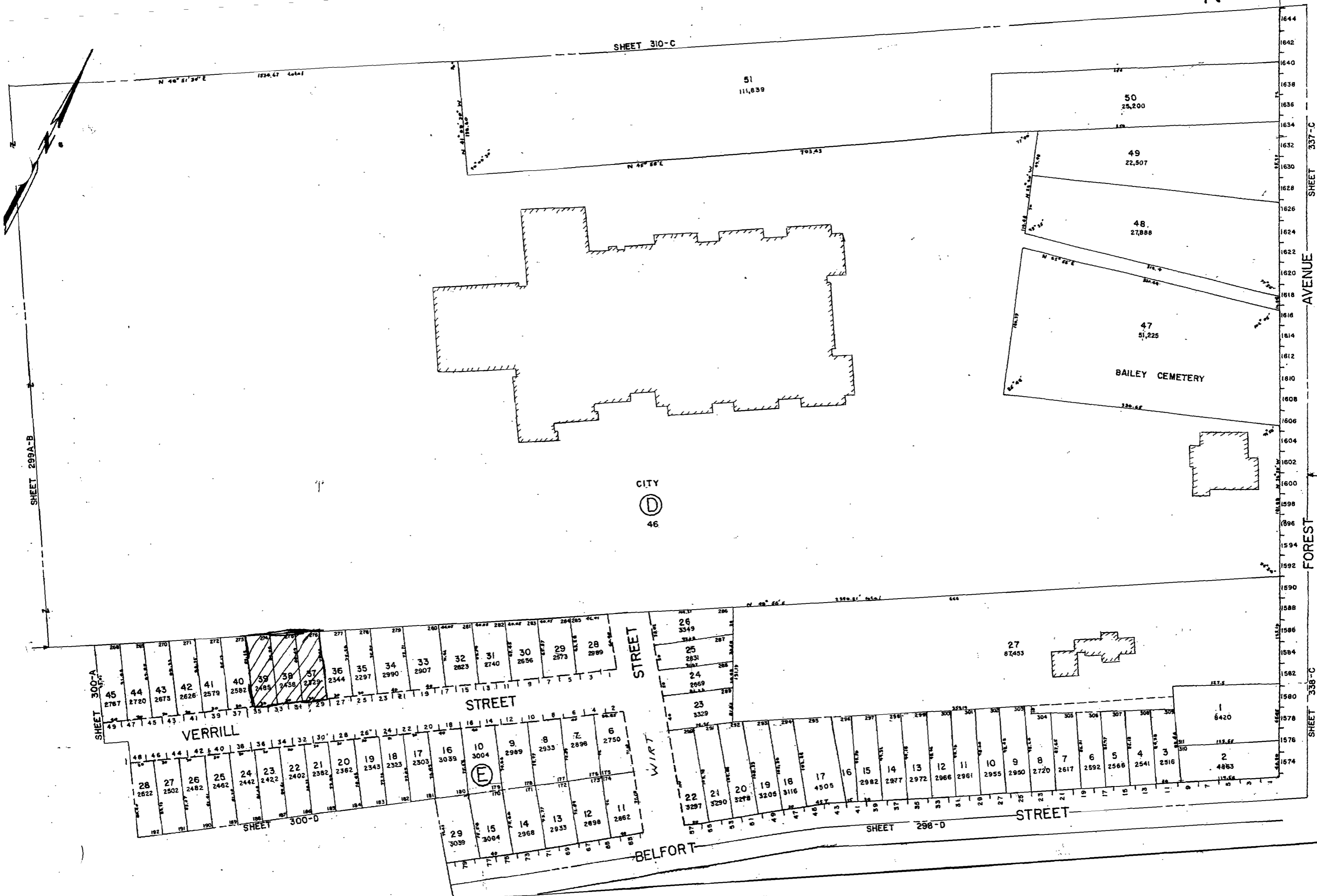
Being the same premises conveyed to the Grantor by deed of David A. Chase delivered herewith and to be recorded.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 APR 12 PM 12: 32

CUMBERLAND COUNTY

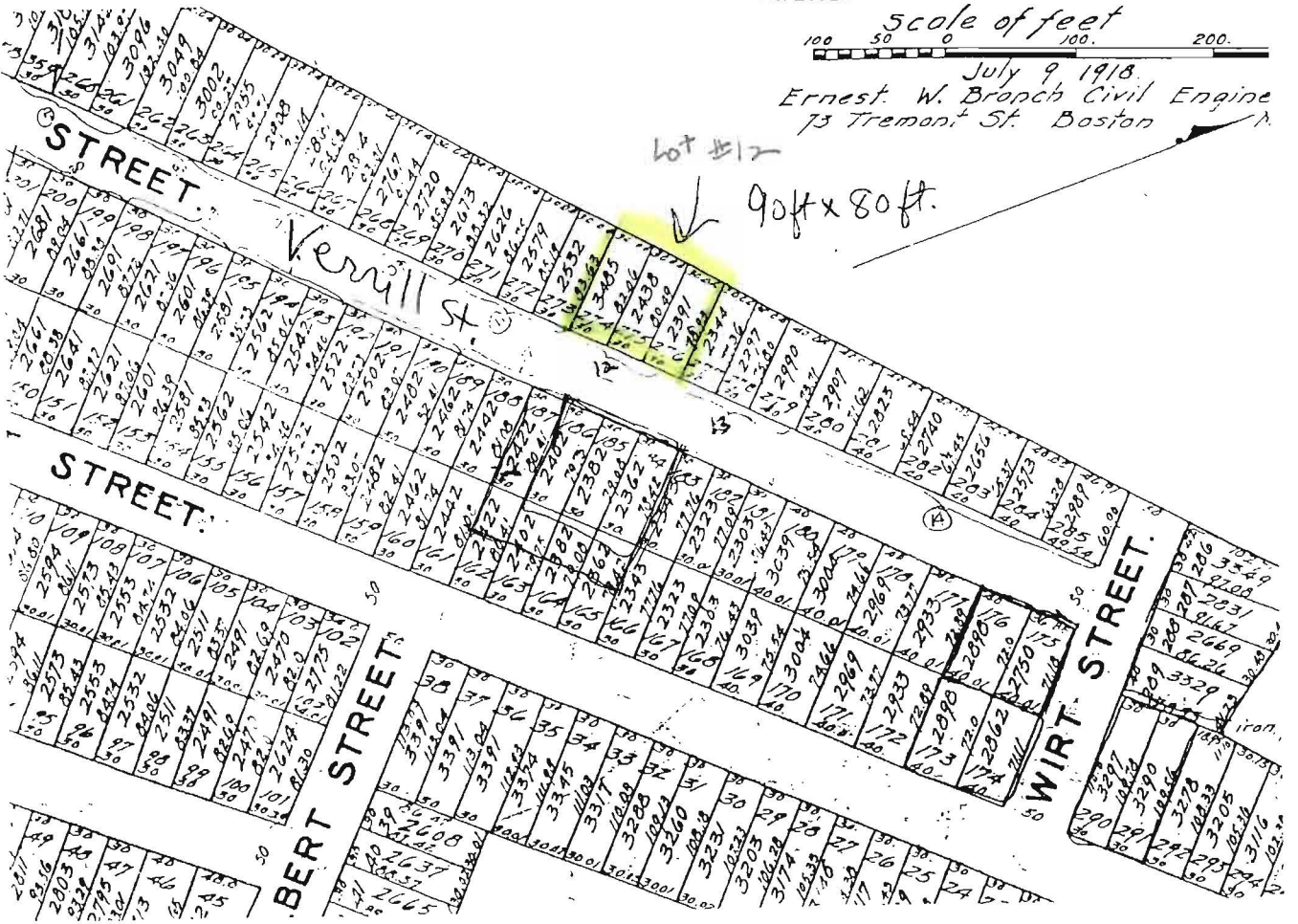
John B O'Brien



PROPERTY OWNED BY NATHANIAL W.

Scale of feet
100 50 0 100 200

July 9, 1918.
Ernest W. Branch Civil Engine
75 Tremont St. Boston



lot #12

90ft x 80ft.

STREET

Verrill St.

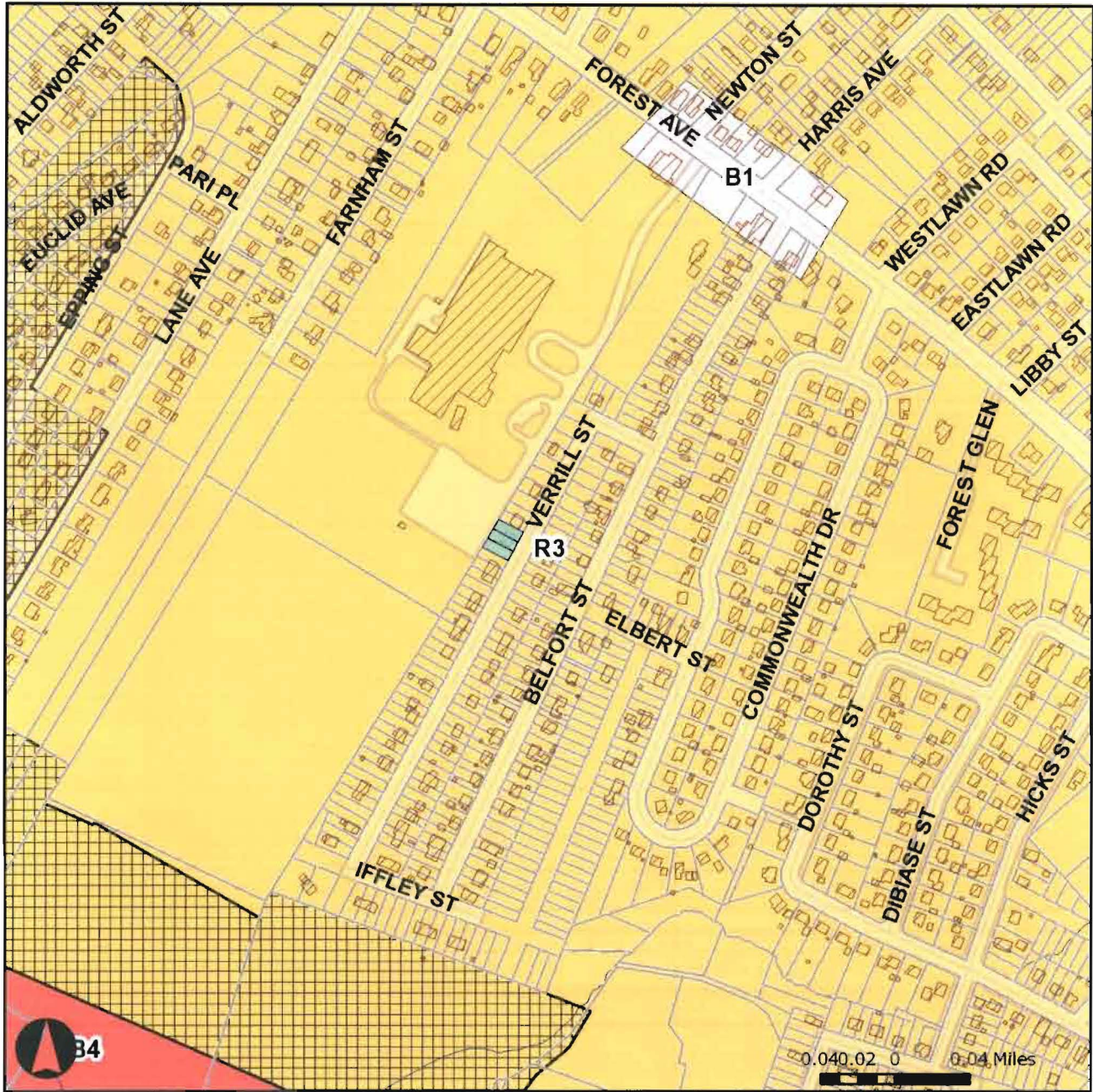
STREET

WIRT STREET

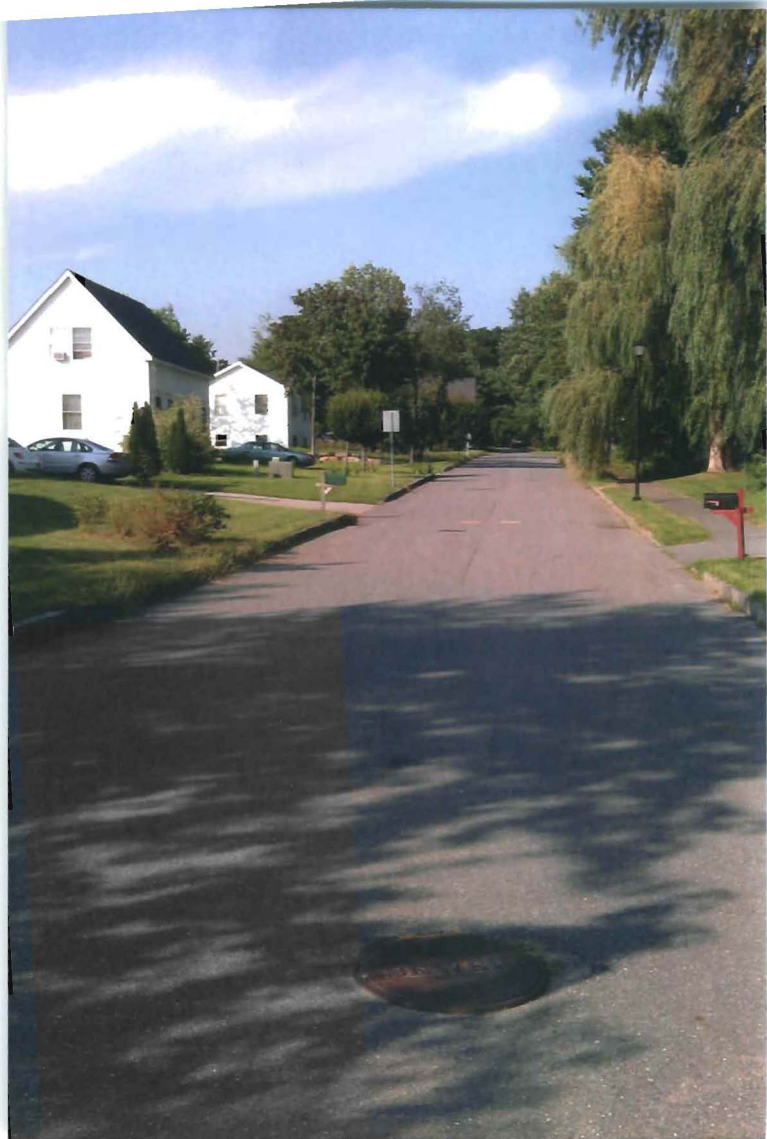
BERT STREET

STREET

Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
		OP Office Park	C23
Parcels	Stream Overlay Zone	R1 Residential	C24
		R2 Residential	C25
Interstate	Stream_protection	R3 Residential	C26
	Island Zoning	R4 Residential	C27
Streets	C43	R5 Residential	C28
	I-B	R6 Residential	C29
Buildings	I-TS		











City of Portland Zoning Board of Appeals

September 7, 2011

Nadine Pranckunas
31 Verrill Street
Portland, ME 04103

Dear Ms. Pranckunas,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, September 15, 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:

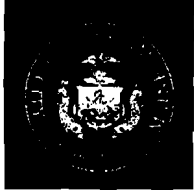
MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315
389 Congress Street
Portland, ME 04101

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

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 2623
Tender Amount: 100.00

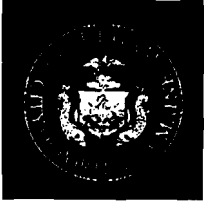
Receipt Header:

Cashier Id: amachado
Receipt Date: 8/29/2011
Receipt Number: 6185

Receipt Details:

Referance ID:	1169	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2011-325 - 31 Verrill St - Conditional Use			
Additional Comments:			

Thank You for your Payment!



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 2633

Tender Amount: 180.95

Receipt Header:

Cashier Id: amachado

Receipt Date: 9/29/2011

Receipt Number: 8661

Receipt Details:

Referance ID:	1176	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	44.25	Charge Amount:	44.25
Job ID: Project ID: 2011-325 - 31 Verrill St - Conditional Use			
Additional Comments:			

Referance ID:	1177	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	86.70	Charge Amount:	86.70
Job ID: Project ID: 2011-325 - 31 Verrill St - Conditional Use			

Additional Comments:

Referance ID:	1178	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2011-325 - 31 Verrill St - Conditional Use			
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: 9/2/2011 10:26 AM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 9:9.pdf

Hi Ann,

All set to run your ad on Friday, September 9.
The cost is \$86.70 includes \$2.00 online charge. I included a proof.
Have a great weekend!
Thank you,
Joan

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

On 9/2/11 8:57 AM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, September 9, 2011.

Thanks.

Ann Machado
874-8709

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ANCTIL LORRAINE A	60 BELFORT ST PORTLAND, ME 04103	60 BELFORT ST	1
	AU TRUONG DUONG & NHU-NGOC THI NGUYEN JTS	6718 ELDERMILL LN GAINESVILLE, VA 20155	51 W COMMONWEALTH DR	1
	BEAUDOIN JAMES H	123 BELFORT ST PORTLAND, ME 04103	123 BELFORT ST	1
	BOOSEY GEORGE C	82 BELFORT ST PORTLAND, ME 04103	82 BELFORT ST	1
	BOUSSETTA AHMED	470 FOREST AVE STE 203 PORTLAND, ME 04101	74 VERRILL ST	1
	CAIL CORTNEY L & JOHN J CONNORS JTS	38 VERRILL ST PORTLAND, ME 04103	38 VERRILL ST	1
	CARR KEVIN J & GINETTE S CARR JTS	25B WEST PLEASANT ST WESTBROOK, ME 04092	64 BELFORT ST	1
	CARR KEVIN J & GINETTE S JTS	25B WEST PLEASANT ST WESTBROOK, ME 04092	68 BELFORT ST	1
	CARTER KEVIN J & DESIRE E CARTER JTS	106 QUEEN PALM DR NAPLES, FL 34114	89 BELFORT ST	1
	CARTONIO CATHERINE A	41 ELBERT ST PORTLAND, ME 04103	41 ELBERT ST	1
	CERTAIN THOMAS E & JACQUELINE D JTS	53 VERRILL ST PORTLAND, ME 04103	53 VERRILL ST	1
	CHASE CHRISTOPHER EDWARD	9 ARROWHEAD DR FALMOUTH, ME 04105	5 VERRILL ST	1
	CIPRIANO JANICE M	134 BELFORT ST PORTLAND, ME 04103	134 BELFORT ST	1
	DANIELS MADELINE J	107 BELFORT ST PORTLAND, ME 04103	107 BELFORT ST	1
	DYER DAVID H	128 BELFORT ST PORTLAND, ME 04103	128 BELFORT ST	1
	DYER DAVID H	128 BELFORT ST PORTLAND, ME 04103	SARFIELD ST	0
	DZIEGIELEWSKI ANDREW & ANJANNETTE CARBONE-	66 VERRILL ST PORTLAND, ME 04103	66 VERRILL ST	1
	ESPOSITO ROBERT J	50 GRAY RD FALMOUTH, ME 04105	VERRILL ST	0
	FARRIN MILTON W & DEANNA F OR SURV	49 BELFORT ST PORTLAND, ME 04103	49 BELFORT ST	1
	FRAZIER BRADLEY J	114 BELFORT ST PORTLAND, ME 04103	114 BELFORT ST	1
	GRIFFIN KAREN A & JAMES S GRIFFIN	88 BELFORT ST PORTLAND, ME 04103	88 BELFORT ST	1
	HAM FRANK G & CARLA M HAM	63 W COMMONWEALTH DR PORTLAND, ME 04103	63 W COMMONWEALTH DR	1
	HANNA ANDREW J & PATRICIA A MORIN JTS	129 BELFORT ST PORTLAND, ME 04103	129 BELFORT ST	1
	HARMER WILLIAM E & MARY L OR SURV	95 W COMMONWEALTH DR PORTLAND, ME 04103	97 W COMMONWEALTH DR	0
	HARMER WILLIAM E KW VET & MARY L OR SURV	95 W COMMONWEALTH DR PORTLAND, ME 04103	95 W COMMONWEALTH DR	1
	HOGAN BARBARA A & ALFRED LEE JR JTS	72 BELFORT ST PORTLAND, ME 04103	72 BELFORT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	JESSUP JOHN W JR ETALS JTS	10 WIRT ST PORTLAND , ME 04103	10 EMPIRE WAY	1
	KAYNE KEVIN B & AMY GULINO-KAYNE JTS	111 BELFORT ST PORTLAND, ME 04103	111 BELFORT ST	1
	KEENE JERRY B & MARY M JTS	44 VERRILL ST PORTLAND , ME 04103	44 VERRILL ST	1
	KRSMANOVIC ZORAN & SPOMENKA KRSMANOVIC JTS	32 VERRILL ST PORTLAND , ME 04103	32 VERRILL ST	1
	KUTCH ROBERT J & LAURA J KUTCH JTS	15 WIRT ST PORTLAND , ME 04103	15 EMPIRE WAY	1
	LARSEN BERNARD N KW VET & DOROTHY A JTS	1584 FOREST AVE PORTLAND, ME 04103	1582 FOREST AVE	1
	LARSEN PAMELA THORA	96 BELFORT ST PORTLAND , ME 04103	92 BELFORT ST	0
	LARSEN PAMELA THORA	96 BELFORT ST PORTLAND , ME 04103	96 BELFORT ST	1
	MAKOCI MILTJADH MILI	19 VERRILL ST PORTLAND , ME 04103	19 VERRILL ST	1
	MCNEAL CARROL J HEIRS	97 BELFORT ST PORTLAND, ME 04103	91 BELFORT ST	0
	MCNEAL CARROL J HEIRS	97 BELFORT ST PORTLAND , ME 04103	97 BELFORT ST	1
	MERRILL JANELLE & JEREMY BROWN JTS	55 W COMMONWEALTH DR PORTLAND , ME 04103	57 W COMMONWEALTH DR	1
	MILLER CHERIE L	120 BELFORT ST PORTLAND, ME 04103	120 BELFORT ST	1
	MOLINA BLANCA E	106 BELFORT ST PORTLAND , ME 04103	106 BELFORT ST	1
	MOSHER ISAIAH B & CASSANDRA M MOSHER JTS	75 VERRILL ST PORTLAND , ME 04103	75 VERRILL ST	1
	MULLIN DAVID F	45 VERRILL ST PORTLAND, ME 04103	45 VERRILL ST	1
	NOYES GARY T	108 BELFORT ST PORTLAND, ME 04103	108 BELFORT ST	1
	PAPALE LEE A	PO BOX 2337 NANTUCKET , MA 02584	75 W COMMONWEALTH DR	1
	PRANCKUNAS NADINE C	31 VERRILL ST PORTLAND, ME 04103	31 VERRILL ST	1
	RANAGHAN EDWARD P WWII VET	52 VERRILL ST PORTLAND , ME 04103	52 VERRILL ST	1
	RUSSELL JUSTIN M & CYNTHIA F RUSSELL JTS	60 VERRILL ST PORTLAND , ME 04103	60 VERRILL ST	1
	RUSSO MORRIS J & JENNIFER P RUSSO JTS	117 BELFORT ST PORTLAND, ME 04102	117 BELFORT ST	1
	SALA MARIA-FE I & JONATHAN E SALA JTS	11401 CEDAR SPRINGS DR FRISCO , TX 75035	43 ELBERT ST	1
	SHAUGHNESSY MARK D & MARIA C FOX JTS	39 VERRILL ST PORTLAND , ME 04103	39 VERRILL ST	1
	SHAW KERRY M KW VET & SHIRLEY J OR SURV	77 BELFORT ST PORTLAND, ME 04103	77 BELFORT ST	1
	SHAW VIRGINIA M WID WWII VET	47 W COMMONWEALTH DR PORTLAND, ME 04103	47 W COMMONWEALTH DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	STRAIGHT WILLIAM L & MELISSA S JTS	57 BELFORT ST PORTLAND, ME 04103	57 BELFORT ST	1
	SYLVESTER DIANE M	80 BELFORT ST PORTLAND, ME 04103	80 BELFORT ST	1
	THOMAS STEVEN D & REBECCA L GOLDENTHAL JTS	67 BELFORT ST PORTLAND, ME 04103	67 BELFORT ST	1
	THOMPSON PAUL J & DOUGLAS C THOMPSON JTS	133 BELFORT ST PORTLAND, ME 04103	133 BELFORT ST	1
	TOLIVER ROBERTA	27 VERRILL ST PORTLAND, ME 04103	27 VERRILL ST	1
	TUCCI ANDREW R & MIRELA TUCCI JTS	67 VERRILL ST PORTLAND, ME 04103	67 VERRILL ST	1
	TUREL CHRISTINE M	83 BELFORT ST PORTLAND, ME 04103	83 BELFORT ST	1
	TUREL CHRISTINE M	83 BELFORT ST PORTLAND, ME 04103	VERRILL ST	0
	WEBBER SCOTT E & CYNTHIA J WEBBER JTS	67 W COMMONWEALTH DR PORTLAND, ME 04103	67 W COMMONWEALTH DR	1
	WHEELDEN C GEORGE & CANDACE G WHEELDEN JTS	71 BELFORT ST PORTLAND, ME 04103	71 BELFORT ST	1
	YING YUNG L & ASHLEY P TRAN JTS	61 VERRILL ST PORTLAND, ME 04103	61 VERRILL ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed:

63	57
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