

# 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

August 20, 2010

Michael Mulkern  
241 Elm Street  
South Portland, ME 04106

RE: 1445 Forest Avenue  
CBL: 340 D003  
ZONE: R-3

Dear Mr. Mulkern:


At the August 19, 2010 meeting, the Zoning Board of Appeals voted 4-0 to deny your interpretation appeal, and they voted 4-0 to accept your withdrawal of your variance appeal. I have enclosed a copy of the Board's decisions. I have also enclosed a receipt for your payment of the fee for the appeals.

Now that your appeal has been denied, you must bring your property into compliance. There should be one dwelling unit on the first floor and one dwelling unit on the second floor. I know that you have been working with our code enforcement office to be compliant. This process should be finished as soon as possible. Please contact our office if you have any questions.

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,



Ann B. Machado  
Zoning Specialist

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:** August 20, 2010

**RE:** Action taken by the Zoning Board of Appeals on August 19, 2010.

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

**Members Absent:** Jill Hunter

#### 1. New Business:

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

**615 Forest Avenue, James Andrews, owner, Tax Map 125, Block N, Lot 003, B-2b Community Business Zone:** The applicant is seeking a variance from the residential density requirements of the B-2b zone. The current use of the property is commercial on the first floor with two residential dwelling units above. The appellant is seeking to add a third dwelling unit on the first floor. Section 14-182(a)(2) allows multi-family dwellings in the B-2b zone in any structure with commercial uses in the first floor. In order to determine the maximum residential density for property located off-peninsula in the B-2b zone, the residential density requirements of the nearest residential zone apply [section 14-185(a)(5)(b)(i)]. The nearest residential zone is R-3, and it requires 6,500 square feet of land area per dwelling unit [section 14-90(b)]. The applicant's total lot size is 2,183 square feet. The applicant is requesting a variance from the 6,500 square feet of land area per dwelling unit requirement, which would result in 727 square feet of land area per dwelling unit if a third unit is permitted. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance appeal to allow a dwelling unit to be added to the first floor of the building.**

##### B. Interpretation Appeal:

**1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone:** The appellant is seeking a variance to add one dwelling unit to an existing two family dwelling in the R-3 zone. A multi-family dwelling is not a permitted use in the R-3 Zone [section 14-87(a)]. Section 14-473(c)(4)(a) does not allow a use variance to be granted in a low density residential district (IR-1, IR-2, IR-3, R-1, R-2, R-3) for a use that is only allowed in a medium or high density residential district (R-4, R-5, R-6). The applicant is challenging the interpretation of section 14-473(c)(4)(a), arguing that they should be permitted to apply for a variance. Representing the appeal is the owner. **The Board voted 4-0 to deny the interpretation appeal.**

##### C. Variance Appeal:

**1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone:** The current legal use of the property is two residential dwelling units. The appellant would like to add a third dwelling unit. Section 14-87(a) lists the permitted residential uses in the R-3 zone. Multifamily

dwelling units are not permitted. The applicant is requesting a use variance to be allowed to add one additional dwelling unit to the property for a total of three dwelling units. Representing the appeal is the owner. **The Board voted 4-0 to accept the withdrawal of the variance appeal.**

**D. Conditional Use Appeal:**

**173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b Community Business Zone & R-6 Residential Zone:** The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee. **The Board voted 4-0 to grant the conditional use appeal allowing the applicant to have a silk screening and embroidery business.**

**E. Variance Appeal:**

**141-151 Auburn Street, Lewis McDonald, owner, Tax Map 125, Block B, Lots 008 & 013, R-3 Residential Zone:** The appellant was granted a conditional use appeal on January 22, 2004 to add an additional dwelling unit to his single family home. Section 14-88(a)(2)(g)(iii) requires the owner to occupy one of the dwelling units. The applicant is requesting a variance to waive the requirement that the property has to be owner occupied. Representing the appeal is the owner. **The Board voted 4-0 to deny the variance to waive the requirement that the property be owner occupied.**

**Enclosure:**

Decision for Agenda from August 19, 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 : Philip Saucier - Gordon Smith - Bill Getz - SARA

Moypm

# CITY OF PORTLAND, MAINE

## ZONING BOARD OF APPEALS

Member absent : Jill Hunter

### APPEAL AGENDA

called to order 6:40

The Board of Appeals will hold a public hearing on Thursday, August 19, 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. Practical Difficulty Variance Appeal:

A-φ

Denied

615 Forest Avenue, James Andrews, owner, Tax Map 125, Block N, Lot 003, B-2b Community Business Zone: The applicant is seeking a variance from the residential density requirements of the B-2b zone. The current use of the property is commercial on the first floor with two residential dwelling units above. The appellant is seeking to add a third dwelling unit on the first floor. Section 14-182(a)(2) allows multi-family dwellings in the B-2b zone in any structure with commercial uses in the first floor. In order to determine the maximum residential density for property located off-peninsula in the B-2b zone, the residential density requirements of the nearest residential zone apply [section 14-185(a)(5)(b)(i)]. The nearest residential zone is R-3, and it requires 6,500 square feet of land area per dwelling unit [section 14-90(b)]. The applicant's total lot size is 2,183 square feet. The applicant is requesting a variance from the 6,500 square feet of land area per dwelling unit requirement, which would result in 727 square feet of land area per dwelling unit if a third unit is permitted. Representing the appeal is the owner.

##### B. Interpretation Appeal:

A-φ  
Denied

1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone: The appellant is seeking a variance to add one dwelling unit to an existing two family dwelling in the R-3 zone. A multi-family dwelling is not a permitted use in the R-3 Zone [section 14-87(a)]. Section 14-473(c)(4)(a) does not allow a use variance to be granted in a low density residential district (IR-1, IR-2, IR-3, R-1, R-2, R-3) for a use that is only allowed in a medium or high density residential district (R-4, R-5, R-6). The applicant is challenging the interpretation of section 14-473(c)(4)(a), arguing that they should be permitted to apply for a variance. Representing the appeal is the owner.

##### C. Variance Appeal:

A-φ  
Withdrawn

1445 Forest Avenue, Michael Mulkern, owner, Tax Map 340, Block D, Lot 003, R-3 Residential Zone: The current legal use of the property is two residential dwelling units. The appellant would like to add a third dwelling unit. Section 14-87(a) lists the permitted residential uses in the R-3 zone. Multifamily dwellings are not permitted. The applicant is requesting a use variance to be allowed to add one additional dwelling unit to the property for a total of three dwelling units. Representing the appeal is the owner.

4-0

**D. Conditional Use Appeal:**

173 Neal Street, Pramod Shrestha, lessee, Tax Map 054, Block G, Lot 023, B-2b

GRANTED

Community Business Zone & R-6 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-183(b)(1) to have a silk screening and embroidery business. Representing the appeal is Pramod Shrestha, the lessee.

**E. Variance Appeal:**

141-151 Auburn Street, Lewis McDonald, owner, Tax Map 125, Block B, Lots 008 & 013, R-3 Residential Zone: The appellant was granted a conditional use appeal on

January 22, 2004 to add an additional dwelling unit to his single family home. Section 14-88(a)(2)(g)(iii) requires the owner to occupy one of the dwelling units. The applicant is requesting a variance to waive the requirement that the property has to be owner occupied. Representing the appeal is the owner. *The Board Does not have*

4-0  
DENIED

*The right to grant this VARIANCE*

**2. Adjournments**

↓  
8:20pm



**City of Portland, Maine  
 Department of Planning and Urban Development  
 Zoning Board of Appeals  
 Variance Appeal Application**

**Applicant Information:**

Michael E. Melkers  
 Name

**Business Name**

241 Elm Street  
 Address

South Portland, Me 04106

(207) 799 2682 same  
 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:**

2 Family

**Subject Property Information:**

1445 Forest Avenue  
 Property Address

Chart #340, Block D, Lot 3  
 Assessor's Reference (Chart-Block-Lot)

**Property Owner (if different):**

Name

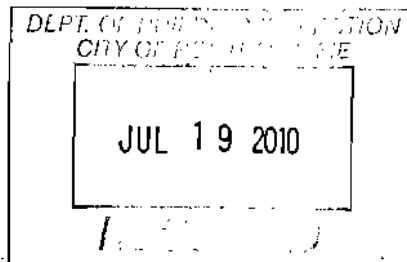
Address

Telephone

Fax

**Variance from Section 14 -** 87(A)

**WITHDRAW**



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

The undersigned hereby makes application for a 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.

Michael Melkers  
 Signature of Applicant

7/15/10  
 Date

Except as specifically provided by the ordinance, a variance may be granted by the Board only where strict application of the ordinance, or a provision thereof, to the petitioner and his property would cause undue hardship. In order for the Board to find "undue hardship", the applicant must answer ALL of the following questions, and provide supporting evidence. The Board will consider this evidence in deciding whether to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

Yes \_\_\_\_\_ (deny the appeal) No

Reasons bought the building and did major upgrades.  
I stand to not make ends meet without this varia.

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes  No \_\_\_\_\_ (deny the appeal)

Reasons Extremely large lot, OFF street  
parking for up to 10 cars, Units are  
overly large.

3. Will the granting of the variance alter the essential character of the locality?

Yes \_\_\_\_\_ (deny the appeal) No

Reasons The variance will allow for less  
people living on the lot, rather than 2 3 bedra  
units.

4. Is the hardship a result of the action taken by the applicant or a prior owner (self-created hardship)?

Yes \_\_\_\_\_ (deny the appeal) No

Reasons The hardship is that the way it is I  
could have up to 10 people in the building compared  
to 6 people (3 section 8's) and one non section 8.

It is up to the applicant to decide whether to file an appeal after reviewing the above requirements.

Michael MulKern  
241 Elm Street  
South Portland, ME 04106  
799-2682 / 899-5158

To: Zoning Board  
of Appeals

I bought 1445 Forest Avenue about a year ago. It was in foreclosure. I find out now that it was zoned as a two family building. I believed it to be a five unit. I was asked by the city to remove 3 of the kitchens and 1 bath which I did.

I am now asking to replace 1 kitchen to make the property a 3 unit (2/2 bedroom) 1/3 bedroom.

The only thing that needs to be done is 1 set of kitchen cabinets and sink and a 4 foot wall in hall.

No exterior changes need to be made!  
Plenty of parking.

Thank you for your consideration

RECEIVED

*Michael MulKern*

AUG - 5 2010

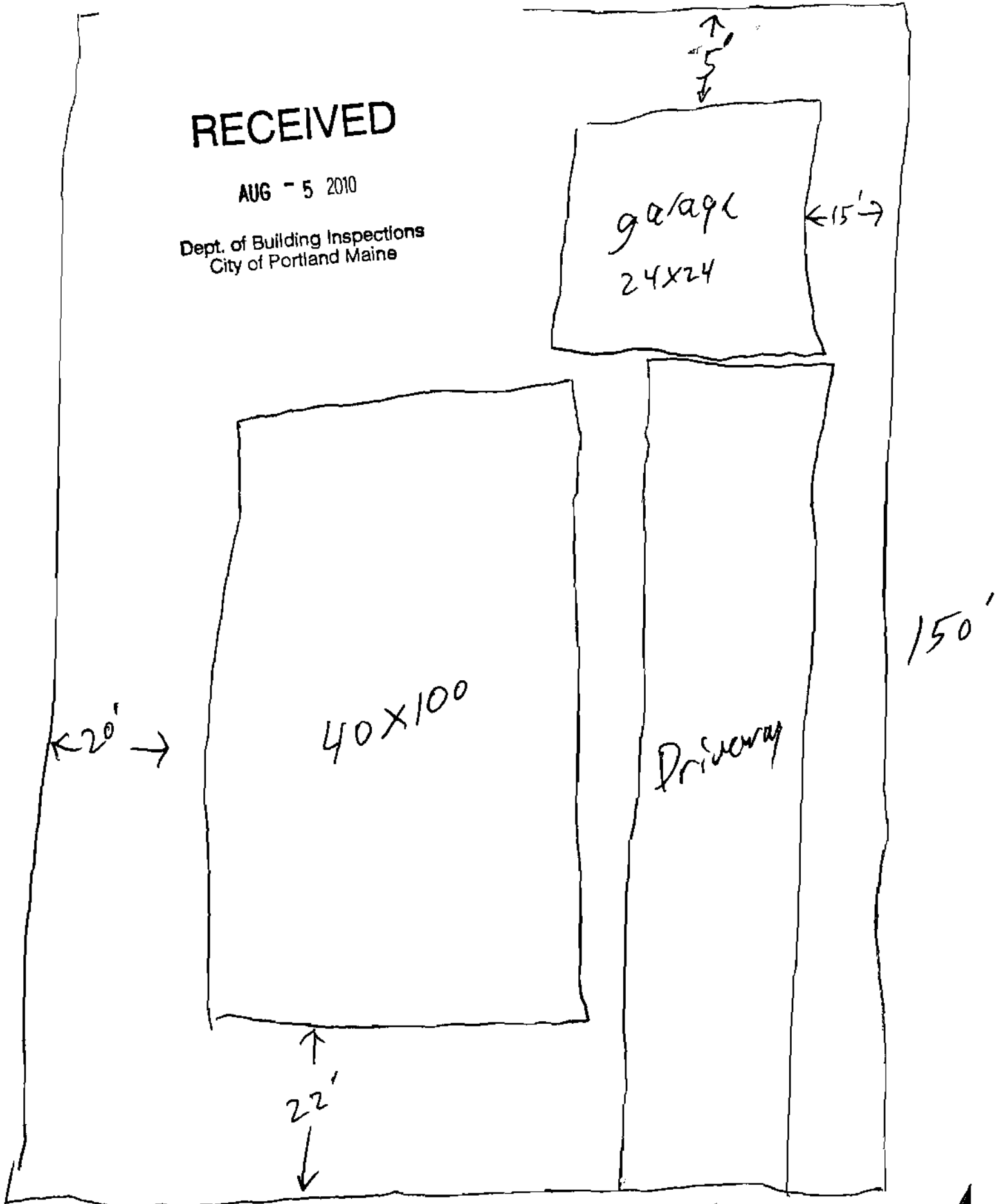
Dept. of Building Inspections  
City of Portland Maine



RECEIVED

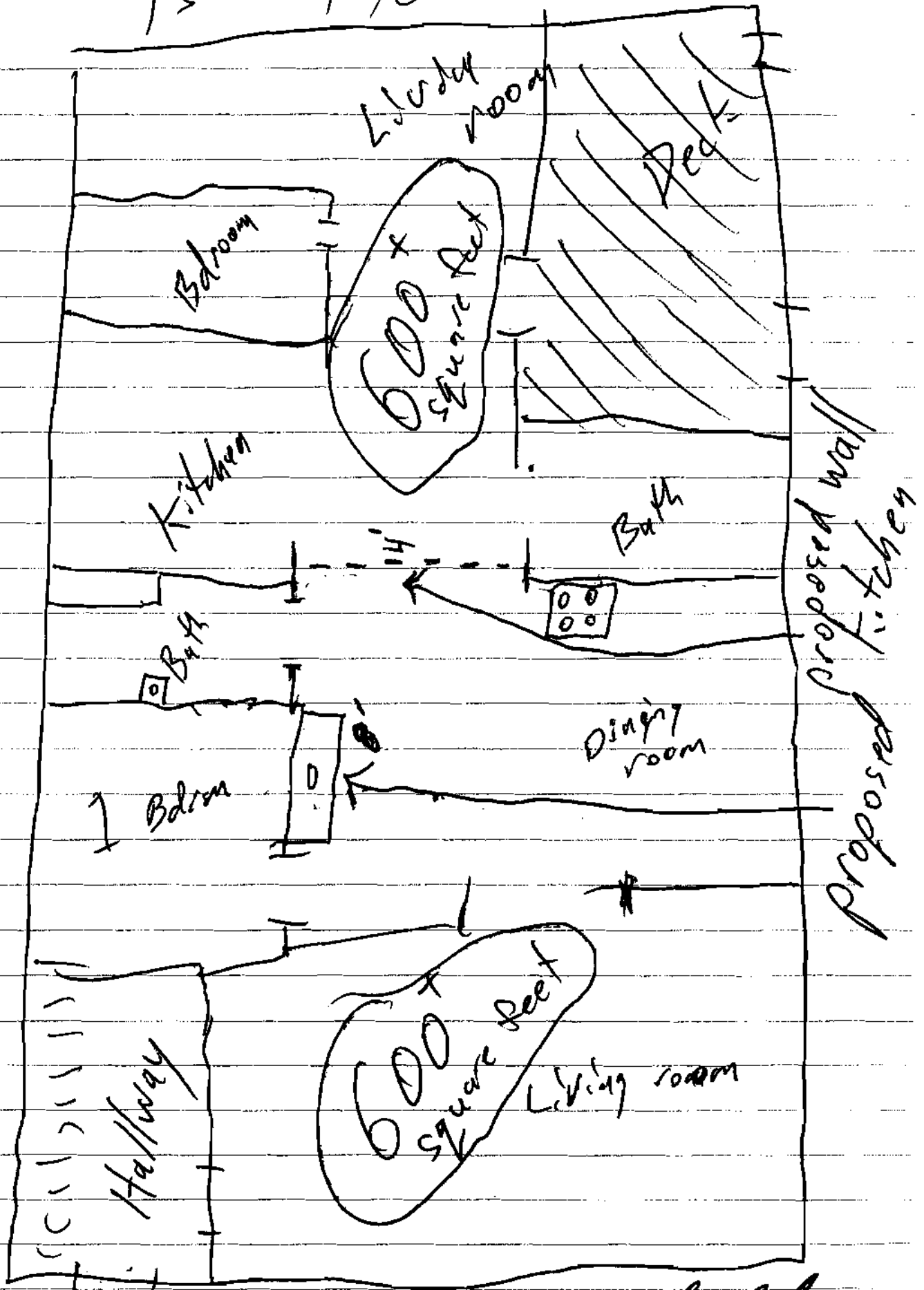
AUG - 5 2010

Dept. of Building Inspections  
City of Portland Maine

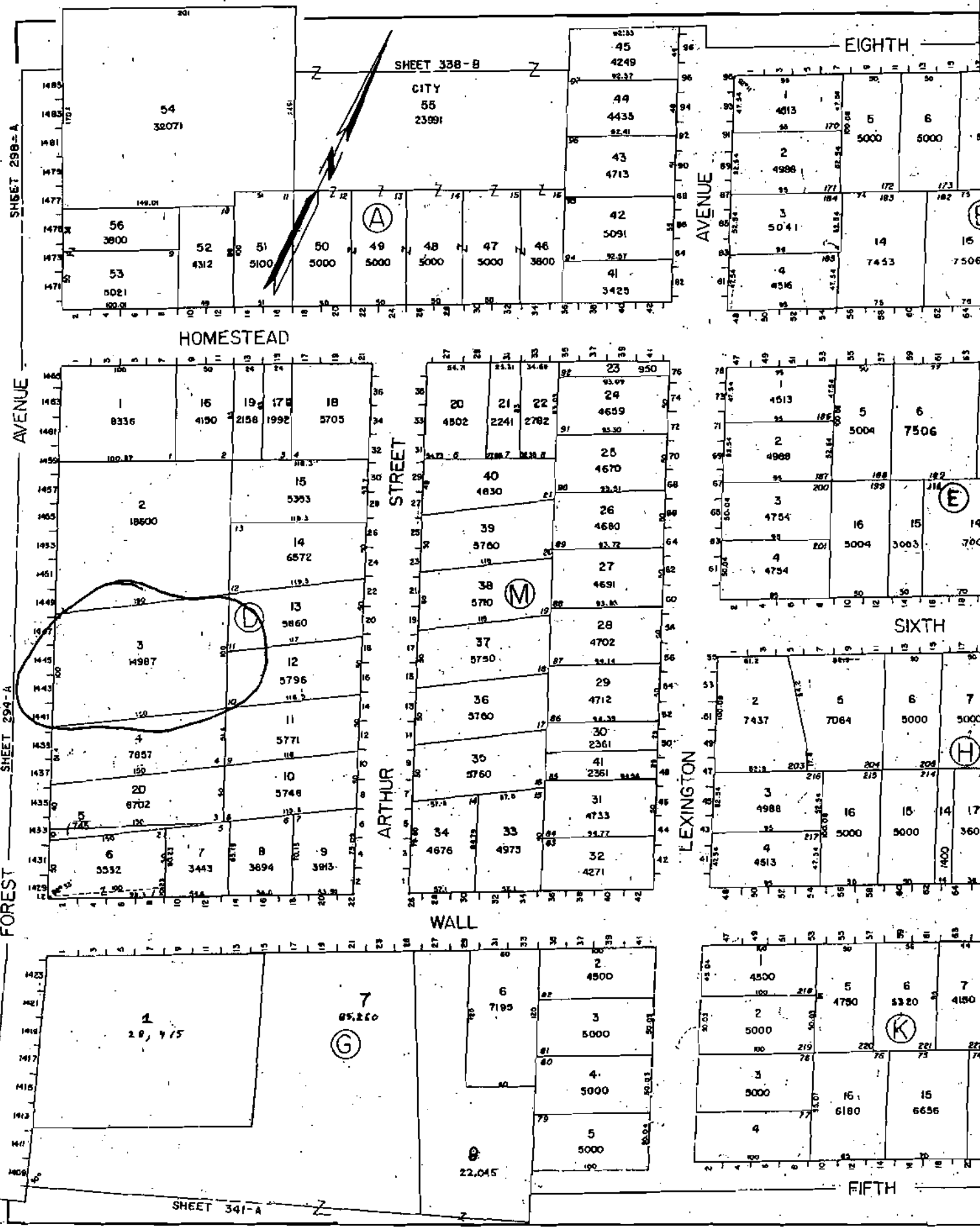


100' No exterior changes!

# 1st Floor



No exterior changes needed!



SHEET 338-B

CITY  
55  
23991

EIGHTH

SHEET 298-A

HOMESTEAD

AVENUE

AVENUE

STREET

SHEET 294-A

ARTHUR

LEXINGTON

FOREST

WALL

SIXTH

SHEET 341-A

FIFTH

54 32071	52 4312	51 5100	50 5000	49 5000	48 5000	47 5000	46 3800	45 4249 4435 4713	44 4249 4435 4713	43 4713	42 5091	41 3423
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1 4813	2 4988	3 5041	4 4516	5 5000	6 5000	7 5000	8 5000	9 5000	10 5000	11 5000	12 5000	13 5000	14 7453	15 7506
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1 8336	16 4190	19 2158	17 1992	18 5705	20 4502	21 2241	22 2782	23 950	24 4659	25 4670	26 4680	27 4691	28 4702	29 4712	30 2361	31 4733	32 4271
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2 18600	15 5393	14 6572	13 5860	12 5796	11 5771	10 5748	9 5760	8 5760	7 5760	6 4678	5 4973	4 4733	3 4733	2 4500	3 5000	4 5000	5 5000
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1 28, 475	7 85,220	6 7195	2 4500	3 5000	4 5000	5 5000	8 22,045
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2 4500	3 5000	4 5000	5 5000
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2 5000	3 5000	4 5000	5 4750	6 5320	7 4150	15 6180	16 6656
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QUITCLAIM DEED WITH COVENANT  
(Special Warranty Deed)

KNOW ALL MEN BY THESE PRESENTS, that Citibank, N.A., as Trustee, with a mailing address of 800 State Highway 121 Bypass, Lewisville, TX 75067, (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto Michael E. Mulkern, with a mailing address of 241 Elm St., Portland, ME 04106 (GRANTEE), his heirs and assigns forever, WITH QUITCLAIM COVENANT, that certain lot or parcel of land, with any buildings thereon, located at 1445 Forest Avenue, Portland, in the County of Cumberland, and State of Maine, as more fully described in Exhibit A attached hereto.

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to the within grantor by deed dated April 6, 2009, and recorded in the Cumberland County Registry of Deeds May 11, 2009 in Book 26876, Page 50.

IN WITNESS WHEREOF, the said Citibank, N.A., as Trustee has caused these presents to be signed and sealed this 24 day of SEPT, 2009.

WITNESS:



Citibank, N.A., as Trustee  
By EMC Mortgage Corporation, as  
Attorney-in-Fact

By: Susan Harber  
Print Name: Susan Harber  
Its: Assistant Vice President

State of TEXAS  
County of DENTON

Personally appeared before me this 24 day of SEPT, 2009,  
SUSAN HARBER, AUP of the above named EMC Mortgage Corporation, as  
Attorney-in-Fact for Citibank, N.A., as Trustee, and acknowledged the foregoing to be his/her free  
act and deed in said capacity.

Schakira F Hernandez  
Notary Public  
Print Name: Schakira F Hernandez  
My Commission Expires: July 30, 2012



MAINE REAL ESTATE TAX PAID

EXHIBIT A

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON FOREST AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON POST SET IN THE GROUND ON THE NORTHEASTERLY SIDE OF FOREST AVENUE AT THE NORTHWESTERLY CORNER OF LOT NO. 4 ON PLAN OF LOTS MADE FOR ARTHUR S. WAGG, SAID PLAN BEING RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 73, SAID IRON POST BEING TWO HUNDRED ONE AND FOUR TENTHS (201.4) FEET, MORE OR LESS, ON FOREST AVENUE FROM THE INTERSECTION OF THE NORTHERLY SIDE OF WALL STREET WITH THE SAID SIDE OF FOREST AVENUE; THENCE RUNNING NORTHEASTERLY ALONG THE NORTHERLY SIDE OF SAID LOT NO. 4 ONE HUNDRED FIFTY (150) FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF LOT NO. 10 ON SAID PLAN; THENCE NORTHWESTERLY ALONG LOTS NO. 10 AND 11 ONE HUNDRED (100) FEET, MORE OR LESS; THENCE SOUTHWESTERLY ONE HUNDRED FIFTY (150) FEET, MORE OR LESS, TO FOREST AVENUE AT A POINT ONE HUNDRED (100) FEET NORTHWESTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID FOREST AVENUE ONE HUNDRED (100) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO CITIBANK, N.A., AS TRUSTEE BY DEED OF CITIBANK, N.A., AS TRUSTEE DATED APRIL 6, 2009 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26876, PAGE 50.

PURCHASE AND SALE AGREEMENT

September 8, 2009

Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Michael B. Mulkern ("Buyer") and ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 1445 Forest Avenue and described in deed(s) recorded at said County's Registry of Deeds Book(s) 24668, Page(s) 350.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: n/a

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: n/a

4. PERSONAL PROPERTY: The following items of personal property as viewed on n/a are included with the sale at no additional cost, in "as is" condition with no warranties: n/a

MM \$155,000

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 155,000. Buyer (X) will deliver to the Agency within n/a days of the date of this offer, a deposit of earnest money in the amount \$ 1,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: Agency 1 Real Estate ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until September 10, 2009 (date) 5 AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on 10 days from eff. date (Closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a Quit Claim deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

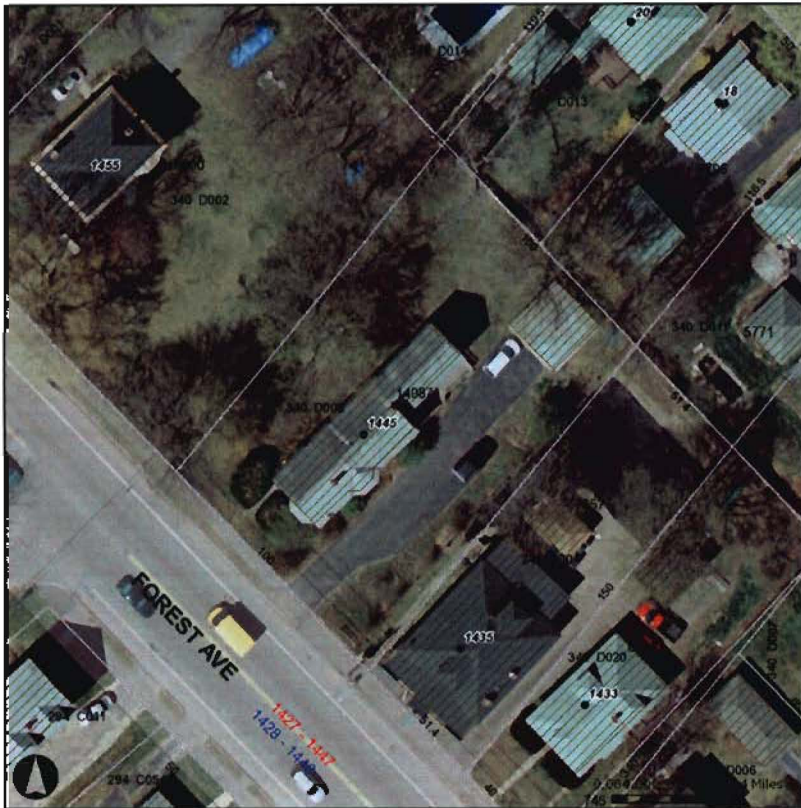








# Map



Interstate	Stream	County Streets	ME Towns
Streets	Wetland	Photos 2006 (Islands)	Land
Buildings	Swamp	Red: Band_1	Water Body
Out Building	Lake/Pond	Green: Band_2	Ocean
Parcels	Under Road	Blue: Band_3	
Traveled Ways	Waterbody	Photos 2006	
	Jetport	Red: Band_1	
		Green: Band_2	
		Blue: Band_3	

340 d003 (1)

OBJECTID_1	OBJECTID	Id	CBL	LEAD_CBL	no_cbl	Shape_Leng	dissolve	Shape_Le_1	sde.PORTGIS.parcels.Shape	PropData.OBJECTID	ACCOUNT_NO	OWNER_NAME_1	OWNER_NAME_2	MA
27182	26562	0	340 D003	340 D003	cbl	501.095137	0	501.095137	Polygon	14555	340 D003D01	DERRIG THOMAS A	null	144



## City of Portland Zoning Board of Appeals

August 5, 2010

Michael Mulkern  
241 Elm Street  
South Portland, ME 04106

Dear Mr. Mulkern,

Your Interpretation and Variance Appeals have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, August 19, 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 enclosed an agenda with your appeals highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I also have enclosed the bill for the legal ad, the notices for the appeal and a processing fee. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

Application No: 10-59400004

Statement Date: 08/05/2010

Project Name: 1445 Forest Ave

Applicant: Michael Mulkern

Development Type: ZONING USE VARIANCE

CBL: 340 - D-003-001 1445 FOREST AVE

**SUMMARY OF OUTSTANDING FEES**

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$75.35	\$0.00	\$75.35
NOTICING ZONING BOARD	\$66.75	\$0.00	\$66.75
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
ZONING PROCESSING FEE	\$50.00	\$0.00	\$50.00
<b>Outstanding Charges</b>	<b>\$292.10</b>	<b>\$100.00</b>	<b>\$192.10</b>

*pd 8/16/10  
\$1575*

Detach and remit with payment

Application No: 10-59400004

Project Name: 1445 Forest Ave

Michael Mulkern  
241 Elm Street  
South Portland, ME 04106

Total Due Now \$192.10  
Amount Remitted \_\_\_\_\_

Make checks payable to the *City of Portland*, ATTN: Gayle Gurtin, 3rd Floor, 389 Congress Street, Portland, ME 04101.

City of Portland

DATE: 7/23/10

TIME: 14:57:13

PZ CASH RECEIPT

PROJECT #: 10-59400004

PROJECT DESC: VARIANCE APPEAL, 1445 FOREST AVENUE - ADD

RECEIVED FROM: MULKERN MICHAEL E

RECEIPT NUMBER:

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

City of Portland

DATE: 8/16/10

TIME: 8:52:26

PZ CASH RECEIPT

PROJECT #: 10-59400004

PROJECT DESC: VARIANCE APPEAL, 1445 FOREST AVENUE - ADD

RECEIVED FROM: MULKERN MICHAEL E

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
L2	LEGAL AD ZONING BOARD		75.35
N1	NOTICING ZONING BOARD		66.75
ZP	ZONING PROCESSING FEE		50.00
		TOTAL AMOUNT:	192.10

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ACETO LOUIS J JR TD VN VET & JANE S ACETO JTS	80 DIBIASE ST PORTLAND, ME 04103	80 DIBIASE ST	1
	ALBANO JAMES D & DYAN E ALBANO JTS	11 ARTHUR ST PORTLAND, ME 04103	11 ARTHUR ST	1
	ALBORANO JOSEPH W VN VET & BARBARA A ALBORANO JTS	28 ARTHUR ST PORTLAND, ME 04103	28 ARTHUR ST	1
	ALLEN NATALIE M	1414 FOREST AVE # 11 PORTLAND, ME 04103	1414 FOREST AVE UNIT 11	1
	ANDERSON WALTER D & BLANCHE E COTTON-ANDERSON	19 ARTHUR ST PORTLAND, ME 04103	19 ARTHUR ST	1
	ASALI ALBERT P JR & DEBORAH ASALI JTS	1491 FOREST AVE PORTLAND, ME 04103	1491 FOREST AVE	1
	AXELSON GINA M & ANTHONY J LOMBARDO JTS	84 DIBIASE ST PORTLAND, ME 04103	84 DIBIASE ST	1
	BOGNOT CHRISTINA L	1414 FOREST AVE # 6 PORTLAND, ME 04103	1414 FOREST AVE UNIT 06	1
	BOWIE ERNEST L JR & BEVERLY C OR SURV	41 HOMESTEAD AVE PORTLAND, ME 04103	41 HOMESTEAD AVE	1
	BOWMAN ANDREW P	1483 FOREST AVE PORTLAND, ME 04103	1483 FOREST AVE	1
	BREWER LAURA J	19 HOMESTEAD AVE PORTLAND, ME 04103	19 HOMESTEAD AVE	1
	BRIDGE JANE A	36709 N 25TH ST CAVE VREEK, AZ 85331	1428 FOREST AVE	1
	CHASE MICHAEL L & HILARY K JOHNSTON JTS	1446 FOREST AVE PORTLAND, ME 04103	1448 FOREST AVE	2
	CHOM HOUSING LIMITED PARTNERSHIP	707 SABLE OAKS DR SOUTH PORTLAND, ME 04106	25 WALL ST	8
	COLE ROXANE A	1414 FOREST AVE # 9 PORTLAND, ME 04103	1414 FOREST AVE UNIT 09	1
	COMMUNITY HOUSING OF MAINE	309 CUMBERLAND AVE STE 203 PORTLAND, ME 04101	29 WALL ST	2
	D'ARCANGELD JOANNE	1414 FOREST AVE # 12 PORTLAND, ME 04103	1414 FOREST AVE UNIT 12	1
	DELMONTE TERRY M JR & JENNIFER M JTS	24 ARTHUR ST PORTLAND, ME 04103	24 ARTHUR ST	1
	DIDONATO MATTHEW J	1414 FOREST AVE #13 PORTLAND, ME 04103	1414 FOREST AVE UNIT 13	1
	DOW MICHAEL J & MARY ELLEN JTS	1414 FOREST AVE PORTLAND, ME 04103	1414 FOREST AVE UNIT 15	1
	DUBAIL JENNIFER M	1414 FOREST AVE # 14 PORTLAND, ME 04103	1414 FOREST AVE UNIT 14	1
	ELDER ROBERT M JR	16 HOMESTEAD AVE PORTLAND, ME 04103	16 HOMESTEAD AVE	1
	FOGG PAMELA M & JEAN E FOGG JOAN C FOGG JTS	28 WALL ST PORTLAND, ME 04103	28 WALL ST	1
	FOREST GLEN LLC	PO BOX 1003 PORTLAND, ME 04104	1500 FOREST AVE	60
	GARY NANCY J	65 LEXINGTON AVE PORTLAND, ME 04103	65 LEXINGTON AVE	1
	GELINAS SYLVIA E	84 LEXINGTON AVE PORTLAND, ME 04103	84 LEXINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	GOODWIN MARY-LYNE	1414 FOREST AVE # 2 PORTLAND, ME 04103	1414 FOREST AVE UNIT 02	1
	GREEN DEBORAH A	1414 FOREST AVE # 8 PORTLAND, ME 04103	1414 FOREST AVE UNIT 08	1
	GULIASHKA JULIA	90 LEXINGTON AVE PORTLAND, ME 04103	90 LEXINGTON AVE	1
	HALAVONICH BRIAN J & MONIQUE TETREULT JTS	50 HOMESTEAD AVE PORTLAND, ME 04103	50 HOMESTEAD AVE	1
	HANSON LINDA J	1414 FOREST AVE # 3 PORTLAND, ME 04103	1414 FOREST AVE UNIT 03	1
	HAWES SUSAN M & PHILIP F D HAWES JTS	3 FOREST CIR # 3 PORTLAND, ME 04103	3 FOREST CIR	3
	HIGGINS ALLAN S	PO BOX 10957 PORTLAND, ME 04104	1 FOREST CIR	1
	HO LEON	1440 FOREST AVE PORTLAND, ME 04103	1440 FOREST AVE	1
	HORIGAN ALICE H	1414 FOREST AVE APT 10 PORTLAND, ME 04103	1414 FOREST AVE UNIT 10	1
	JQDRIE WILLIS J WWII VET & GWENDOLYN M JTS	4 SIXTH ST PORTLAND, ME 04103	4 SIXTH ST	1
	JOHNSON LLOYD F & PATRICIA J JTS	19 HICKS ST PORTLAND, ME 04103	19 HICKS ST	1
	JOHNSON MARK G & JUDY L JTS	50 WALL ST PORTLAND, ME 04103	50 WALL ST	1
	JONES STEVEN D & CHARLES H CAMP JTS	25 ARTHUR ST PORTLAND, ME 04103	25 ARTHUR ST	1
	KIM MI JUNG	1414 FOREST AVE # 4 PORTLAND, ME 04103	1414 FOREST AVE UNIT 04	1
	KNOWLES WILLIAM C	14 ARTHUR ST PORTLAND, ME 04103	14 ARTHUR ST	1
	LAWRENCE DESIREE A & THOMAS E ALLAN JTS	51 WALL ST PORTLAND, ME 04103	49 WALL ST	1
	LAZETTE AUDREY M	33 HICKS ST PORTLAND, ME 04103	33 HICKS ST	1
	LEE MARY ANNE & ALLEN J KING JTS	17 ARTHUR ST PORTLAND, ME 04103	17 ARTHUR ST	1
	LYDEN MARTIN H KW VET	P.O.BOX 10735 PORTLAND, ME 04104	33 HOMESTEAD AVE	1
	MACDONALD JODY L	1415 FOREST AVE PORTLAND, ME 04103	11 WALL ST	1
	MACDONALD JODY L & AMY M HAWKES JTS	1415 FOREST AVE PORTLAND, ME 04103	1415 FOREST AVE	1
	MACKEIL ARTHUR D KW VET & LAURA E FOLSTER OR SURV	5 HOMESTEAD AVE PORTLAND, ME 04103	5 HOMESTEAD AVE	1
	MAGANTI TIRUMALA DEVI	1414 FOREST AVE #1 PORTLAND, ME 04103	1414 FOREST AVE UNIT 01	1
	MANDIC ZORAN & BILJANA MANDIC JTS	94 LEXINGTON AVE PORTLAND, ME 04103	94 LEXINGTON AVE	1
	MAROTTO ANNA M	90 DIBIASE ST PORTLAND, ME 04102	90 DIBIASE ST	1
	MCNEILL JOSEPH & NANCY D JTS	39 WALL ST PORTLAND, ME 04103	22 LEXINGTON AVE	0



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MCNEILL JOSEPH & NANCY D JTS	39 WALL ST PORTLAND, ME 04103	39 WALL ST	1
	MERRILL SHERWOOD S KW VET & ETALS	73 DIBIASE ST PORTLAND, ME 04103	73 DIBIASE ST	1
	MESERVE JEAN M & JOHN A JTS	18 ARTHUR ST PORTLAND, ME 04103	18 ARTHUR ST	1
	MESSER CHARLES B	PO BOX 1980 PORTLAND, ME 04104	1470 FOREST AVE	1
	MESSER CHARLES B	PO BOX 1980 PORTLAND, ME 04104	1476 FOREST AVE	2
	MIHILL AMY	2 FOREST CIR PORTLAND, ME 04103	2 FOREST CIR	1
	MIKAILOV EMROUZ & ZUMRUD MIKAILOV JTS	1414 FOREST AVE # 7 PORTLAND, ME 04103	1414 FOREST AVE UNIT 07	1
	MOULTON GUY & PAMELA JTS	33 ARTHUR ST PORTLAND, ME 04103	33 ARTHUR ST	1
	MUISE ALLISON	1431 FOREST AVE PORTLAND, ME 04103	1431 FOREST AVE	1
	MULKERN MICHAEL E	1445 FOREST AVE PORTLAND, ME 04103	1445 FOREST AVE	2
	MYRTLE FOREST PROPERTIES	59 CURTIS RD PORTLAND, ME 04103	1402 FOREST AVE	2
	O'CONNOR JAMES M JR & LYNNE A O'CONNOR JTS	20 WALL ST PORTLAND, ME 04103	20 WALL ST	1
	PALERMO ANDREA M	6 HOMESTEAD AVE PORTLAND, ME 04103	6 HOMESTEAD AVE	1
	PALESTINI NICOLAS & ANGELINE M JTS	88 LEXINGTON AVE PORTLAND, ME 04103	88 LEXINGTON AVE	1
	PETERSON JONATHAN N & BETH M PETERSON JTS	11 HOMESTEAD AVE PORTLAND, ME 04103	11 HOMESTEAD AVE	1
	PHILBRICK GERALD C WWII VET & JOAN M JTS	31 WALL ST PORTLAND, ME 04103	31 WALL ST	1
	PHILLIPS DAVID R	1436 FOREST AVE PORTLAND, ME 04103	1436 FOREST AVE	1
	PICKFORD RICHARD S & SUSAN B JTS	1414 FOREST AVE # 18 PORTLAND, ME 04103	1414 FOREST AVE UNIT 18	1
	PVA LIMITEO PARTNERSHIP	1115 WESTFORD ST LOWELL, MA 01851	1349 FOREST AVE	38
	RIDLON PAUL S & LORRAINE R	30 HICKS ST PORTLAND, ME 04103	30 HICKS ST	1
	ROSENGREN ELIZABETH C & CORY R MCGLINN JTS	20 ARTHUR ST PORTLAND, ME 04103	20 ARTHUR ST	1
	ROUSSEAU JOHN T	1455 FOREST AVE PORTLAND, ME 04103	1455 FOREST AVE	1
	RUSH SAMUEL & CATHERINE RUSH & CAROLINE	1410 FOREST AVE PORTLAND, ME 04103	1410 FOREST AVE	2
	RUSSELL FILOMENA M & ROBERT J RUSSELL SR JTS	27 WINSLOW RD GORAHM, ME 04038	1433 FOREST AVE	1
	RUSSELL ROBERT J SR & FILOMENA M RUSSELL JTS	27 WINSLOW RD GORHAM, ME 04038	1435 FOREST AVE	1
	SMITH CONSTANCE A	60 LEXINGTON AVE PORTLAND, ME 04103	60 LEXINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SMITH DEBRA ANN	1414 FOREST AVE # 5 PORTLAND, ME 04103	1414 FOREST AVE UNIT 05	1
	SMITH MARTHA B & ROBERT H	54 LEXINGTON AVE PORTLAND, ME 04103	54 LEXINGTON AVE	1
	SNOW JANE D & ROBERT E JR JTS	40 WALL ST PORTLAND, ME 04103	40 WALL ST	1
	SPIROUNIAS NICHOLAS WWII VET	4 FOREST CIR PORTLAND, ME 04103	4 FOREST CIR	1
	SPRING DONALD C	75 LEXINGTON AVE PORTLAND, ME 04103	75 LEXINGTON AVE	1
	STANISEWSKI KEITH & HALLIE C BIBEAU JTS	1460 FOREST AVE PORTLAND, ME 04103	1460 FOREST AVE	2
	TALBOT SHIRLEY WID KW VET	9 SIXTH ST PORTLAND, ME 04103	11 SIXTH ST	1
	TERRY JAMES T & LISE MB JTS	1418 FOREST AVE PORTLAND, ME 04103	1418 FOREST AVE	1
	TIGERMAN TIMOTHY J & LAUREN GRANESE JTS	1466 FOREST AVE PORTLAND, ME 04103	1466 FOREST AVE	2
	VERRILL ROBERT M & BARBARA M JTS	48 LEXINGTON AVE PORTLAND, ME 04103	48 LEXINGTON AVE	1
	WALSH SUSAN P	51 LEXINGTON AVE PORTLAND, ME 04103	51 LEXINGTON AVE	1
	WESTHOVEN DANIEL J & MEREDITH N ROY JTS	89 LEXINGTON AVE PORTLAND, ME 04103	89 LEXINGTON AVE	1
	WILLETT JEAN C & MICHAEL J JTS	13 HICKS ST PORTLAND, ME 04103	13 HICKS ST	1

