

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

June 3, 2011

Jennifer & Ronald Dionne
4 Allison Avenue
Portland, ME 04103

RE: 4 Allison Avenue
CBL: 353 B001
ZONE: R-2

Dear Mr. & Ms. Dionne:

At the June 2, 2010 meeting, the Zoning Board of Appeals voted 4-1 to grant your practical difficulty appeal to allow the in ground pool to be located eight feet from the attached garage. I am enclosing a copy of the Board's decision.

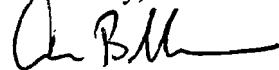
I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of June 2, 2011, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

Now that the practical difficulty appeal has been approved, and your permit has already been issued, you may continue the installation of the pool. Don't forget to call for the required inspections as the installation process moves forward. Please record your Certificate of Variance as soon as possible and get us a copy because you would not want the variance to expire and have to appeal again.

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: June 3, 2011

RE: Action taken by the Zoning Board of Appeals on June 2, 2011.

Members Present: Phil Saucier (chair), Elyse Wilkinson, Mark Bower, Gordon Smith (secretary), and Matthew Morgan.

Members Absent: William Getz and Sara Moppin

1. New Business:

A. Practical Difficulty Variance Appeal:

4-10 Allison Avenue, Ronald & Jennifer Dionne, owners, Tax Map 353, Block B, Lot 001, R-2

Residential Zone: The applicants are proposing to install a 16' x 32' in ground pool. Section 14-432(b) requires that a pool be located a minimum of ten feet from the principal structure. The appellants are requesting a variance to reduce the required setback to eight feet from the attached garage. Representing the appeal are the owners. **The Board voted 4-1 to grant the practical difficulty appeal to allow the in ground pool to be located 8' from the attached garage.**

Enclosure:

Decision for Agenda from June 2, 2011

Original Zoning Board Decisions

One dvd

CC: Patricia Finnigan, Acting City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

RECEIVED

JUL 11 2011

Dept. of Building Inspections
City of Portland Maine



Doc#: 26617 Bk:28738 Pg: 286

CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 2nd day of June, 2011, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Jennifer and Ronald Dionne**
2. **Property: 4 Allison Avenue, Portland, ME 04103 CBL: 353-B-001**
Cumberland County Registry of Deeds, Book: 26933 Page: 186
Last recorded deed in chain of Title: May 28, 2009
3. **Variance and Conditions of Variance:**
To grant relief from section 14-432(b) of the Land Use Zoning Ordinance to allow an 8 foot setback of a pool to an attached garage instead of the 10 foot setback required.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 2nd day of June, 2011

Philip Saucier, Chair of
City of Portland Zoning Board,

(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on June 2, 2011.

Received
Recorded Register of Deeds
Jun 03, 2011 02:31:18P
Cumberland County
Pamela E. Lovley

(Printed or Typed Name)

Notary Public

Margaret Schmuckal

My term expires June 28, 2012

SEAL

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

“Practical Difficulty” Variance Appeal

DECISION

Date of public hearing: June 2, 2011

Name and address of applicant: Ronald & Jennifer Dionne
4 Allison Ave.
Portland, ME 04103

Location of property under appeal: 4 Allison Ave.

For the Record:

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

Jennifer Dionne, Applicant

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

Findings of Fact and Conclusions of Law:

The subject property is located in an R-2 residential zone. The applicants are seeking a variance from the setback from the principal structure for an in-ground pool. Section 14-432(b) of the Land Use Code provides that "no part of any swimming pool shall be located closer than ten (10) feet from the principal structure, nor closer than ten (10) feet from the side or rear lot lines." The applicants are seeking to reduce the ten-foot setback to eight feet from the principal structure.

"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:

Application is for a variance from a pool setback requirement of 10' to 8'

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:

hole in ground in yard substantially lowers value of property

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:

unknown location of pipes underground
specific to this property

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:

no testimony from neighbors otherwise

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:

Underground pipes were in place
prior to action by Applicant

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

Satisfied Not Satisfied

Reason and supporting facts:

No Alternative that is not economically prohibitive is available, per testimony

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

Satisfied Not Satisfied

Reason and supporting facts:

No testimony to that effect

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:

Testimony from 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: 6/2/11



Board Chair

Members present: Philip Sauer - Gordon Smith - Elyse Wilkerson,
MATTHEW MORGAN - MARK BOWER -

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Sara Moppin - Bill Getz

APPEAL AGENDA

meeting brought to order 6:35 pm

The Board of Appeals will hold a public hearing on Thursday, June 2, 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:

1. New Business

Granted

A. Practical Difficulty Variance Appeal:

4-1

4-10 Allison Avenue, Ronald & Jennifer Dionne, owners, Tax Map 353, Block B, Lot 001, R-2 Residential Zone: The applicants are proposing to install a 16' x 32' in ground pool. Section 14-432(b) requires that a pool be located a minimum of ten feet from the principal structure. The appellants are requesting a variance to reduce the required setback to eight feet from the attached garage. Representing the appeal are the owners.

2. Adjournment:

7:55 pm



City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Practical Difficulty Variance Application

Applicant Information:

Ronald and Jennifer Dionne
 Name

4 Allison Ave.
 Business Name

Portland ME 04103
 Address

671-4281
 Telephone Fax

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

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

Current Zoning Designation: B-2

Existing Use of Property:

Single - Family Home

Subject Property Information:

4 Allison Ave
 Property Address

Chart 353 Lot B-1
 Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone Fax

Practical Difficulty Variance from Section 14 - 432(b)

RECEIVED

MAY 13 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.

Jennifer M Dionne
 Signature of Applicant

5/12/11
 Date

Ronald A Dionne

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

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

The distance between the garage and the pool is not due to the general conditions in the neighborhood.

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

The location of the pool meets all property line setbacks and does not encroach on any abutting property.

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

The practical difficulty is due to the exact location of the water, sewer and drain pipes as identified upon excavation.

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

It is not feasible for the pool to be on the opposite side of the lot and meet the required setbacks due to the location of the existing deck, the existing barrier, and the topography of the lot.

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

There will be no adverse effect on the natural environment by having a small area of the pool 2' closet to the garage.

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

Strict application of the 10' setback from the principal structure would preclude the construction of an in-ground pool, which is a permitted use under the current zoning.

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

Prior to discovering the exact location of the water, sewer and storm drains, we have spent \$14,500 and a pool has been designed and purchased, and excavation begun.

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

No portion of the property is located in a shoreland area.

Jennifer and Ronald Dionne

4 Allison Avenue

Portland, Maine 04103

May 12, 2011

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

To Whom it May Concern:

Enclosed please find our Practical Difficulty Variance Application related to Section 14-432(b) of the City of Portland Code of Ordinances, which states "No part of any swimming pool shall be located closer than ten (10) feet from the principal structure. . .".

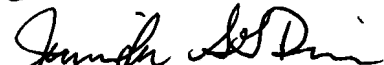
On March 24, 2011, we submitted a Pool Installation/Construction Permit Application to install a 16 x 32 pool and 10 x 12 shed. On April 19, 2011, Building Permit Job 2011-03-667-POOL was issued. Based on the approved building permit, the pool was ordered on May 6, 2011, excavation has begun and we have made deposits to Michael's Pool & Patio in the amount of \$14,500.

Prior to excavation, plans on file with the City were reviewed noting the approximate location of the water, sewer and storm drains; and Dig Safe was engaged by the pool contractor. However, at the time of excavation, a pipe was exposed and it was determined that, in order to both avoid the water, sewer and storm drains, and to maintain a 10' setback from the rear property line, an 8' section of the 32' pool which, by design, curves out from the otherwise oval shape, would only be 8' at its closest point from the attached garage. (See enclosed plan) There is not a feasible alternative to relocate the pool.

The combination of the pool design and the exact location of the pipe exposed in the excavation have resulted in this setback problem which could not have been foreseen. Based on the significant deposit which has been made; that a feasible alternative does not appear to exist; and that there will be no negative impact to abutters, we are hopeful that the Board will favorably consider our request.

Thank you for your time and consideration.

Very truly yours,



Jennifer and Ronald Dionne
Property Owners

**WARRANTY DEED
(Maine Statutory Short Form)
(Joint Tenants)**

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that We, Kai E. Adams and Ashley S. Adams, of Portland, County of Cumberland and State of Maine, for consideration paid, grant to Jennifer S. Dionne and Ronald A. Dionne, of Portland, County of Cumberland, State of Maine, whose mailing address is 105 Regan Lane Portland, Maine, **as Joint Tenants with rights of survivorship with WARRANTY COVENANTS**, the land with buildings thereon, in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Washington Avenue and bounded and described as follows:

LOT 8, containing approximately 11,378 square feet, as shown on the recorded plat of Deering Run dated January, 1986, filed in the Cumberland county Registry of Deeds at Book 154, Page 34.


Also conveying all rights, easements, privileges and appurtenances belonging to the granted estate.

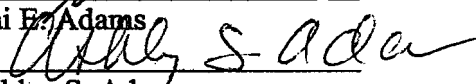
Meaning and intending to convey the same premises described by virtue of deed from Jason R. Perriello, dated June 13, 2003 and recorded in Book 19569, Page 194.

Witness our hands and seals this 27th day of May, 2009.

Witness

Witness



Kai E. Adams


Ashley S. Adams

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

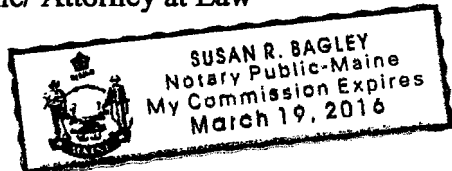
May 29, 2009

Then personally appeared before me the above-named Kai E. Adams and Ashley S. Adams and acknowledged the foregoing instrument to be their free act and deed

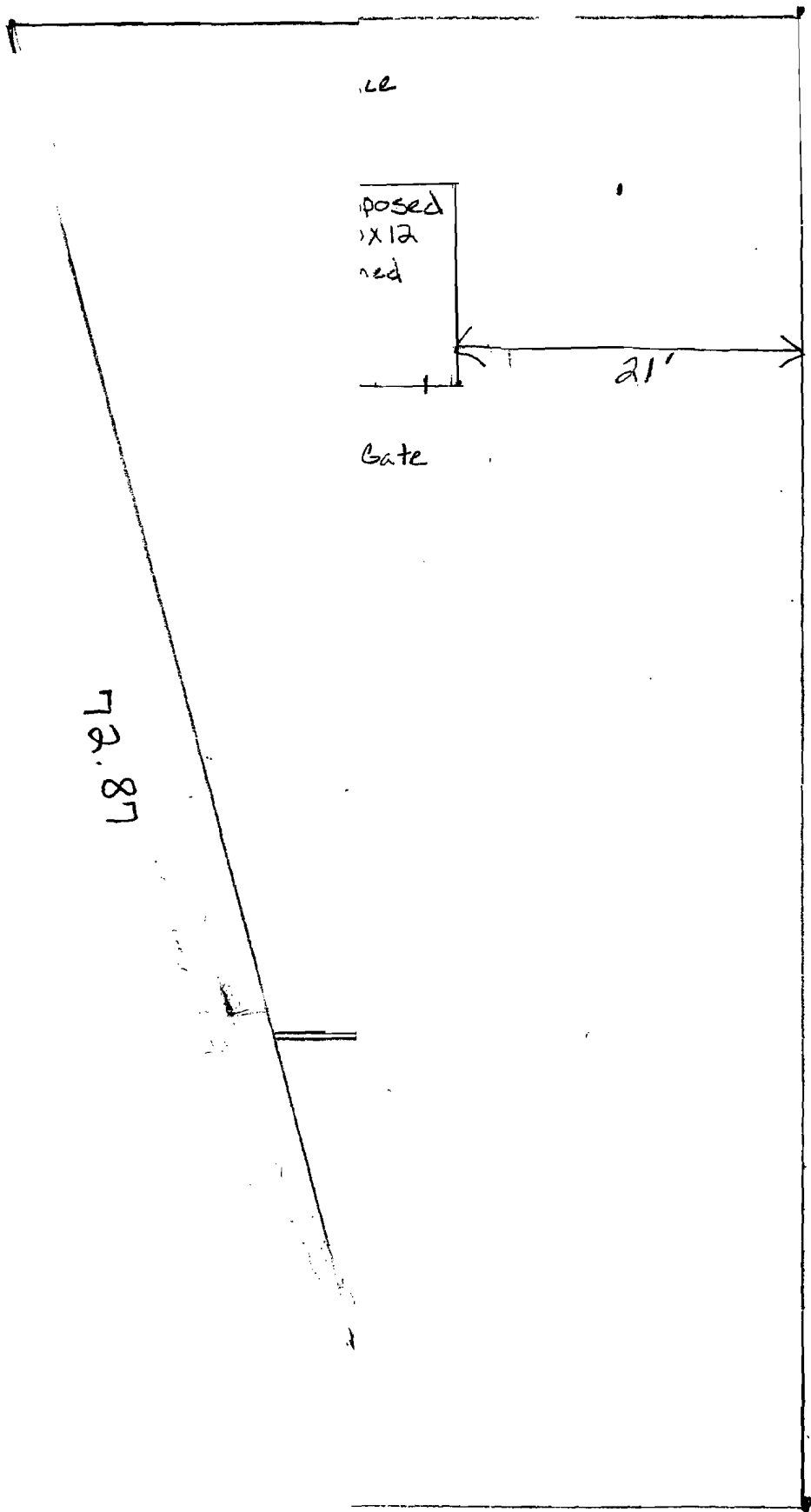
Received
Recorded Register of Deeds
May 28, 2009 02:49:30P
Cumberland County
Pamela E. Lovley

Before me, 

Notary Public/ Attorney at Law



509-5850



ce

posed
12x12
red

21'

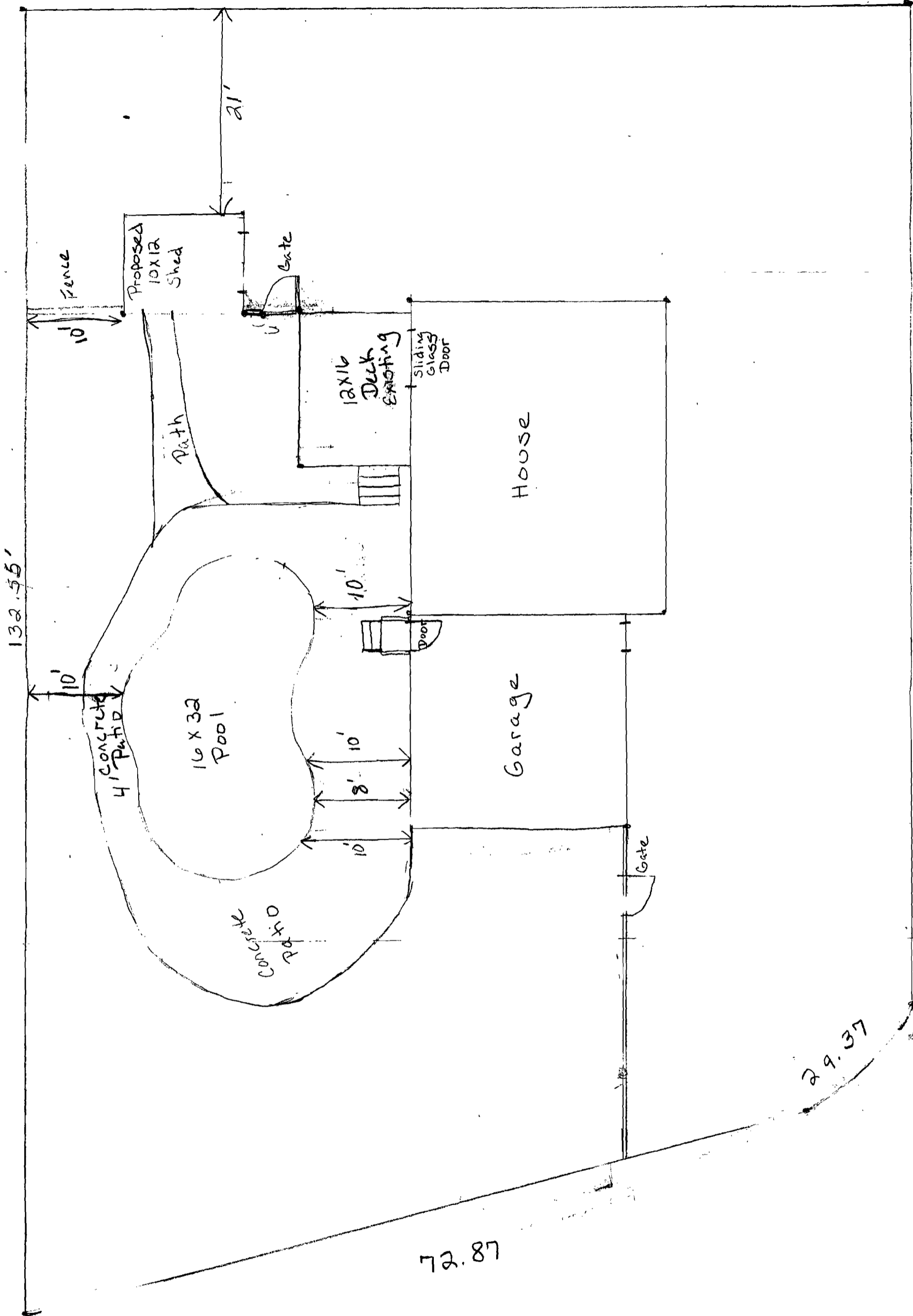
Gate

72.87

90'

1" = 10'

90°



1" = 10'

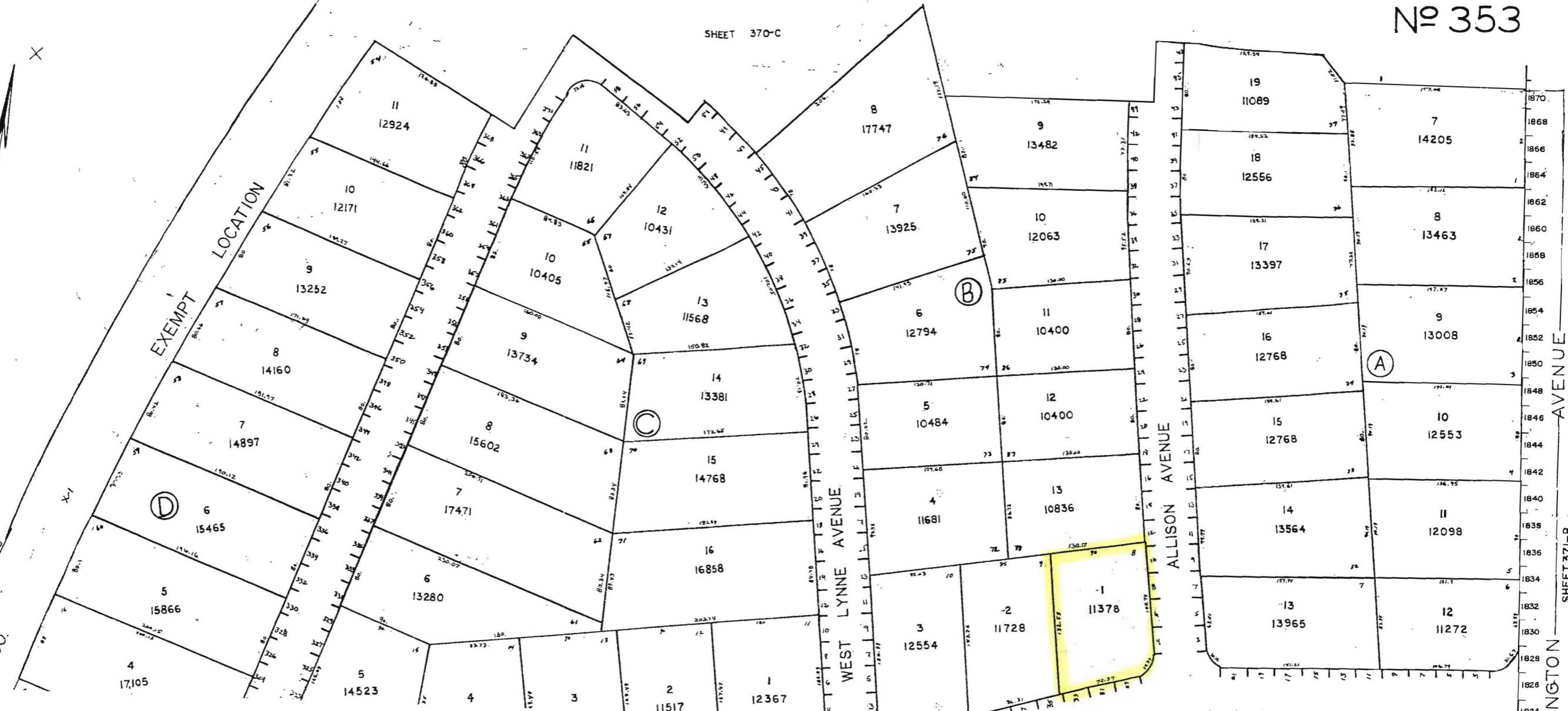
72.87

29.37



SHEET 354-C
CO.

EXEMPT LOCATION



NGTON AVENUE
SHEET 371-B

WEST LYNNE AVENUE

ALLISON AVENUE

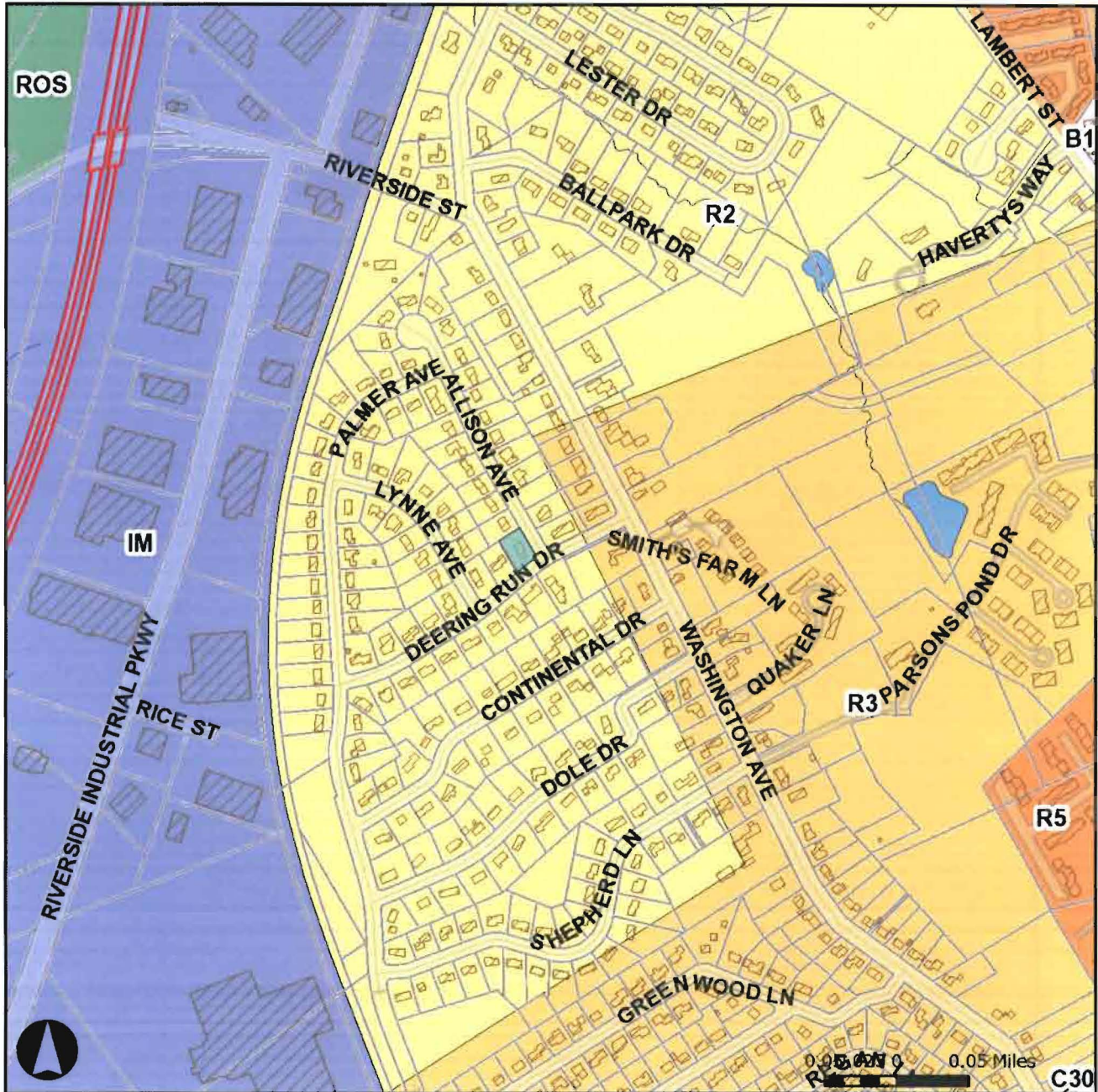


**4 Allison Avenue
Portland, Maine**



**4 Allison Avenue
Rear Yard**

Map



| Parcels | Stream Overlay Zone | Zoning (continued) | Zoning (continued) |
|--------------|----------------------|---------------------|--------------------|
| Parcels | Stream_protection | R2 Residential | C25 |
| Interstate | Island Zoning | R3 Residential | C26 |
| Streets | C43 | R4 Residential | C27 |
| Buildings | I-B | R5 Residential | C28 |
| Building | I-TS | R6 Residential | C29 |
| Out Building | I-R1 | ROS Recreation Open | C30 |
| | I-R2 | Space | C31 |



City of Portland Zoning Board of Appeals

May 25, 2011

Jennifer & Ronald Dionne
4 Allison Avenue
Portland, ME 04103

Dear Mr. & Ms. Dionne,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, June 2, 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

Application No: 2011-251 **Applicant:** Jennifer & Ronald Dionne
CBL: 353 B001 **Application Type:** Practical Difficulty Appeal
Location: 4 Allison Avenue **Invoice Date:** 5/25/11

| <u>Fee Description</u> | <u>QTY</u> | <u>Fee/Deposit Charge</u> |
|-----------------------------|------------|---------------------------|
| Legal Advertisements | 1 | \$106.06 |
| Notices | 92 | \$69.00 |
| Processing Fee | 1 | \$50.00 |
| Zoning Practical Difficulty | 1 | \$100.00 |

Total Current Fees: \$325.06
Total Current Payments: -\$100.00
Amount Due Now: \$225.06

*-pd 6/2/11
2081*

Bill to: Jennifer & Ronald Dionne
4 Allison Avenue
Portland, ME 04103

CBL: 353 B001
Invoice Date: 5/25/11

Application No: 2011-251
Total Amount Due: \$225.06
(due on receipt)



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 349610
Tender Amount: 100.00

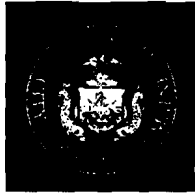
Receipt Header:

Cashier Id: amachado
Receipt Date: 5/13/2011
Receipt Number: 3480

Receipt Details:

| | | | |
|---|--------|----------------|--------|
| Referance ID: | 984 | Fee Type: | PZ-Z1 |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 100.00 | Charge Amount: | 100.00 |
| Job ID: Project ID: 2011-251 - 4 Allison Avenue - Practical Difficulty Appeal | | | |
| 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: 2081

Tender Amount: 225.06

Receipt Header:

Cashier Id: amachado

Receipt Date: 6/2/2011

Receipt Number: 3979

Receipt Details:

| | | | |
|---|-------|----------------|-------|
| Referance ID: | 995 | Fee Type: | PZ-N1 |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 69.00 | Charge Amount: | 69.00 |
| Job ID: Project ID: 2011-251 - 4 Allison Avenue - Practical Difficulty Appeal | | | |
| Additional Comments: | | | |

| | | | |
|---|--------|----------------|--------|
| Referance ID: | 996 | Fee Type: | PZ-L2 |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 106.06 | Charge Amount: | 106.06 |
| Job ID: Project ID: 2011-251 - 4 Allison Avenue - Practical Difficulty Appeal | | | |
| Additional Comments: | | | |

| | | | |
|---|-------|----------------|-------|
| Referance ID: | 997 | Fee Type: | PZ-ZP |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 50.00 | Charge Amount: | 50.00 |
| Job ID: Project ID: 2011-251 - 4 Allison Avenue - Practical Difficulty Appeal | | | |
| 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: 5/24/2011 10:03 AM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 5:27.pdf

Hi Ann,

All set to publish your ad on Friday, May 27.
The cost is \$106.06 includes \$2.00 online charge. I included a proof.
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 5/24/11 9:03 AM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, May 27, 2011.

Thank you.

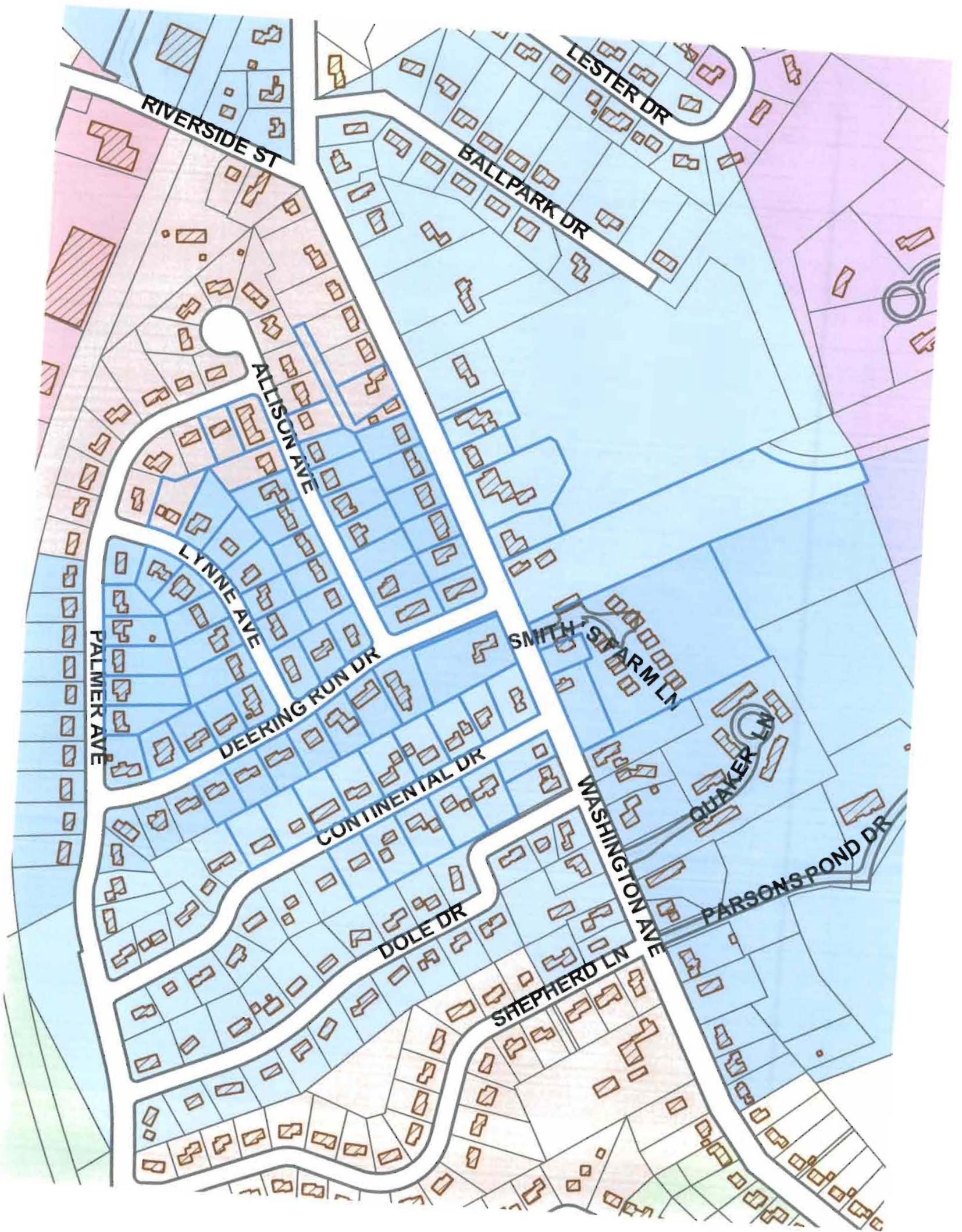
Ann Machado
874-8709

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-----|--|---|----------------------------|-------|
| | ADAMS CAROL J & PETER R ADAMS TRUSTEES | 1818 WASHINGTON AVE PORTLAND, ME 04103 | 2 DEERING RUN DR | 0 |
| | ADAMS CAROL J WID WWII VET & PETER R ADAMS TRUSTEES | 1818 WASHINGTON AVE PORTLAND, ME 04103 | 1818 WASHINGTON AVE | 1 |
| | ADAMS DAVID W & CAROLYN E ADAMS JTS | 5 DEERING RUN DR PORTLAND, ME 04103 | 5 DEERING RUN DR | 1 |
| | ADOLPHSON DAVID R & EMMA CATHERINE ADOLPHSON | 1792 WASHINGTON AVE PORTLAND, ME 04103 | 1792 WASHINGTON AVE | 1 |
| | ALPREN H MICHAEL | 1863 WASHINGTON AVE PORTLAND, ME 04103 | 1863 WASHINGTON AVE | 1 |
| | ANDERSON DANIEL W & JULIE A JTS | 1831 WASHINGTON AVE PORTLAND, ME 04103 | 1831 WASHINGTON AVE | 1 |
| | ANTRANIGIAN ARSINE | 11 DEERING RUN DR PORTLAND, ME 04103 | 15 DEERING RUN DR | 1 |
| | BEST MARK S & JEANNA M | 51 ALLISON AVE PORTLAND, ME 04103 | 51 ALLISON AVE | 1 |
| | BLISS JOHN M & JENNIFER W JTS | 65 DEERING RUN DR PORTLAND, ME 04103 | 65 DEERING RUN DR | 1 |
| | BOURQUE JAMES R & MONIKA M MOROZ JTS | 38 WEST LYNNE AVE PORTLAND, ME 04103 | 38 WEST LYNNE AVE | 1 |
| | BRIGGS ELLEN R | 36 SMITH FARM LN PORTLAND, ME 04103 | 36 SMITH'S FARM LN UNIT 7 | 1 |
| | BUCKLEY LUCRETIA J | 34 ALLISON AVE PORTLAND, ME 04103 | 34 ALLISON AVE | 1 |
| | BURR RANDOLPH S | 415 PALMER AVE PORTLAND, ME 04103 | 415 PALMER AVE | 1 |
| | BURTON ARTHUR M | 32 SMITH FARM LN PORTLAND, ME 04103 | 32 SMITH'S FARM LN UNIT 9 | 1 |
| | CLAYTON MICHELE K | 58 DEERING RUN DR PORTLAND, ME 04103 | 58 DEERING RUN DR | 1 |
| | COUTURE GILBERT A & JOAN O JTS | 16 ALLISON AVE PORTLAND, ME 04103 | 16 ALLISON AVE | 1 |
| | CURRAN SANDRA F | 359 PALMER AVE PORTLAND, ME 04103 | 359 PALMER AVE | 1 |
| | DERICE JOAN WID WWII VET | 37 DEERING RUN DR PORTLAND, ME 04103 | 37 DEERING RUN DR | 1 |
| | DIMILLO JAMES C & CHARITY M DIMILLO JTS | 71 DEERING RUN DR PORTLAND, ME 04103 | 71 DEERING RUN DR | 1 |
| | DION MARK N & CHERYL A JTS | 45 ALLISON AVE PORTLAND, ME 04103 | 45 ALLISON AVE | 1 |
| | DIONNE JENNIFER S & RONALD A DIONNE JTS | 4 ALLISON AVE PORTLAND, ME 04103 | 4 ALLISON AVE | 1 |
| | DIPIETRANTONIO H DIANE | 20 CONTINENTAL DR PORTLAND, ME 04103 | 20 CONTINENTAL DR | 1 |
| | DIPIETRO ANTHONY J & KIMBERLY A JTS | 20 CONTINENTAL DR PORTLAND, ME 04103 | 11 CONTINENTAL DR | 1 |
| | DISCATIO LOUIS A | 18 SMITH FARM LN PORTLAND, ME 04103 | 18 SMITH'S FARM LN UNIT 16 | 1 |
| | DOHERTY ROGER H & JANICE A JTS | 43 WEST LYNNE AVE PORTLAND, ME 04103 | 43 WEST LYNNE AVE | 1 |
| | DONATELLI DANIEL II & JOSEPHINE A JTS | 36 CONTINENTAL DR PORTLAND, ME 04103 | 36 CONTINENTAL DR | 1 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-----|--|---|----------------------------|-------|
| | DONLAN MICHAEL J | 25 WEST LYNNE AVE PORTLAND, ME 04103 | 25 WEST LYNNE AVE | 1 |
| | DORR ALAN R JR | 44 DEERING RUN DR PORTLAND, ME 04103 | 44 DEERING RUN DR | 1 |
| | DURGIN ALBERT M & JANET E JTS | 35 CONTINENTAL DR PORTLAND, ME 04103 | 35 CONTINENTAL DR | 1 |
| | ESCHAUZIER PETER L & KRISTIN A JTS | 49 WEST LYNNE AVE PORTLAND, ME 04103 | 49 WEST LYNNE AVE | 1 |
| | FAIRBANKS SARAH E | 28 CONTINENTAL DR PORTLAND, ME 04103 | 28 CONTINENTAL DR | 1 |
| | FINLEY ERIN P | 28 ALLISON AVE PORTLAND, ME 04103 | 28 ALLISON AVE | 1 |
| | FOWLER JANICE M | 81 DEERING RUN DR PORTLAND, ME 04103 | 81 DEERING RUN DR | 1 |
| | GAGNON JOHN P & CARMELA R | 353 PALMER AVE PORTLAND, ME 04103 | 353 PALMER AVE | 1 |
| | GIBB RICHARD H KW VET & JANET H GIBB JTS | 15 CONTINENTAL DR PORTLAND, ME 04103 | 15 CONTINENTAL DR | 1 |
| | GILLIGAN MATTHEW C & MELANIE R GILLIGAN JTS | 31 WEST LYNNE AVE PORTLAND, ME 04103 | 31 WEST LYNNE AVE | 1 |
| | GREGOR JULIE ANN & ROYDEN D GREGOR JTS | 28 DEERING RUN DR PORTLAND, ME 04103 | 28 DEERING RUN DR | 1 |
| | HANNER STEPHANIE V | 33 SMITH FARM LN PORTLAND, ME 04103 | 33 SMITH'S FARM LN UNIT 6 | 1 |
| | HANSON KATHRYN K | 25 SMITH'S FARM LN PORTLAND, ME 04103 | 25 SMITH'S FARM LN UNIT 2 | 1 |
| | HEALD ARIAN E & CHRISTINE L PALMER JTS | 57 DEERING RUN DR PORTLAND, ME 04103 | 4 WEST LYNNE AVE | 1 |
| | HESELTON MARY I & TRACY J HESELTON | 345 PALMER AVE PORTLAND, ME 04103 | 345 PALMER AVE | 1 |
| | HUYNH THANH & SON NGUYEN JTS | 1868 WASHINGTON AVE PORTLAND, ME 04103 | 1866 WASHINGTON AVE | 1 |
| | INGRISANO SUZANNE R | 34 WEST LYNNE AVE PORTLAND, ME 04103 | 35 WEST LYNNE AVE | 1 |
| | JONES PHILLIP S JR & LISA JONES JTS | 24 SMITH FARM LN PORTLAND, ME 04103 | 24 SMITH'S FARM LN UNIT 13 | 1 |
| | JORDAN BRUCE M & SHIRLEY A JTS | 1872 WASHINGTON AVE PORTLAND, ME 04103 | 1872 WASHINGTON AVE | 1 |
| | JUDKINS TERRY A | 38 ALLISON AVE PORTLAND, ME 04103 | 40 ALLISON AVE | 1 |
| | KETCHUM ELLEN & ETALS | 1878 WASHINGTON AVE PORTLAND, ME 04103 | 1878 WASHINGTON AVE | 1 |
| | KIRK GINGER L | 26 SMITH FARM LN PORTLAND, ME 04103 | 26 SMITH'S FARM LN UNIT 12 | 1 |
| | LOVEITT KENNETH E & MARSHA J JTS | 22 WEST LYNNE AVE PORTLAND, ME 04103 | 20 WEST LYNNE AVE | 1 |
| | MALONEY ROBERT MARY J JTS | 44 CONTINENTAL DR PORTLAND, ME 04103 | 44 CONTINENTAL DR | 1 |
| | MARION NED G & DEBRA G ETAL JTS | 16 WEST LYNNE AVE PORTLAND, ME 04103 | 16 WEST LYNNE AVE | 1 |
| | MARSHALL JAMES J & SUSAN S | 1860 WASHINGTON AVE PORTLAND, ME 04103 | 1860 WASHINGTON AVE | 1 |

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|-----|--|---|----------------------------|-------|
| | MASON CATHIE LYNN COOPER | 1803 WASHINGTON AVE PORTLAND, ME 04103 | 1803 WASHINGTON AVE | 1 |
| | MCCARTHY RICHARD G & CARLENE A JTS | 48 WEST LYNNE AVE PORTLAND, ME 04103 | 48 WEST LYNNE AVE | 1 |
| | MCPARTLAN ROBERT P | 59 CONTINENTAL DR PORTLAND, ME 04103 | 59 CONTINENTAL DR | 1 |
| | MICKIEWICZ MARY B & JOHN A | 339 PALMER AVE PORTLAND, ME 04103 | 339 PALMER AVE | 1 |
| | MITCHELL KENNETH B & NANCY B MITCHELL JTS | 1809 WASHINGTON AVE PORTLAND, ME 04103 | 1809 WASHINGTON AVE | 1 |
| | MOLLER JOHN H & AMY E LONGLEY JTS | 67 CONTINENTAL DR PORTLAND, ME 04103 | 67 CONTINENTAL DR | 1 |
| | MORIN ANDREA | 27 SMITH FARM LN PORTLAND, ME 04103 | 27 SMITH'S FARM LN UNIT 3 | 1 |
| | MORRIS AARON | 22 SMITH FARM LN PORTLAND, ME 04103 | 22 SMITH'S FARM LN UNIT 14 | 1 |
| | NAPPI JOSEPH A JR & ANTHONY J NAPPI | 38 MALILLY RD PORTLAND, ME 04103 | 1842 WASHINGTON AVE | 1 |
| | NICKERSON EUGENE P | 72 DEERING RUN DR PORTLAND, ME 04103 | 72 DEERING RUN DR | 1 |
| | NYLEN CAROL | 48 ALLISON AVE PORTLAND, ME 04103 | 48 ALLISON AVE | 1 |
| | O'NEAL MICHAEL E & DEBORAH A O'NEAL JTS | 66 DEERING RUN DR PORTLAND, ME 04103 | 66 DEERING RUN DR | 1 |
| | PARRA GUSTAVO & MONIRE CHILD JTS | 1837 WASHINGTON AVE PORTLAND, ME 04103 | 1837 WASHINGTON AVE | 1 |
| | PEARSON MARGARET E & PETER R BRIDE JR JTS | 30 WEST LYNNE AVE PORTLAND, ME 04103 | 30 WEST LYNNE AVE | 1 |
| | PEDRO PHILIP J | 27 ALLISON AVE PORTLAND, ME 04103 | 27 ALLISON AVE | 1 |
| | PETERSON JEFFREY L & LAURA M PETERSON | 39 ALLISON AVE PORTLAND, ME 04103 | 39 ALLISON AVE | 1 |
| | PIACENTINI CHRISTOPHER G | 223 MARCIA WAY BRIDGEWATER, NJ 08807 | 23 SMITH'S FARM LN UNIT 1 | 1 |
| | PIACENTINI CHRISTOPHER G | 223 MARCIA WAY BRIDGEWATER, NJ 08807 | 29 SMITH'S FARM LN UNIT 4 | 1 |
| | POLLARD RONALD G & LINDA J | 56 ALLISON AVE PORTLAND, ME 04103 | 56 ALLISON AVE | 1 |
| | PROUTY TIMOTHY J & ANN MARIE TUCKER JTS | 51 CONTINENTAL DR PORTLAND, ME 04103 | 51 CONTINENTAL DR | 1 |
| | RAGAN PAUL A KW VET & BILLIE JTS | 1854 WASHINGTON AVE PORTLAND, ME 04103 | 1854 WASHINGTON AVE | 1 |
| | REICHERT DAVID M & SHIRLEY E JTS | 333 PALMER AVE PORTLAND, ME 04103 | 333 PALMER AVE | 1 |
| | ROBITAILLE ALAN R & RACHEL F ROBITAILLE JTS | 28 SMITH FARM LN PORTLAND, ME 04103 | 28 SMITH'S FARM LN UNIT 11 | 1 |
| | ROSSI LOUIS J SR & JEANNETTE L JTS | 50 DEERING RUN DR PORTLAND, ME 04103 | 50 DEERING RUN DR | 1 |
| | SEYMOUR J BARTON & DAWN C | 43 CONTINENTAL DR PORTLAND, ME 04103 | 43 CONTINENTAL DR | 1 |
| | SHEARER EDWIN A & DARLENE H JTS | 22 ALLISON AVE PORTLAND, ME 04103 | 22 ALLISON AVE | 1 |

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|-----|---|---|----------------------------|-------|
| | SHER PHILIP A & JUDITH D GLOVSKY-SHER | 7 WEST LYNNE AVE PORTLAND, ME 04103 | 7 WEST LYNNE AVE | 1 |
| | SMITH HOWARD P | 1806 WASHINGTON AVE PORTLAND, ME 04103 | 1806 WASHINGTON AVE | 1 |
| | ST ANGELO GREGORY JR & | 134 CURTIS RD PORTLAND, ME 04103 | 1857 WASHINGTON AVE | 1 |
| | STONE SUSAN D & CORY D STONE JTS | 30 SMITH FARM LN PORTLAND, ME 04103 | 30 SMITH'S FARM LN UNIT 10 | 1 |
| | STORER JAMES D & JUDITH A JTS | 31 ALLISON AVE PORTLAND, ME 04103 | 31 ALLISON AVE | 1 |
| | STURTEVANT CYNTHIA C & NORMAN V STURTEVANT JTS | 20 SMITH FARM LN PORTLAND, ME 04103 | 20 SMITH'S FARM LN UNIT 15 | 1 |
| | TAYLOR RUTH S | 11 ALLISON AVE PORTLAND, ME 04103 | 11 ALLISON AVE | 1 |
| | TAYLOR RUTH S | 11 ALLISON AVE PORTLAND, ME 04103 | 15 ALLISON AVE | 0 |
| | TOWLE GEORGE F | 52 CONTINENTAL DR PORTLAND, ME 04103 | 52 CONTINENTAL DR | 1 |
| | VANDUYN THEODORE W | 34 SMITH FARM LN PORTLAND, ME 04103 | 34 SMITH'S FARM LN UNIT 8 | 1 |
| | WATSON FRANCIS J | 1851 WASHINGTON AVE PORTLAND, ME 04103 | 1851 WASHINGTON AVE | 1 |
| | WATSON STANLEY W & TONI S WATSON JTS | 36 DEERING RUN DR PORTLAND, ME 04103 | 36 DEERING RUN DR | 1 |
| | WITTIG TYRA MARIE & JOHN WITTIG JTS | 1838 WASHINGTON AVE PORTLAND, ME 04103 | 1840 WASHINGTON AVE | 1 |
| | WOLFE MICHAEL D & JUDY M JTS | 17 WEST LYNNE AVE PORTLAND, ME 04103 | 17 WEST LYNNE AVE | 1 |
| | WOOD ARTHUR J KW VET & RITA A WOOD JTS | 25 CONTINENTAL DR PORTLAND, ME 04103 | 25 CONTINENTAL DR | 1 |
| | WRIGHT PAMELA J | 31 SMITH FARM LN PORTLAND, ME 04103 | 31 SMITH'S FARM LN UNIT 5 | 1 |



RIVERSIDE ST

LESTER DR

BALLPARK DR

ALLISON AVE

LYNNE AVE

PALMER AVE

DEERING RUN DR

CONTINENTAL DR

DOLE DR

SHEPHERD LN

SMITH SPARROW LN

QUAKER LN

WASHINGTON AVE

PARSONS POND DR