

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

May 9, 2011

Omid Ghayeb
83 Allison Avenue
Portland, ME 04103

RE: 81-85 Allison Avenue
CBL: 370 A026
ZONE: R-2

Dear Mr. Ghayeb:

At the May 5, 2010 meeting, the Zoning Board of Appeals voted 5-0 to grant your conditional use appeal to allow you to add an accessory dwelling unit to your house. I am enclosing a copy of the Board's decision.

You will also find an invoice for \$169.69 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 an application to change the use of the property to a single family home with an accessory dwelling unit. I have enclosed an application for the change of use. You have six months from the date of the hearing, May 5, 2011, referenced under section 14-474(f), to obtain the building permit, or your Zoning Board approval will expire. I have also enclosed an administrative authorization application that you need to submit to the planning authority since you are adding an accessory dwelling unit.

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: May 6, 2011

RE: Action taken by the Zoning Board of Appeals on May 5, 2011.

Members Present: Phil Saucier (chair), William Getz, Elyse Wilkinson, Mark Bower and Matthew Morgan (acting secretary).

Members Absent: Gordon Smith and Sara Moppin

1. Old Business

A. Miscellaneous Appeal:

410-412 Fore Street/25-29 Wharf Street (Called 416 Fore Street), lessee is Allied Resources, Inc., D/B/A Cactus Club, Tax Map 032, Block N, Lot 010, B-3 Downtown Business Zone: Pursuant to Chapter 4, Article III of the City Code, the appellant is seeking to appeal the denial of an entertainment license by the City Council on February 23, 2011. Representing the appeal is Tom Manning of Allied Resources, Inc. The Zoning Board of Appeals heard the appeal on April 21, 2011. The Board will vote on the final findings of fact and take the final vote at the May 5, 2011 meeting. **The Zoning Board of Appeals voted to approve the findings of fact and voted 5-0 to deny the appeal.**

2. New Business:

A. Conditional Use Appeal:

81-85 Allison Avenue, Omid Ghayeb, owner, Tax Map 370, Block A, Lot 026, R-2 Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Board voted 5-0 to grant the conditional use appeal to allow the applicant to add an accessory dwelling unit.**

Enclosure:

Decision for Agenda from May 5, 2011

Original Zoning Board Decisions

One dvd

CC: Patricia Finnigan, Acting City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-2 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: May 5, 2011

Name and address of applicant: Omid Ghayebi
83 Allison Ave.
Portland, ME 04103

Location of property under appeal: 83 Allison Ave.

Elyse W.
William G.
Phillip S.
Matthew M.
Mark B.

For the Record:

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

Omid Ghayebi

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

Item 2-A packet.
Testimony from owner.

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory dwelling unit to his single family home in which he resides. The gross floor area of the principal building is 1,700 sq. ft. The proposed accessory unit would be 500 sq. ft. The lot area is 15,082 sq. ft.

A. Conditional Use Standards pursuant to Portland City Code §14-78(a)(2):

1. The accessory dwelling unit is within the building and clearly subordinate to the principal dwelling and is for the benefit of homeowners or tenants.

Satisfied Not Satisfied

Reason:

Flow plan and testimony indicates as such.

2. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied Not Satisfied

Reason:

291. according to flow plan.

3. Lot area shall be eight thousand (8,000) square feet for single-family dwellings in existence as of May 1, 1984, and lot area shall be ten thousand (10,000) square feet for single-family dwellings constructed after May 1, 1984.

Satisfied Not Satisfied

Reason:

Lot plan indicates lot is 15,000 sq ft.

4. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied Not Satisfied

Reason: Pictures currently indicate, and owner testifies that no further changes are planned.

5. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied Not Satisfied

Reason: Pictures indicate that exterior is already the same, and no changes planned.

6. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Satisfied Not Satisfied

Reason: Same as 5,

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied Not Satisfied

Reason: Owner testifies. This is his home.

8. Parking shall be provided as required by division 20 of this article: One (1) additional off-street parking space for each new unit (14-332(a)(2)). Existing parking spaces shall not be used to meet the parking requirements of this paragraph, unless the existing parking spaces exceed one (1) space for each dwelling unit.

Satisfied Not Satisfied

Reason: There are currently 3 spaces, so satisfies beyond 1 space.

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

Reason and supporting facts: Pictures indicate no issues.

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

Yes No

Reason and supporting facts: No testimony to show there would be adverse impact.

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

Yes No

Reason and supporting facts: This is a residentially zoned area, so no different impact.

Conclusion: (check one)

Option 1: The Board finds that all of the standards (1 through 8) 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.

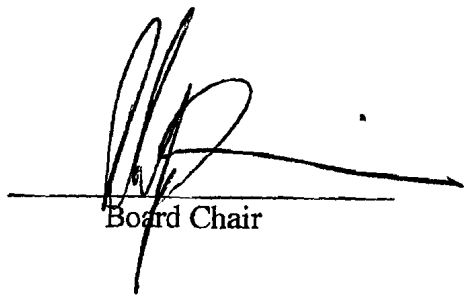
Option 2: The Board finds that while all of the standards (1 through 8) described in section A above have been satisfied, and not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that not all of the standards (1 through 8) 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.

Please note that, pursuant to Portland City Code 14-78(a)(2)(e), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval.

Dated:

5/5/11


Board Chair

members present: Mark Bower - Elyse Wilkinson - William Getz - Phil Sauer

CITY OF PORTLAND, MAINE *Matthew Magan (acting Secy)*

ZONING BOARD OF APPEALS

members absent: Gordon Smith - Sara Moppin

APPEAL AGENDA

called to order 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, May 5, 2011 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

Appeal Denied
5-0
Final finding
Act Approved

1. Old Business

A. Miscellaneous Appeal:

410-412 Fore Street/25-29 Wharf Street (Called 416 Fore Street), lessee is Allied Resources, Inc., D/B/A Cactus Club, Tax Map 032, Block N, Lot 010, B-3 Downtown Business Zone: Pursuant to Chapter 4, Article III of the City Code, the appellant is seeking to appeal the denial of an entertainment license by the City Council on February 23, 2011. Representing the appeal is Tom Manning of Allied Resources, Inc. The Zoning Board of Appeals heard the appeal on April 21, 2011. The Board will vote on the final findings of fact and take the final vote at the May 5, 2011 meeting.

granted
5-0

2. New Business:

A. Conditional Use Appeal:

81-85 Allison Avenue, Omid Ghayeb, owner, Tax Map 370, Block A, Lot 026, R-2 Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner.

3. Adjournment: 7:00 pm

Application for Conditional use 14-78, Accessory Dwelling Unit

Packet Index:

1. Copy of Appeal application
2. Cover letter addressed to the Zoning Board of Appeals
3. Plot Plan
4. Copy of tax map
5. Photos of the property
6. Deed

1-2

APR 19 2011

Current Owner Information:

CBL 370 A026001
Land Use Type SINGLE FAMILY
Property Location 83 ALLISON AVE
Owner Information GHAYEBI OMID
83 ALLISON AVE
PORTLAND ME 04103
Book and Page 28030/166
Legal Description 370-A-26
ALLISON AVE 81-85
Acres 0.346 or 15082 SF
TAX ACCT NO. 38034



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

Applicant Information:

Omid Ghayeb
 Name
N/A
 Business Name
83 Allison Ave
 Address
Portland ME 04103
207-523-9229
 Telephone Fax

Subject Property Information:

Same as applicant's address
 Property Address
370-A026001
 Assessor's Reference (Charl-Block-Lot)
 Property Owner (if different):
Same
 Name
 Address
Same
 Telephone Fax

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

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

Current Zoning Designation: R-2

Existing Use of Property:

Single family Building

Conditional Use Authorized by Section 14-78

Type of Conditional Use Proposed:

Creation of an Accessory Dwelling Unit

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.

[Signature]
 Signature of Applicant

4-19-2011
 Date

Dear members of Zoning Board of Appeals,

I own and live in the property located in the R-2 residential zone; the property address is 83 Allison Ave, Portland Maine.

I would like to create an Accessory Dwelling Unit as permitted under conditional use in Code of Ordinance, Land use chapter 14 sections 78.

This property was originally built with two car attached garage. Previous owner has made modifications to the property and created a seasonal living space in the garage; I would like improve that area to create the accessory unit as illustrate in the plot plan.

Following is an approach to satisfy conditional use ordinances:

14-78-2-a

Accessory unit floor are is 500 sq feet, the principal building's floor area is 1,700 sq feet. This will satisfy the 400 sq feet min and the 30% max ratio to principal building.

14-78-2-b

Lot area is 15082 sq feet. This will satisfy the 10,000 sq feet min.

14-78-2-c

There will be no open, outside stairways or fire escapes above the ground floor.

14-78-2-d,e- i

There will be no additions to the building and exterior modification will be kept to minimum, any modification will be designed to be compatible with the architectural style of the building and preserve the single-family appearance of the building.

14-78-2-e-ii

The scale and surface area of parking, driveways and paved areas will be arranged as shown in the plot plan; doing so will properly screen vehicles from adjacent properties and streets.

14-78-2-f

The principal dwelling will be occupied by the owner (Omid Ghayebi) except for bona fide temporary absences.

14-78-2-g

Parking is provided as outlined in division 20 of the land use ordinance. This property will two parking spaces for the principal building and one additional parking space for the accessory unit (total of three parking spaces as shown in the plot plan). Parking space number 1 is located in the garage, parking number 2 and 3 are located on the driveway the required parking space and set back is met.

Thanks for your consideration,

Omid Ghayebi

This is an amendment to original letter to the Zoning Board of Appeals to address the standards' section (a, b and c) of the application for conditional use.

- a) There is no a unique or distinctive characteristic or effects associated with the proposed conditional use. There are two other properties with accessory units within close proximity to my property.
- b) There is no adverse impact upon the health, safety or welfare of the public or the surrounding area. Converting approximately half of the garage will created the accessory unit therefore the original footprint of the property will not expand.
- c) As mentioned above this is not a unique use for this neighborhood or zone and the addition of the accessory unit will not adversely impact the health, safety or welfare of the public or the surrounding area.

Sincerely,

Omid Ghayebi

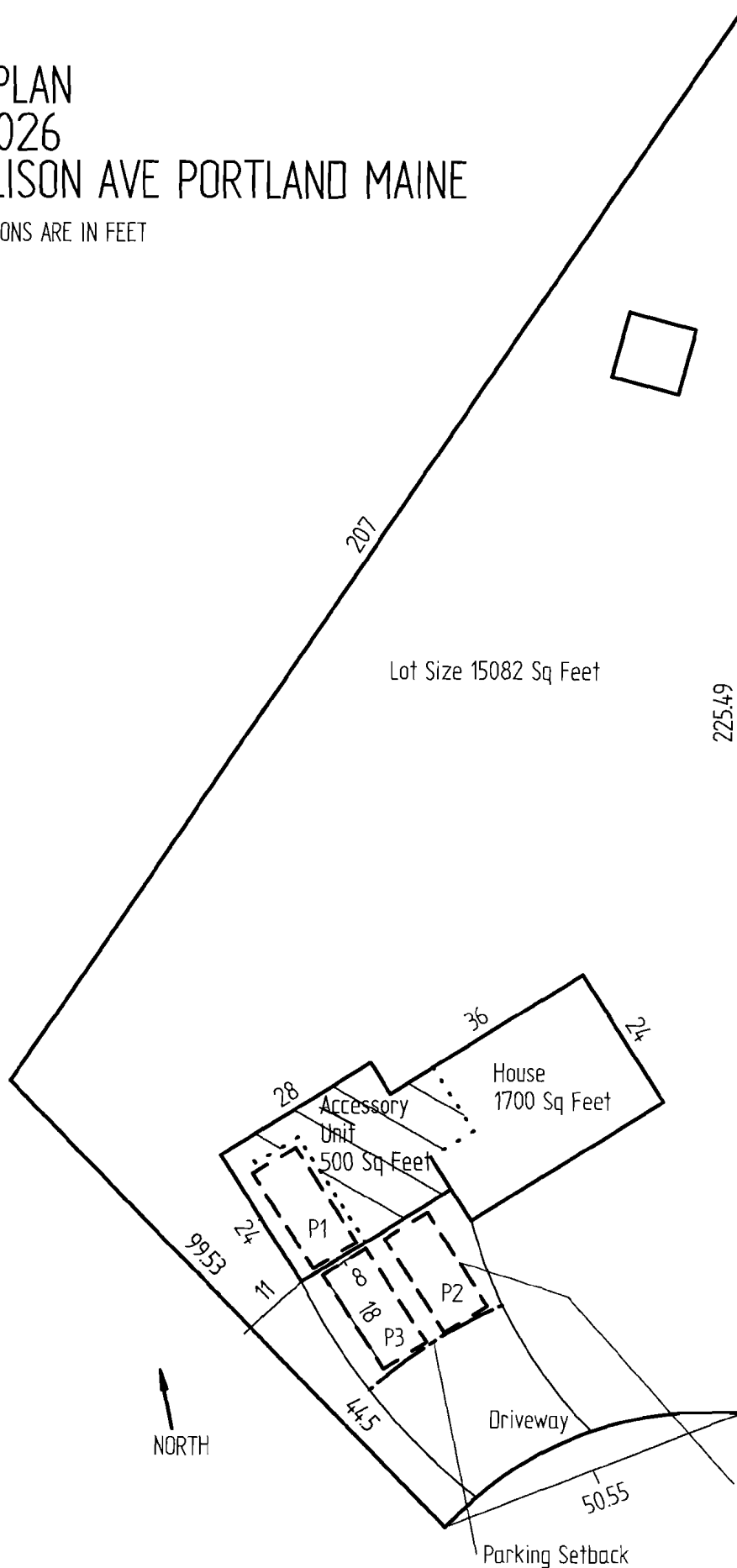
RECEIVED

APR 26 2011

Dept. of Building Inspections
City of Portland Maine

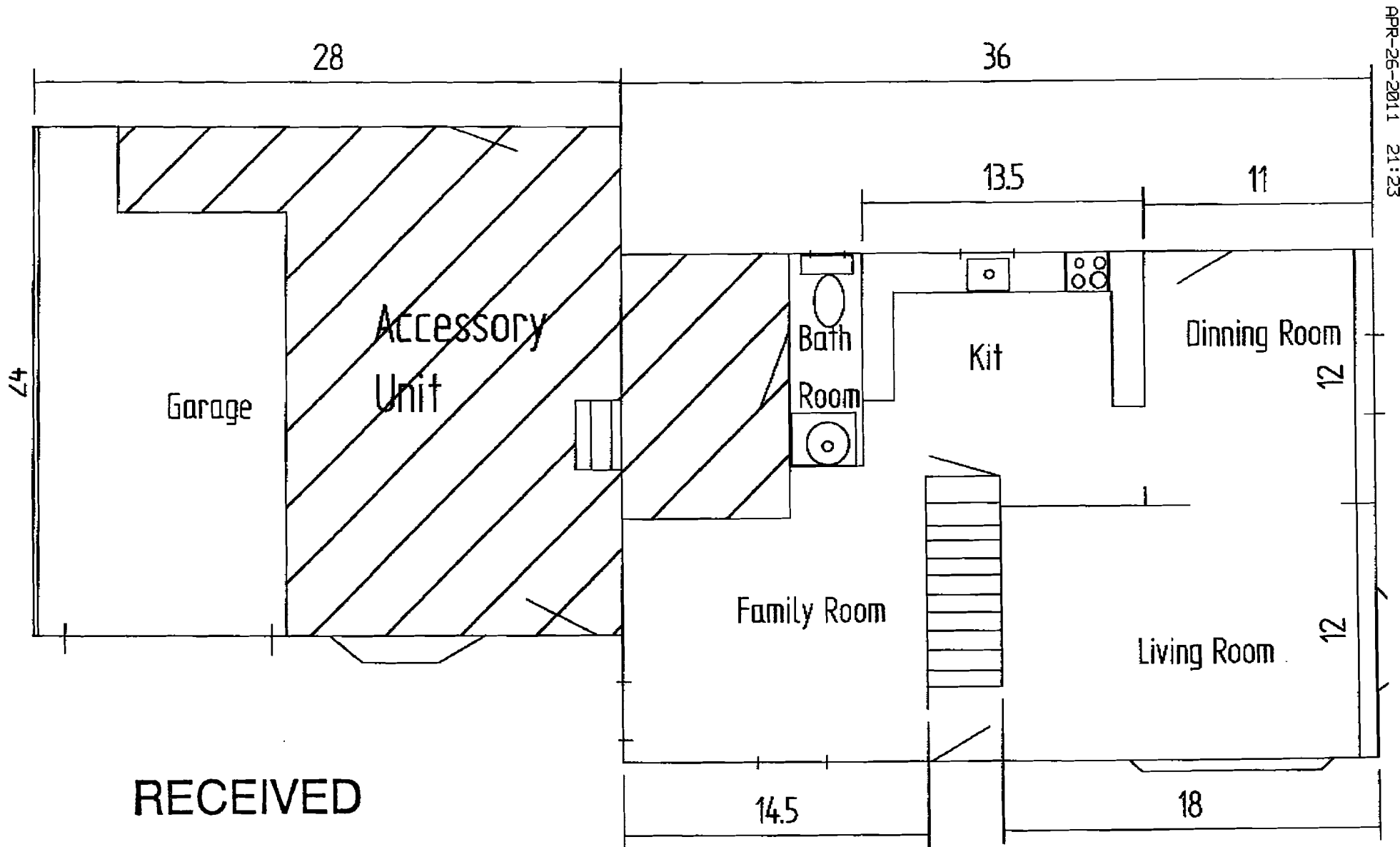
PLOT PLAN
370 A026
83 ALLISON AVE PORTLAND MAINE

ALL DIMENSIONS ARE IN FEET



P1, P2 and P3
Three Parking Spaces

Parking Setback



APR-26-2011 21:23

RECEIVED

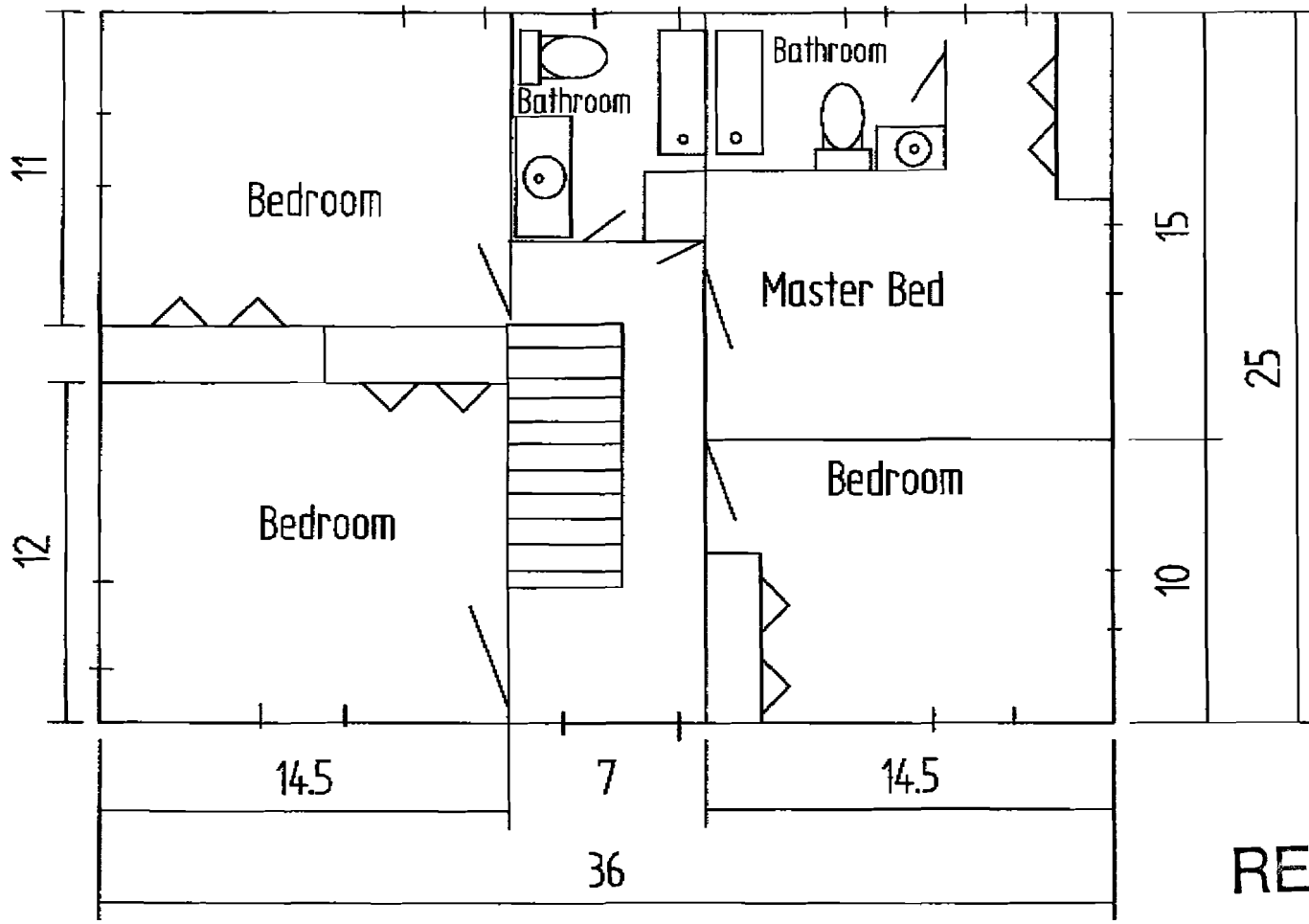
APR 27 2011

1st Level Floor Plan

Dept. of Building Inspections
City of Portland Maine

TOTAL P.03

P.03/03



2nd Level Floor Plan

RECEIVED

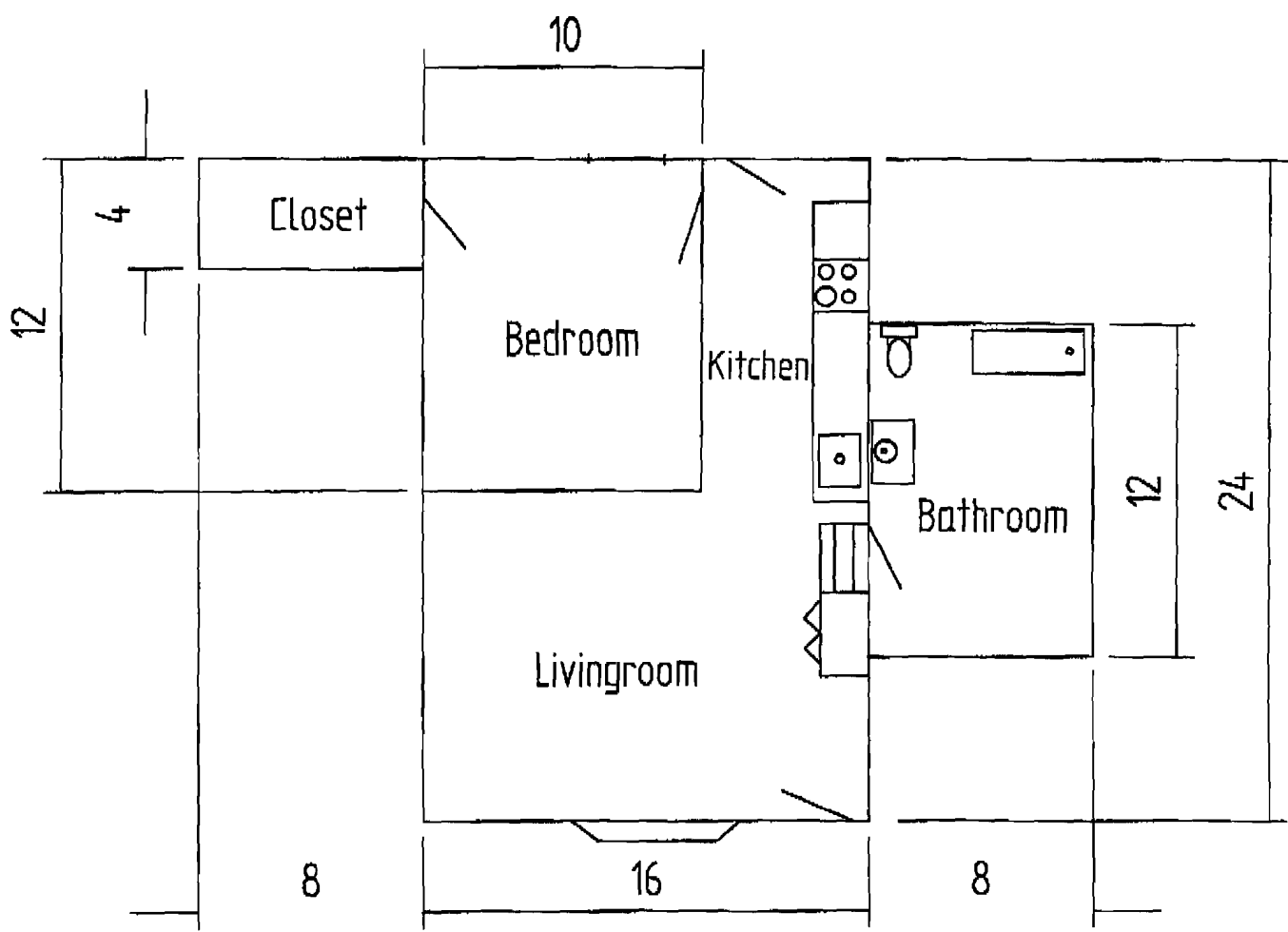
APR 27 2011

Dept. of Building Inspections
City of Portland Maine

RECEIVED

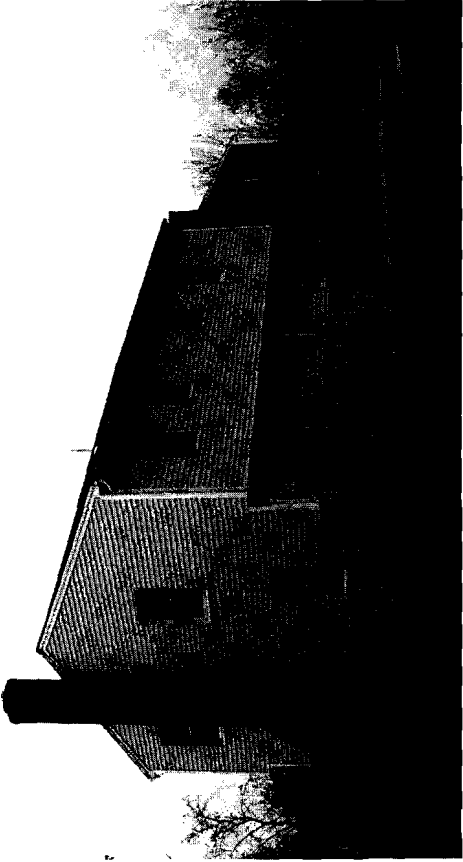
APR 26 2011

Dept. of Building Inspections
City of Portland Maine

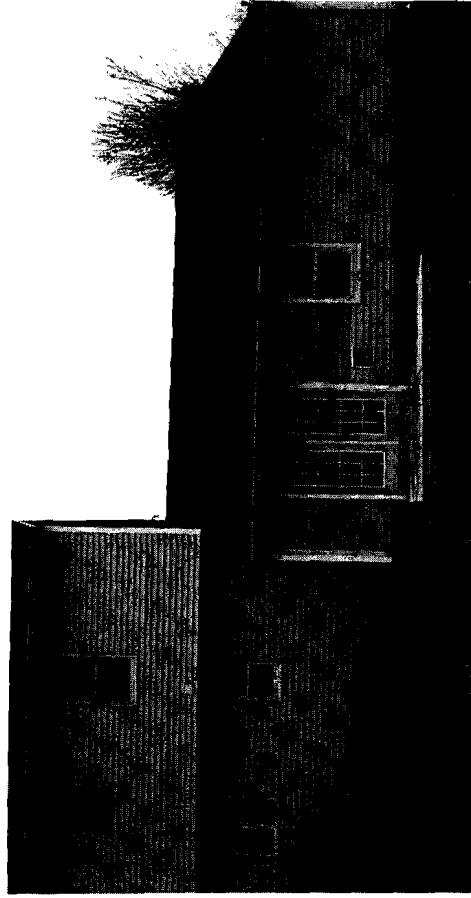


Floor Plan

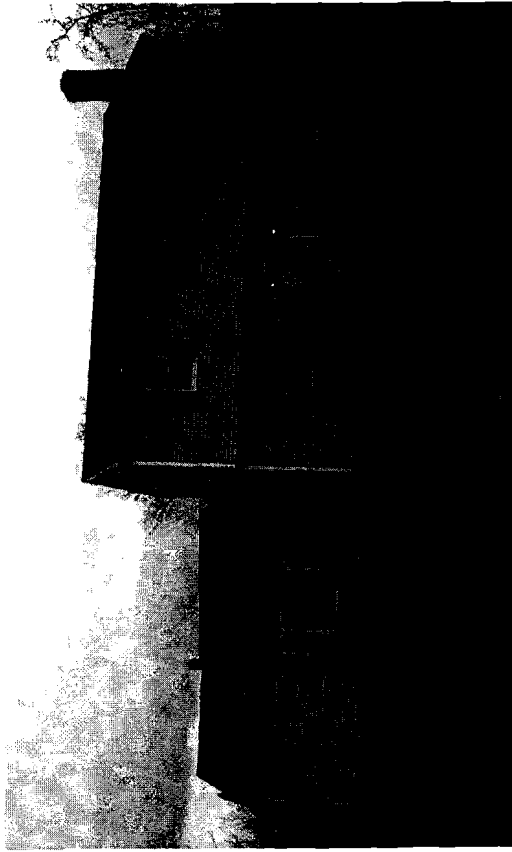
512 φ



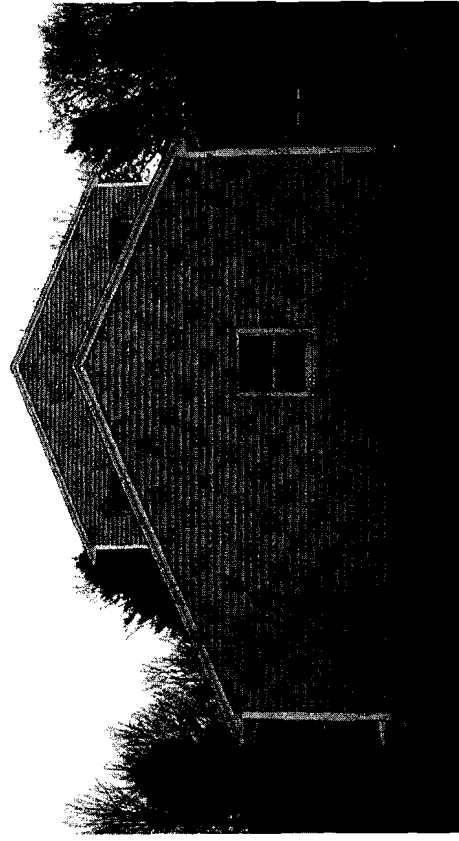
Right View



Back View



Front View



Left View

Prepared by:
Rels Settlement Services
5700 Smetana Drive
Suite 400
Minnetonka, MN 55343
File # 1279018525A
Fax # 960155

MAINE REAL ESTATE TAX PAID

Quitclaim Deed with Covenant

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-3 of 1761 East Saint Andrew Place, Santa Ana, CA 92705, County of Orange and State of California, for consideration of Ten Dollars (\$10.00) paid, grant, convey and forever quitclaim to Omid Ghayebi, a RESIDENT of County of CUMBERLAND and State of Maine, whose mailing address is 8 PLEASANT AVE PORTLAND ME 04103 with quitclaim covenant, a certain lot or parcel of land situated the County of Cumberland and State of Maine, more particularly bounded and described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, BEING LOT 43, IN DEERING RUN SUBDIVISION - PHASE II AS SHOWN ON THE RECORDING PLAT OF DEERING RUN SUBDIVISION - PHASE II, DATED APRIL 30, 1987 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 164, PAGE 51, TO WHICH PLAN REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION. SUBJECT TO THE NOTES, EASEMENTS AND RESTRICTION SHOWN ON SAID PLAN; AND EASEMENTS GRANTED TO THE PORTLAND WATER DISTRICT RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 7933, PAGE 179; A SEWER AND DRAINAGE EASEMENT DATED AUGUST 6, 1987, GRANTED TO THE CITY OF PORTLAND AS SHOWN ON SAID PLAN, TO BE RECORDED; A SITE LOCATION ORDER ISSUED BY THE DEPARTMENT OF ENVIRONMENT PROTECTION BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 7804, PAGE 173; AND THE RESTRICTION OF RECORD.

IN WITNESS WHEREOF, the said Yvette Blatchford of Wells Fargo Bank N.A. as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-3 has caused this instrument to be sealed as her/his free act and deed this 26 day of August, 2010.

Wells Fargo Bank N.A. as Attorney in Fact
for Deutsche Bank National Trust Company,
as Trustee for Soundview Home Loan Trust
2006-3

Yvette Blatchford
By: Yvette Blatchford
Its: VP Loan Documentation

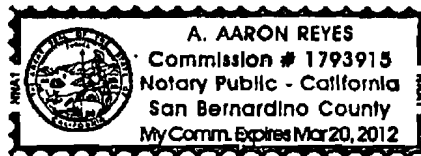
Witness: *Julie Barajas*
Signature Julie Barajas

State of California

County of San Bernardino

Personally appeared before me the above-named Yvette Blatchford of Wells Fargo Bank
N.A. as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for
Soundview Home Loan Trust 2006-3, and acknowledged the above instrument to be
her his free act and deed.

A. Aaron Reyes
Notary Public



Received
Recorded Register of Deeds
Aug 30, 2010 11:01:29A
Cumberland County
Pamela E. Lovley



Q5SW

Q5SE

Q6SW



P5NW

P5NE

P5SW

P5SE

P6SW

April 1 2009 fy 2010

Index Number - P5NE

1 inch = 50 feet



City of Portland Zoning Board of Appeals

April 27, 2011

Omid Ghayeb
83 Allison Avenue
Portland, ME 04103

Dear Mr. Ghayeb,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, May 5, 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: 2011-228 **Applicant:** Omid Ghayeb
CBL: 372 A026 **Application Type:** Conditional Use Appeal
Location: 83 Allison Avenue **Invoice Date:** 4/27/11 *2d invoice \$19/11*

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisements	1	\$78.44
Notices	52	\$41.25
Processing Fee	1	\$50.00
Zoning Practical Difficulty	1	\$100.00

Total Current Fees: \$269.69
Total Current Payments: -\$100.00
Amount Due Now: \$169.69

*paid 5/13/11
#250*

Bill to: **CBL: 370 A026** **Application No: 2011-228**
Omid Ghayeb **Invoice Date: 4/27/11** **Total Amount Due: \$169.69**
83 Allison Avenue (due on receipt)
Portland, ME 04103



PORTLAND MAINE

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

Receipts Details:

Tender Information: Cash
Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado
Receipt Date: 4/21/2011 12:00:00 AM
Receipt Number: 2899

Receipt Details:

Referance ID:	933	Fee Type:	
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2011-228 - 83 Allison Ave. - Conditional Use Appeal			
Additional Comments:			

Thank You for your Payment!



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

April 19 2011

from Shayla Amid

Work 73 Allison Ave

Instruction \$ _____ Building Fee: _____

\$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Plumbing (15) Electrical (12) Site Plan (U2) _____

Additional Use Application

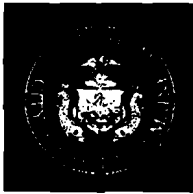
370 A026

Cash Total Collected \$ 100.00

**work is to be started until permit issued.
Please keep original receipt for your records.**

by: Shayla

Applicant's Copy
Office Copy
Permit Copy



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 250
Tender Amount: 169.69

Receipt Header:

Cashier Id: amachado
Receipt Date: 5/16/2011
Receipt Number: 3488

Receipt Details:

Referance ID:	939	Fee Type:	PZ-NI
Receipt Number:	0	Payment Date:	
Transaction Amount:	41.25	Charge Amount:	41.25
Job ID: Project ID: 2011-228 - 83 Allison Ave. - Conditional Use Appeal			
Additional Comments:			

Referance ID:	940	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2011-228 - 83 Allison Ave. - Conditional Use Appeal			
Additional Comments:			

Referance ID:	947	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	78.44	Charge Amount:	78.44
Job ID: Project ID: 2011-228 - 83 Allison Ave. - Conditional Use Appeal			
Additional Comments:			

Thank You for your Payment!



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

May 13 2011

Received from Omid Ghayeb

Location of Work 83 Allen Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 169.69

Building (IL) Ann Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other #2011-228

CBL: _____

Check #: 250 Total Collected \$ 169.69

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Ann Machado - Re: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 4/26/2011 3:15 PM
Subject: Re: Zoning Board of Appeals Legal Ad
Attachments: Portland 4:29.pdf

Hi Ann,

All set to publish your ad on Friday, April 29.
The cost is \$156.88 includes \$2.00 on-line 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 4/26/11 1:17 PM, Ann Machado wrote:

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, April 29, 2011.
Thank you.

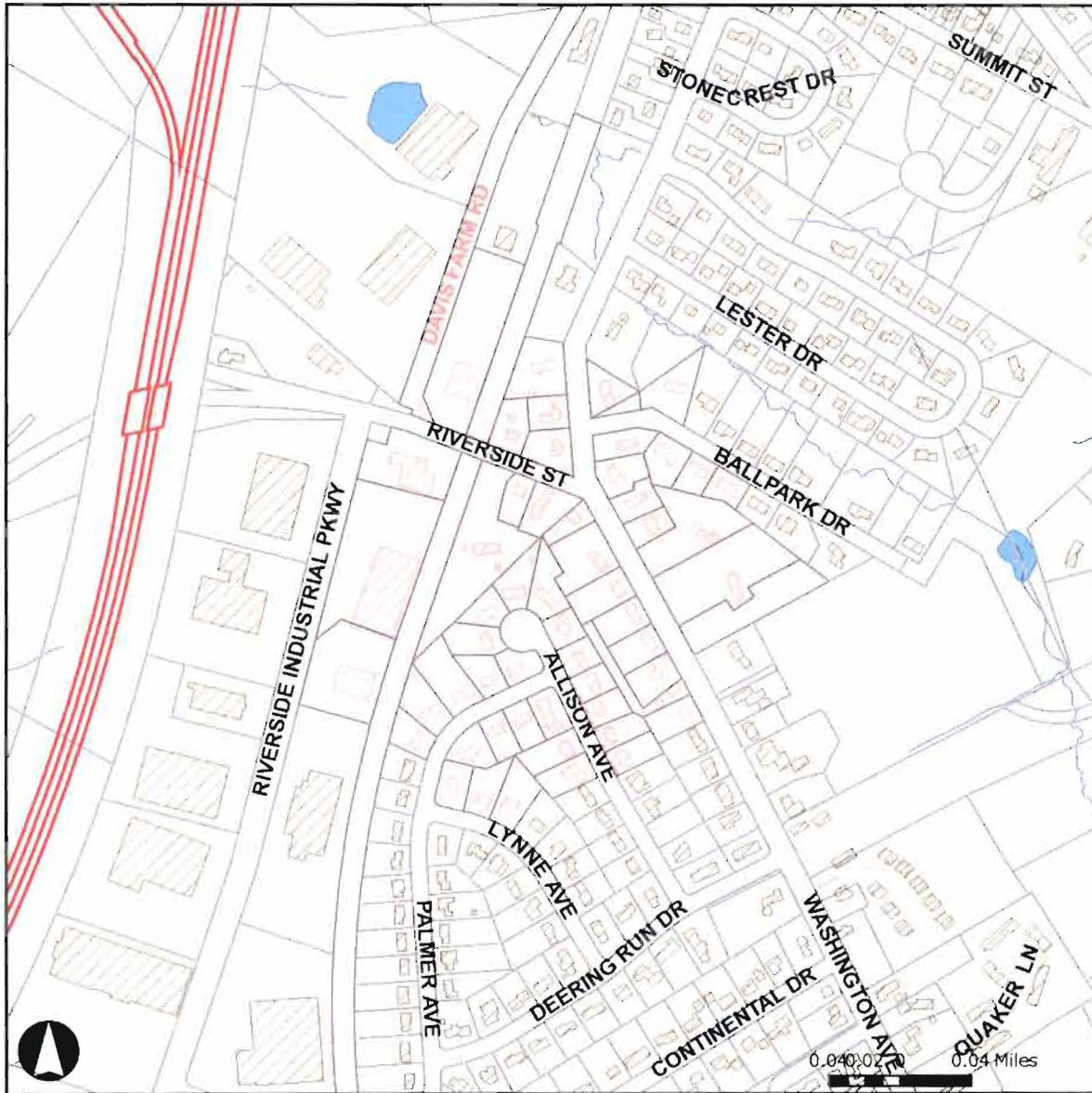
Ann Machado
874-8709

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ASHBY IRENE I	1917 WASHINGTON AVE PORTLAND, ME 04103	1917 WASHINGTON AVE	1
	AZZOPARDI JOHANN & INGRID H AZZOPARDI JTS	1925 WASHINGTON AVE PORTLAND, ME 04103	1925 WASHINGTON AVE	1
	BABCOCK HANNAH SOMES	65 ALLISON AVE PORTLAND, ME 04103	65 ALLISON AVE	1
	BALLPARK DRIVE DEVELOPMENT	67 HAVERTYS WAY PORTLAND, ME 04103	11 BALLPARK DR	0
	BELIVEAU MICHAEL & BEVERLY J JTS	406 PALMER AVE PORTLAND, ME 04103	406 PALMER AVE	1
	BEST MARK S & JEANNA M	51 ALLISON AVE PORTLAND, ME 04103	51 ALLISON AVE	1
	BOSWELL JOANNE WID WWII VET	1955 WASHINGTON AVE PORTLAND, ME 04103	1955 WASHINGTON AVE	1
	BURR RANDOLPH S	415 PALMER AVE PORTLAND, ME 04103	415 PALMER AVE	1
	CARABIA NANCY A	1916 WASHINGTON AVE PORTLAND, ME 04103	1916 WASHINGTON AVE	1
	CLARK CHRISTINE BLANCHARD & VAUGHN GILBERT CLARK JR JTS	1887 WASHINGTON AVE PORTLAND, ME 04103	1887 WASHINGTON AVE	1
	CLISHAM JAMES R	1938 WASHINGTON AVE PORTLAND, ME 04103	1938 WASHINGTON AVE	1
	DEERING LOUIS A & DEBBIE A WHITE JTS	400 PALMER AVE PORTLAND, ME 04103	400 PALMER AVE	1
	DIDONATO DENNIS A & MICHAELENE S JTS	1946 WASHINGTON AVE PORTLAND, ME 04103	1946 WASHINGTON AVE	1
	DION MARK N & CHERYL A JTS	45 ALLISON AVE PORTLAND, ME 04103	45 ALLISON AVE	1
	DOHERTY ROGER H & JANICE A JTS	43 WEST LYNNE AVE PORTLAND, ME 04103	43 WEST LYNNE AVE	1
	DOUVILLE SUSANNI & JOHN R HULL JR	57 ALLISON AVE PORTLAND, ME 04103	57 ALLISON AVE	1
	DUDLEY KEITH M & MICHELE B DUDLEY JTS	16 TAYLOR LN GRAY, ME 04039	25 BALLPARK DR	1
	EMERY TIMOTHY P	1412 RIVERSIDE ST PORTLAND, ME 04103	1412 RIVERSIDE ST	1
	ESCHAUZIER PETER L & KRISTIN A JTS	49 WEST LYNNE AVE PORTLAND, ME 04103	49 WEST LYNNE AVE	1
	FITZGERALD MATTHEW F & SALLY M FITZGERALD JTS	409 PALMER AVE PORTLAND, ME 04103	409 PALMER AVE	1
	GAMMON LARRY G VN VET & CAROLYN A GAMMON JTS	1894 WASHINGTON AVE PORTLAND, ME 04103	1894 WASHINGTON AVE	1
	GHAYEBI OMID	83 ALLISON AVE PORTLAND, ME 04103	83 ALLISON AVE	1
	GRIFFEE JUSTIN P & CHRISTINA C DOMINGUEZ JTS	80 ALLISON AVE PORTLAND, ME 04103	80 ALLISON AVE	1
	HAMILTON BARRY W VN VET	1909 WASHINGTON AVE PORTLAND, ME 04103	1909 WASHINGTON AVE	1
	HAUGHEY PHILIP C TRUSTEE	1660 SOLDIERS FIELD RD BOSTON, MA 02135	1392 RIVERSIDE ST	1
	HUYNH THANH & SON NGUYEN JTS	1868 WASHINGTON AVE PORTLAND, ME 04103	1866 WASHINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	JEWETT KENNETH B & KATHLEEN L JTS	79 ALLISON AVE PORTLAND, ME 04103	79 ALLISON AVE	1
	JIMINO JERRY L	1413 RIVERSIDE ST PORTLAND, ME 04103	1413 RIVERSIDE ST	1
	JIMINO MICHAEL R & MARY ANN JIMINO TRUSTEE	1407 RIVERSIDE ST PORTLAND, ME 04103	20 BALLPARK DR	0
	JIMINO MICHAEL R & MARY ANN JIMINO TRUSTEES	1407 RIVERSIDE ST PORTLAND, ME 04103	1407 RIVERSIDE ST	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
	KALLIS MICHAEL A	756 GRAY RD # 1 GORHAM, ME 04038	1423 RIVERSIDE ST	1
	KETCHUM ELLEN & ETALS	1878 WASHINGTON AVE PORTLAND, ME 04103	1878 WASHINGTON AVE	1
	LUCHET LLC	475 RIVERSIDE INDUSTRIAL PKWY PORTLAND, ME 04103	481 RIVERSIDE IND PKWY	1
	LUTHE MARK M & JAIME L LUTHE JTS	1881 WASHINGTON AVE PORTLAND, ME 04103	1881 WASHINGTON AVE	1
	LUTHE RICHARD M & SUSAN N	1905 WASHINGTON AVE PORTLAND, ME 04103	1905 WASHINGTON AVE	1
	MAXFIELD ANDREW REED ETALS	71 ALLISON AVE PORTLAND, ME 04103	73 ALLISON AVE	1
	MCKENNEY JOHN S KW VET & EDNA R JTS	1912 WASHINGTON AVE PORTLAND, ME 04103	1912 WASHINGTON AVE	1
	MNGQIBISA MERVIN G	420 PALMER AVE PORTLAND, ME 04103	420 PALMER AVE	1
	NAULT BARBARA A	414 PALMER AVE PORTLAND, ME 04103	412 PALMER AVE	1
	NYLEN CAROL	48 ALLISON AVE PORTLAND, ME 04103	48 ALLISON AVE	1
	PATTERSON ERIC L	1958 WASHINGTON AVE PORTLAND, ME 04103	1958 WASHINGTON AVE	2
	PEARY ANDREA L & FRANK K DONOVAN JTS	399 PALMER AVE PORTLAND, ME 04103	399 PALMER AVE	1
	PETERSON JEFFREY L & LAURA M PETERSON	39 ALLISON AVE PORTLAND, ME 04103	39 ALLISON AVE	1
	POLLARD RONALD G & LINDA J	56 ALLISON AVE PORTLAND, ME 04103	56 ALLISON AVE	1
	PRIME ERIC G & LISA L STIFFLER JTS	41 BALLPARK DR PORTLAND, ME 04103	41 BALLPARK DR	1
	SCHROTH ALLISON & STEVEN G SCHROTH	86 ALLISON AVE PORTLAND, ME 04103	86 ALLISON AVE	1
	SHAW JAMES E & MARGOE SHAW JTS	385 PALMER AVE PORTLAND, ME 04103	385 PALMER AVE	1
	ST GERMAIN RENEE & ANDREW W FALLON JTS	33 BALLPARK DR PORTLAND, ME 04103	33 BALLPARK DR	1
	SWIGER WENDY E	394 PALMER AVE PORTLAND, ME 04103	394 PALMER AVE	1
	SZALAJESKI EDMUND E & PAMELA D JTS	1902 WASHINGTON AVE PORTLAND, ME 04103	1902 WASHINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	TRUE ROSE M & RICHARD P LEBLANC TRUSTEES	PO BOX 7950 PORTLAND, ME 04112	533 RIVERSIDE IND PKWY	1
	WALLACE ELAINE M	1886 WASHINGTON AVE PORTLAND, ME 04103	1886 WASHINGTON AVE	1
	WES INC	495 S. HIGH ST COLUMBUS, OH 43215	511 RIVERSIDE IND PKWY	1

Map



PORTGIS.parcels_Layer1



Parcels

Jetport

Ocean

Interstate



Traveled Ways

County Streets

Streets

Stream

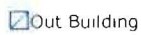
A15

Buildings



Wetland

A21



swamp

A31

Lake/Pond

ME Towns

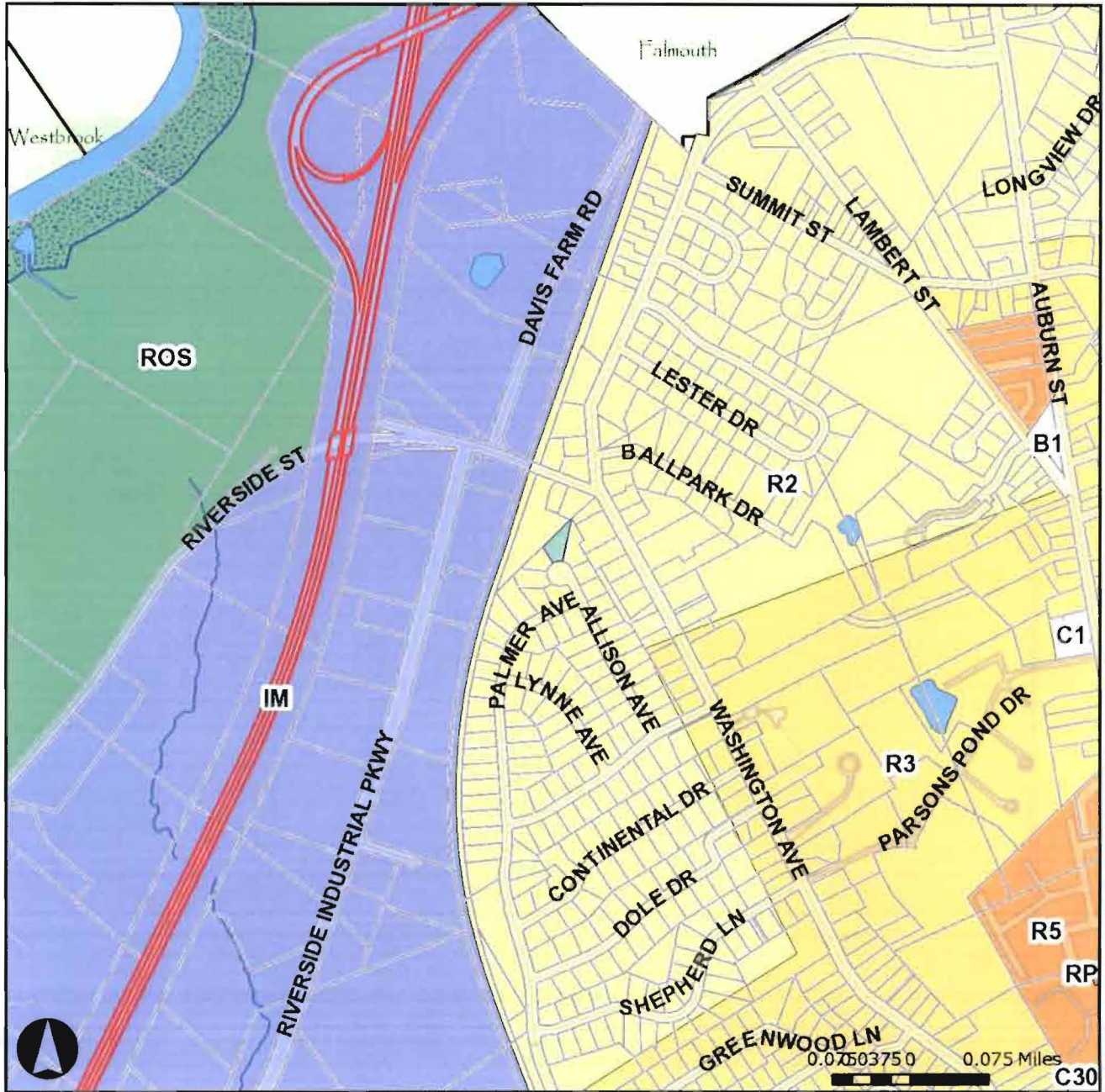


Land

Water Body



Map



Parcels	Island Zoning (continued)	Zoning (continued)	Zoning (continued)
	<input type="checkbox"/> I-R1	R6 Residential	<input type="checkbox"/> C28
Interstate	I-R2	ROS Recreation Open	<input type="checkbox"/> C29
	I-R3	Space	<input type="checkbox"/> C30
Streets	ROS	RP Residential Professional	<input type="checkbox"/> C31
Parcels	RPZ	RPZ Resource Protection	<input type="checkbox"/> none
Traveled Ways	<input type="checkbox"/> Zoning	WCZ* Waterfront	B2c
	<input type="checkbox"/> AB Airport Business		<input type="checkbox"/> C32