

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier
Sara Moppin-secretary
Gordon Smith-chair
Mark Bower
William Getz

December 11, 2012

Gina Kostopoulos
5 Bramblewood Drive
Portland, ME 04103

RE: 5 Bramblewood Drive
CBL: 377 E006
ZONE: R-3

Dear Ms. Kostopoulos,

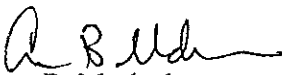
At the December 6, 2012 meeting, the Zoning Board of Appeals voted 4-0 to grant the Interpretation Appeal overturning the Zoning Specialist's determination that the second kitchen changed the use of the property to a two family. The Board determined that the second kitchen was for the home occupation and that a second kitchen does not automatically trigger a second unit. I am enclosing a copy of the Board's decision.

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

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: December 11, 2012

RE: Action taken by the Zoning Board of Appeals on December 6, 2012.

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

Members Absent: none

1. Old Business

A. Conditional Use Appeal:

1262-1266 Westbrook Street, Ayumi Horie, buyer, Tax Map 213, Block C, Lot 011, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit as part of a proposed addition to the existing single family dwelling. Representing the appeal is the buyer. **Withdrawn by applicant.**

2. New Business

A. Interpretation Appeal:

38 Deering Street, LCB38, LLC, owner, Tax Map 047 C017, 40 Deering Street, BWB40, LLC, owner, Tax Map 047 C016, 42 Mellen Street, Jill Babcock, owner, 047 A027, & 235 State Street, PKR42, LLC, Owner, 046 A006, all within R-6 Residential Zone: The appellants are challenging the Zoning Administrator's determination dated October 18, 2012 that the Foundation House properties, owned under several names, do not fall under the use category of a "Sheltered Care Group Home". Representing the appeal is Michael J. Patterson, owner of 42 Deering Street. **The Zoning Board of Appeals voted 4-0 to deny the appeal. The Zoning Administrator's determination that the Foundation House properties do not fall under the use category of a "Sheltered Care Group Home" was upheld. Mark Bower had to recuse himself.**

B. Interpretation Appeal

1-7 Bramblewood Drive, Anthony Kostopoulos, owner, Tax Map 377, Block E, Lot 006, R-3 Residential Zone: The applicant is challenging the Zoning Specialist's determination that a second kitchen with full kitchen facilities in a dwelling unit changes the use of the building from one dwelling unit to two dwelling units by definition. The appellant would like to keep the second kitchen in the lower level of the house to use with her home daycare. Representing the appeal is the owner's wife, Gina Kostopoulos. **The Zoning**

Board of Appeals voted 4-0 to grant the appeal overturning the Zoning Specialist's determination that a second kitchen changes the use of the property to a two family. Phil Saucier had to recuse himself.

C. Disability Variance Appeal:

29-33 Saunders, Elizabeth Pottle, owner, Tax Map 130, Block G, Lot 005, R-5

Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front setback of 63 inches instead of the average front yard setback of 73 inches [14-120(1)(d)(1)].

Representing the appeal is Dwight Glidden, Independent Living Assistant, Alpha One "Critical Access Program". **The Zoning Board of Appeals voted 5-0 to grant the appeal to allow the handicap ramp to be 63 inches from the front property line.**

D. Variance Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal is the leasee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 5-0 to grant the request for a continuance.**

E. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the leasee's representative, Stella Hernandez. **The Zoning Board of Appeals voted 5-0 to grant the request for a continuance.**

Enclosure:

Decision for Agenda from December 6, 2012

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Multifamily Dwelling in an R-3 Zone

Interpretation Appeal

DECISION

Date of public hearing: December 6, 2012

Name and address of applicant: Anthony and Gina Kostopoulos
5 Bramblewood Drive
Portland, ME 04103

Location of property under appeal: 5 Bramblewood Drive

For the Record:

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

Gina Kostopoulos, applicant
Peggy, applicant's aunt

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

Findings of Fact and Conclusions of Law:

The Board's authority to review an interpretation of the building authority is pursuant to Section 14-472 of the land use code.

The applicant is seeking second kitchen in the self-contained lower level an existing one-family dwelling in the R-3 zone, in which additional/accessory dwelling units are allowed only as a conditional use. Section 14-47 defines a dwelling unit as: "One (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit."

Finding:

Appellant has demonstrated that the Interpretation of the Zoning Administrator was incorrect or improper.

Satisfied Not Satisfied

Reason and supporting facts:

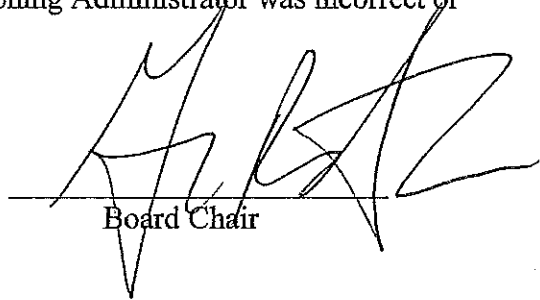
The unit is self-contained: there is only one utility meter, no separate climate control, and no separation between upstairs and down. ~~unit~~. The second kitchen is for the name occupation and not for use as a separate dwelling unit. A second kitchen does not automatically trigger a second unit.

Decision: (check one)

Option 1: The Board finds that the Appellant has satisfactorily demonstrated that the Interpretation of the City's Zoning Administrator was incorrect or improper, and therefore GRANTS the application.

Option 2: The Board finds that the Appellant has NOT satisfactorily demonstrated that the Interpretation of the City's Zoning Administrator was incorrect or improper, and therefore DENIES the application.

Dated: December 6, 2012


Board Chair

Members Present: Mark Bower, Philip Saucier - Gordon Smith -
SARA Moppin - William Gelfe

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

6:30 pm

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, December 6, 2012 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. Old Business

A. Conditional Use Appeal:

withdrawn

1262-1266 Westbrook Street, Ayumi Horie, buyer, Tax Map 213, Block C, Lot 011, R-2 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit as part of a proposed addition to the existing single family dwelling. Representing the appeal is the buyer.

2. New Business

A. Interpretation Appeal:

38 Deering Street, LCB38, LLC, owner, Tax Map 047 C017, 40 Deering Street, BWB40, LLC, owner, Tax Map 047 C016, 42 Mellen Street, Jill Babcock, owner, 047 A027, & 235 State Street, PKR42, LLC, Owner, 046 A006, all within R-6 Residential

Zone: The appellants are challenging the Zoning Administrator's determination dated October 18, 2012 that the Foundation House properties, owned under several names, do not fall under the use category of a "Sheltered Care Group Home". Representing the appeal is Michael J. Patterson, owner of 42 Deering Street.

4-0
Denied
Appeal -
supported
by Admin
determination

B. Interpretation Appeal

1-7 Bramblewood Drive, Anthony Kostopoulos, owner, Tax Map 377, Block E, Lot 006, R-3 Residential Zone: The applicant is challenging the Zoning Specialist's determination that a second kitchen with full kitchen facilities in a dwelling unit changes the use of the building from one dwelling unit to two dwelling units by definition. The appellant would like to keep the second kitchen in the lower level of the house to use with her home daycare. Representing the appeal is the owner's wife, Gina Kostopoulos.

Granted
4-0
overturned
The determination

C. Disability Variance Appeal:

29-33 Saunders, Elizabeth Pottle, owner, Tax Map 130, Block G, Lot 005, R-5 Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front setback of 63 inches instead of the average front yard setback of 73 inches [14-120(1)(d)(1)]. Representing the appeal is Dwight Glidden, Independent Living Assistant, Alpha One "Critical Access Program". (taken 1st)

Granted
5-0

D. Variance Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1 Neighborhood Business Zone: The applicant is planning to open a restaurant. Three off-street parking spaces are required. The appellant is requesting a variance to waive the off-street parking requirement. Representing the appeal is the leasee's representative, Stella Hernandez.

5-0
request
a variance

OVA

5-0
Continued
E. Conditional Use Appeal:

227-229 York Street, Neil Reiter, leasee, Tax Map 044, Block E, Lot 002, B-1

Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to open a restaurant. Representing the appeal is the leasee's representative, Stella Hernandez.

3. Adjournment

~ 10:30 pm



PORTLAND MAINE

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

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

TO: CHAIR AND MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: ANN MACHADO, ZONING SPECIALIST *AM*

SUBJECT: 5 BRAMBLEWOOD DRIVE, 377 E006 - R-3 RESIDENTIAL ZONE

DATE: NOVEMBER 29, 2012

Gina Kostopoulos applied for a permit (#2012-10-5099) to add a daycare as a home occupation to the use of her property as a single family home. Part of the application included floor plans for both floors of her house. The floor plans showed a kitchen located on the main floor of the house and a kitchen located in the lower level in the proposed area for the daycare. I spoke to Ms. Kostopoulos on October 2, 2012 asking her about the second kitchen. She told me that a previous owner had put it in and that it had been used as part of a daycare that had been operated in the house previously. I informed Ms. Kostopoulos that two kitchens were not allowed in a single family home.

I researched our files on the property. I found two permits. On February 27, 1991 a permit (#912355) was issued to "construct a one-family dwelling w attached 2-car garage". The certificate of occupancy was issued on May 4, 1991 for a "Single-family dwelling". On October 27 1994, a permit (#941178) was issued to "change use from single family to single family w/daycare". The floor plan with the permit only showed one floor of the house. I did not find a specific permit to build a second kitchen for the daycare.

On October 9, 2012, I signed off on the permit for zoning to add the daycare as a home occupation with the condition that the second kitchen be removed before the certificate of occupancy for the home occupation could be issued.

I wrote a letter on October 11, 2012 explaining why the second kitchen needed to be removed. Section 14-47 of the ordinance defines a dwelling unit as "one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained unit". The floor plans show that the lower level has a living room, dining area, bedroom, kitchen facilities and a private bath. The property is located in the R-3 residential zone. Section 14-86 states that the purpose of the zone is "to provide for medium-density residential development characterized by single family homes on individual lots". When a second kitchen is added to a single family home, by definition a second unit is created. By having one kitchen in a building it guarantees that the use will remain a single family home and not allow for an illegal dwelling unit to be created. There is a process to allow an accessory dwelling unit as a conditional use appeal.



PORTLAND MAINE

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

*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

October 11, 2012

Gina Kostopoulos
5 Bramblewood Drive
Portland, ME 04103

Re: 5 Bramblewood Drive – 377 E006 – R-3 Residential Zone – Permit #2012-10-5099
–daycare as home occupation

Dear Ms. Kostopoulos,

In reviewing your application to add a daycare as a home occupation, I noticed on your floor plans that there are two kitchens in the home, one on the main floor and one on the lower level. Our records show the legal use of the property as a single family home or a single dwelling unit. Section 14-47 defines a dwelling unit as “one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit”. In other words a dwelling unit has one kitchen. A second kitchen in a building changes the use of the building from one dwelling unit to two dwelling units. I have researched our records, and there is no record of a second kitchen being added to the building. Since the use of the building is one dwelling unit, the second kitchen is illegal and needs to be removed.

In our telephone conversations about the second kitchen, you have stated that the kitchen was there when you purchased the property, and your intention is to use it for the daycare you have applied for under a home occupation. Section 14-410 of the ordinance states “the purpose of a home occupation is to allow the secondary and incidental use of a residence for the conduct of appropriate occupations whose external activity levels and impacts are so limited as to be compatible with the residential character of the neighborhood”. The key word here is that a home occupation is a secondary use of a residence. A residence is a dwelling unit that has one kitchen. You cannot have a second kitchen for the home occupation because it is not a primary use.

Your application meets all the other criteria for a daycare as a home occupation for six children plus two children after school. I am signing off on the permit for zoning with the condition that the second kitchen needs to be removed before the certificate of occupancy is issued for you to operate a daycare as a home occupation. Section 14-47 of the

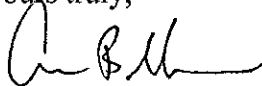
ordinance defines kitchen facilities as “facilities used for the preparation of meals, including refrigerators and devices used for the cooking and preparation of food”. In one of our telephone conversations you said that there was a full sized refrigerator and a stove in the lower level. These would have to be removed along with any sink and other device used for cooking and preparation of food.

The permit will now be moved forward in the review process to a plan reviewer who looks at the use under building code requirements. They may also contact you if they have any questions.

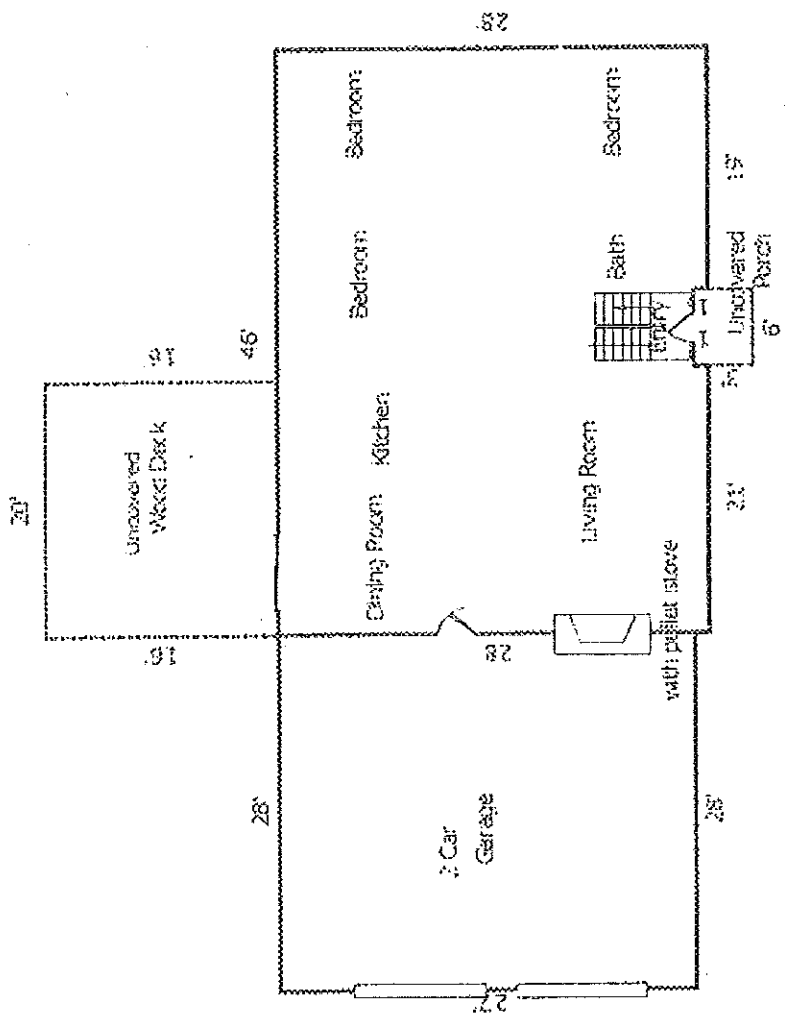
You have the right to appeal my decision regarding the second kitchen. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

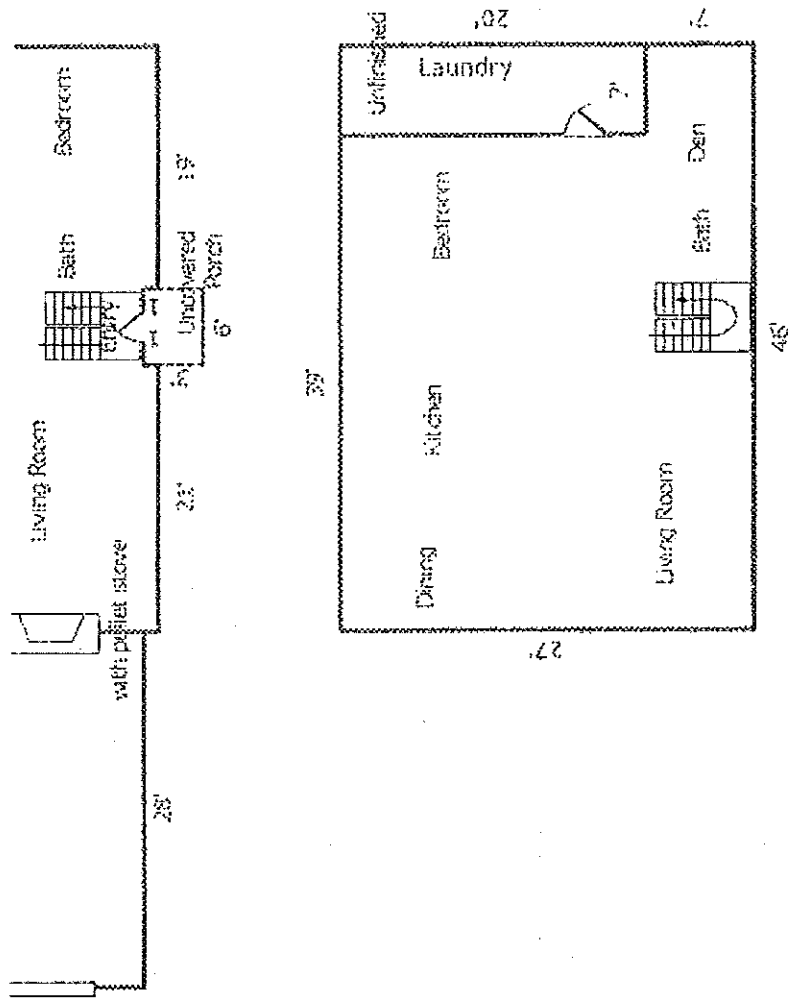
Please feel free to call me at 874-8709 if you have any questions.

Yours truly,



Ann B. Machado
Zoning Specialist
(207) 874-8709





Finished Basement

From: Elizabeth Shorr <elizabeth.o.shorr@gmail.com>
To: "mes@portlandmaine.gov" <mes@portlandmaine.gov>
Date: 12/4/2012 1:09 PM
Subject: Bramblewood Drive Appeal

Marge

Thanks for your call.

My reason for writing is to express concern over the appeal regarding the change in the applicant's home from a one unit to a two unit dwelling.

The Bramblewood neighborhood is a single family neighborhood and there are several families that have expressed such concern over the change from a single family home.

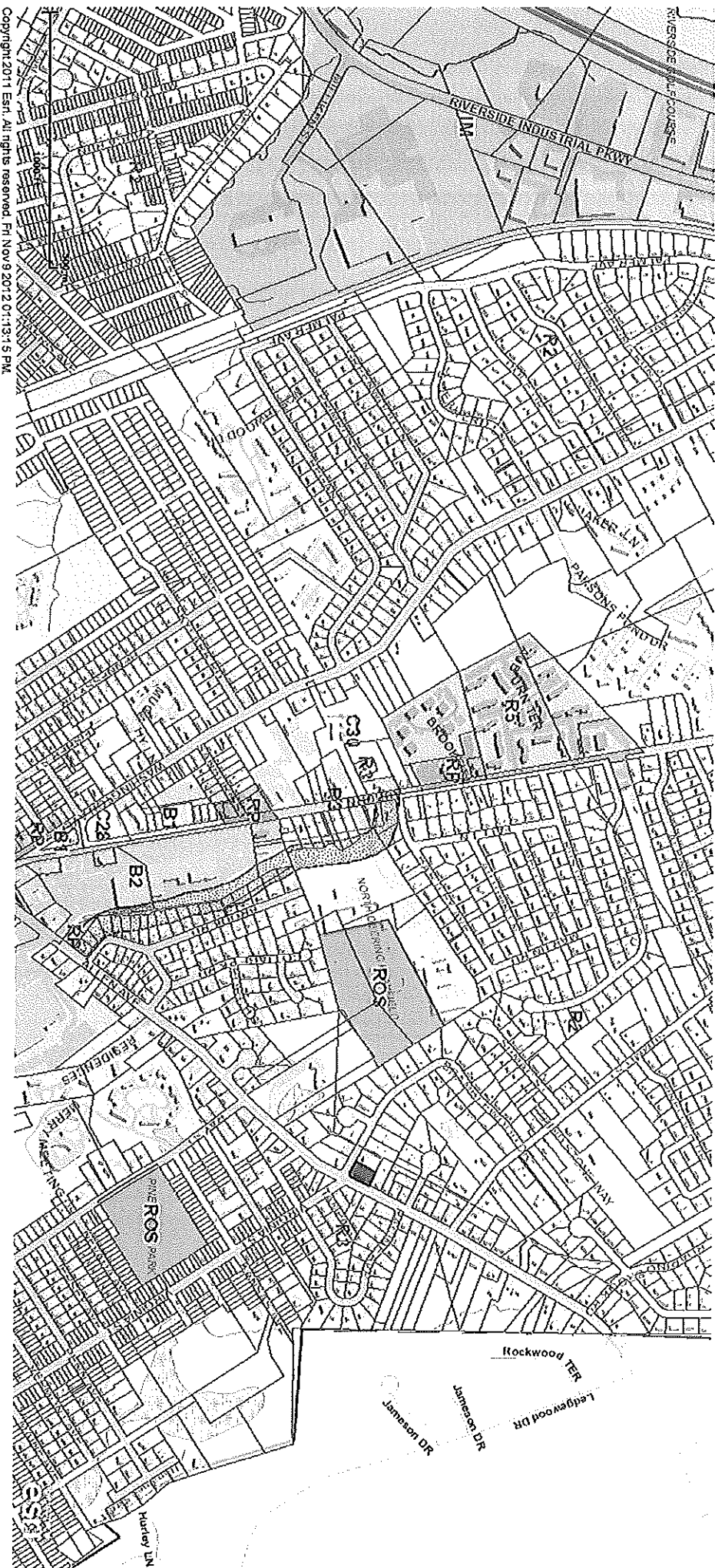
Reference # Tax Map 377, block E, lot 006, R-3

Please call me with any questions,

Beth Shorr
27 Bramblewood Drive

Sent from my iPad

5 Bramblewood Drive



Copyright 2011 Esri. All rights reserved. Fri Nov 9 2012 01:13:15 PM

Ann Machado - Interpretation appeal for 5 Bramblewood Dr.

From: Ann Machado
To: ginakosto@gmail.com
Date: 11/20/2012 9:07 AM
Subject: Interpretation appeal for 5 Bramblewood Dr.

Gina -

I left you a voice mail on November 13, 2012, asking you to submit a clearer plot plan and a clearer copy of the floor plans for both floors of the house. I have decided that the plot plan is fine but we really need a more legible copy of the floor plans. The copy you submitted is so faint that it is really hard to make out what the rooms are. You could send a pdf of the floor plan sketch and I can make the ten copies, but we really need a better copy.

Thanks.

Ann Machado
Zoning Specialist
(207) 874-8709



City of Portland Zoning Board of Appeals

November 28, 2012

Gina Kostopoulos
5 Bramblewood Drive
Portland, ME 04103

Dear Ms. Kostopoulos,

Your Interpretation Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, December 6, 2012 at 6:30 p.m.** in the City Council Chambers 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 fee is due on receipt. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, Attn: Ann Machado
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: 2012-626 **Applicant:** Gina Kostopoulos
CBL: 377 E006 **Application Type:** Interpretation Appeal
Location: 5 Bramblewood Drive **Invoice Date:** 11/28/12, *and invoice mailed 12/11/12*

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$59.62
Notices	78	\$58.50
Processing Fee	1	\$50.00
Application Fee	1	\$100.00

Total Current Fees: \$268.12
Total Current Payments: -\$100.00
Amount Due Now: \$168.12

Bill to: **CBL:** 377 E006 **Application No:** 2012-626
Gina Kostopoulos **Invoice Date:** 11/28/12 **Total Amount Due: \$168.12**
5 Bramblewood Drive (due on receipt)
Portland, ME 04103

Make check payable to: City of Portland and mail to Room 315, Attn: Ann Machado, 389 Congress St.,
Portland, ME 04101



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 675020\$100.00

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 11/9/2012

Receipt Number: 50112

Receipt Details:

Referance ID:	1841	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2012-626 - 5 Bramblewood Drive - Interpretation Appeal			
Additional Comments:			

Thank You for your Payment!

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: "Ann Machado (AMACHADO@portlandmaine.gov)"
<AMACHADO@portlandmaine.gov>
Date: 11/26/2012 3:40 PM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda 11:30.pdf

Hi Ann,

All set to publish your ad on Friday, November 30.
The cost is \$357.74 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 04101
Tel. 207-791-6157
Fax 207-791-6910
Email jjensen@mainetoday.com

From: classified@mainetoday.com [classified@mainetoday.com]
Sent: Monday, November 26, 2012 11:19 AM
To: Joan Jensen
Subject: FW: Zoning Board of Appeals Legal Ad

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

From: "Ann Machado" <AMACHADO@portlandmaine.gov>
Sent: Monday, November 26, 2012 11:08am
To: classified@Pressherald.com
Subject: Zoning Board of Appeals Legal Ad

Joan -
Attached is the Zoning Board of Appeals legal ad for Friday, November 30, 2012.
Thanks.
Ann Machado
874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BARRY JOHN C & MARGARET A JTS	22 BRAMBLEWOOD DR PORTLAND, ME 04103	18 BRAMBLEWOOD DR	1
	BEACH KENNETH G WWII VET & CATHERINE D JTS	628 ALLEN AVE PORTLAND, ME 04103	628 ALLEN AVE	1
	BLACK JOSHUA K	PMB 1024 PO BOX 9739 PORTLAND, ME 04104	558 ALLEN AVE	1
	BRADY ERIN N & JEFFREY V MORRIS JTS	257 VIRGINIA ST PORTLAND, ME 04103	257 VIRGINIA ST	1
	BREGGIA JEANETTE A WID WWII ETALS LIFE ESTATE	105 RACINE AVE PORTLAND, ME 04103	105 RACINE AVE	1
	BREGGIA LEISA A	22 RACINE AVE PORTLAND, ME 04103	22 RACINE AVE	1
	BROWN MELISSA S	26 RACINE AVE PORTLAND, ME 04103	26 RACINE AVE	1
	CADY THERESA E	32 RACINE AVE PORTLAND, ME 04103	32 RACINE AVE	1
	CANTRELL JOY C	102 RACINE AVE PORTLAND, ME 04103	102 RACINE AVE	1
	CARTWRIGHT CORINNE JUNE A & RAYMOND J JTS	608 ALLEN AVE PORTLAND, ME 04103	608 ALLEN AVE	1
	CASSIDY GERARD S & ELAINE A CASSIDY JTS	85 RACINE AVE PORTLAND, ME 04103	85 RACINE AVE	1
	CILLEY RODGER S & MELISSA L CILLEY JTS	59 BRAMBLEWOOD DR PORTLAND, ME 04103	59 BRAMBLEWOOD DR	1
	COON JAMES G TD VN VET & JUDITH A COON JTS	86 RACINE AVE PORTLAND, ME 04103	86 RACINE AVE	1
	CORMIER LAUREN M	25 RACINE AVE PORTLAND, ME 04103	25 RACINE AVE	1
	DIXON ROBYN B & JOHN L JTS	121 HOPE AVE PORTLAND, ME 04103	12 MEADOW LN	1
	DONATELLE RICHARD J WWII VET	631 ALLEN AVE PORTLAND, ME 04103	631 ALLEN AVE	1
	FASULO BRIAN J & LORI A JTS	110 RACINE AVE PORTLAND, ME 04103	110 RACINE AVE	1
	FERRARA DONALD K JR & RHONDA FERRARA JTS	237 VIRGINIA ST PORTLAND, ME 04103	237 VIRGINIA ST	1
	FLAHERTY RUSSELL T & DAWN M LEIGHTON	629 ALLEN AVE PORTLAND, ME 04103	629 ALLEN AVE	1
	FULLER FREDERICK J & MAUREEN A JTS	95 RACINE AVE PORTLAND, ME 04103	95 RACINE AVE	1
	GETCHELL LUCY	265 PRESIDENTIAL WAY WESTBROOK, ME 04092	11 MEADOW LN	1
	GRIMALDI JAMES M & MARYANN	18 MEADOW LN PORTLAND, ME 04103	18 MEADOW LN	1
	GROVER RICHARD A & TERRI M	50 BRAMBLEWOOD DR PORTLAND, ME 04103	50 BRAMBLEWOOD DR	1
	HIGHT JEFFREY S & SUSAN S HIGHT TRUSTEES	17 RACINE AVE PORTLAND, ME 04103	17 RACINE AVE	1
	HILT TARA L	571 ALLEN AVE PORTLAND, ME 04103	571 ALLEN AVE	1
	HOLT WILLIAM D & MARY JANE JTS	97 RACINE AVE PORTLAND, ME 04103	97 RACINE AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	JACKSON ELIZABETH A	11 RACINE AVE PORTLAND, ME 04103	11 RACINE AVE	1
	JOHNSON MARY	22 SUMMIT ST PORTLAND, ME 04103	22 SUMMIT ST	1
	KAZILIONIS MICHAEL A & DEBBIE A JTS	43 BRAMBLEWOOD DR PORTLAND, ME 04103	43 BRAMBLEWOOD DR	1
	KAZILIONIS STEPHEN H & LAURIE O JTS	7 APPLEBEE CIR PORTLAND, ME 04103	7 APPLEBEE CIR	1
	KENNEY STEVEN C	30 MEADOW LN PORTLAND, ME 04103	32 MEADOW LN	1
	KILBURN MARK A	18 APPLEBEE CIR PORTLAND, ME 04103	18 APPLEBEE CIR	1
	KNOX JOHN C & ELLEN JTS	44 BRAMBLEWOOD DR PORTLAND, ME 04103	44 BRAMBLEWOOD DR	1
	KOSTOPOULOS ANTHONY A	5 BRAMBLEWOOD DR PORTLAND, ME 04103	5 BRAMBLEWOOD DR	1
	LAMBERT JACK D	1382 WOODLOCK RD MT PLEASANT, SC 29464	612 ALLEN AVE	1
	LEFEBVRE TERESA V WID WWII	636 ALLEN AVE PORTLAND, ME 04103	636 ALLEN AVE	1
	LIBBY RUTH E WID WWII VET LIFE ESTATE	252 VIRGINIA ST PORTLAND, ME 04103	252 VIRGINIA ST	1
	MARTIN JAIMIE S & JOHN D MARTIN JTS	6 BRAMBLEWOOD DR PORTLAND, ME 04103	6 BRAMBLEWOOD DR	1
	MCADAM GARY F & NANCY D JTS	34 MEADOW LN PORTLAND, ME 04103	34 MEADOW LN	1
	MCCORMICK EDITH M WID WWII	241 VIRGINIA ST PORTLAND, ME 04103	241 VIRGINIA ST	1
	MCGOVERN THOMAS V & PATRICIA A MCGOVERN	90 RACINE AVE PORTLAND, ME 04103	90 RACINE AVE	1
	MCRAE TERI E	619 ALLEN AVE PORTLAND, ME 04103	619 ALLEN AVE	1
	MILLER ADAM & JESSICA KANDEL JTS	601 ALLEN AVE PORTLAND, ME 04103	601 ALLEN AVE	1
	MILLER ADAM & JESSICA KANDEL JTS	601 ALLEN AVE PORTLAND, ME 04103	265 VIRGINIA ST	0
	MOORHEAD STEPHANNIE	14 BRAMBLEWOOD DR PORTLAND, ME 04103	14 BRAMBLEWOOD DR	1
	MUZZY PETER C & SUE JTS	35 BRAMBLEWOOD DR PORTLAND, ME 04103	35 BRAMBLEWOOD DR	1
	MYERS ROBERT S & SANDRA J HORNE JTS	593 ALLEN AVE PORTLAND, ME 04103	593 ALLEN AVE	1
	NATALUK ANTHONY A	567 ALLEN AVE PORTLAND, ME 04103	567 ALLEN AVE	1
	NATALUK ANTHONY A & JOANN L JTS	567 ALLEN AVE PORTLAND, ME 04103	RACINE AVE	0
	NATALUK ANTHONY A	567 ALLEN AVE PORTLAND, ME 04103	RACINE AVE	0
	NEWBEGIN DONALD	620 ALLEN AVE PORTLAND, ME 04103	620 ALLEN AVE	1
	NICOLETTA KENLEIGH A	36 WYOMING AVE PORTLAND, ME 04103	36 WYOMING AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	NORMAN JOHN C & DONNA A JTS	96 RACINE AVE PORTLAND, ME 04103	96 RACINE AVE	1
	OAKLEY CHERYL J	14 RACINE AVE PORTLAND, ME 04103	14 RACINE AVE	1
	O'CONNOR THOMAS J VN VET & DEBORAH D WELDON JTS	552 ALLEN AVE PORTLAND, ME 04103	552 ALLEN AVE	1
	PAWLOSKI ROBERT E & BRENDA G PAWLOSKI JTS	242 VIRGINIA ST PORTLAND, ME 04103	242 VIRGINIA AVE	1
	PEOPLES ALAN B & ELIZABETH L PEOPLES ETALS	152 SPURWINK RD SCARBOROUGH, ME 04074	640 ALLEN AVE	1
	PERHAM CAROLE A	38 SUMMIT ST PORTLAND, ME 04103	38 SUMMIT ST	1
	POMERLEAU MARC D & EVANGELINE C POMERLEAU JTS	551 ALLEN AVE PORTLAND, ME 04103	551 ALLEN AVE	1
	PRESTES MARK L & MEGHAN R PRESTES JTS	27 MEADOW LN PORTLAND, ME 04103	27 MEADOW LN	1
	PROCIDA ANTHONY J	15 APPLEBEE CIR PORTLAND, ME 04103	15 APPLEBEE CIR	1
	PRUE ADAM D & RUTH E PRUE JTS	605 ALLEN AVE PORTLAND, ME 04103	605 ALLEN AVE	1
	PRUE DALE D & LESTER A PRUE JTS	20 TAMPA ST PORTLAND, ME 04103	20 TAMPA ST	1
	RENDALL STEPHEN C VN VET TD CYNTHIA S JTS	31 MEADOW LN PORTLAND, ME 04103	31 MEADOW LN	1
	RISBARA JOSEPH J	17 MEADOW LN PORTLAND, ME 04103	17 MEADOW LN	1
	RIVERS ANTHONY F	16 SUMMIT ST PORTLAND, ME 04103	16 SUMMIT ST	1
	ROUX JOAN D WID KW VET	238 VIRGINIA ST PORTLAND, ME 04103	238 VIRGINIA ST	1
	SANDINI CONSTANCE A	1 RACINE AVE PORTLAND, ME 04103	1 RACINE AVE	1
	SAUFLEY WILLIAM E & LEIGH INGALLS SAUFLEY JTS	51 BRAMBLEWOOD DR PORTLAND, ME 04103	51 BRAMBLEWOOD DR	1
	SAWYER MELISSA J & CHRISTOPHER S SAWYER JTS	7 TAMPA ST PORTLAND, ME 04103	20 TAMPA ST	1
	SHORR ELIZABETH O TRUSTEE	27 BRAMBLEWOOD DR PORTLAND, ME 04103	27 BRAMBLEWOOD DR	1
	SMALLEY ROLAND A VN VET & DEBORAH J SMALLEY JTS	26 MEADOW LN PORTLAND, ME 04103	26 MEADOW LN	1
	SPRAGUE LISA & NATHAN W	23 BRAMBLEWOOD DR PORTLAND, ME 04103	23 BRAMBLEWOOD DR	1
	TOZIER PAMELA LIFE ESTATE	185 MOUNTAIN RD FALMOUTH, ME 04105	11 BRAMBLEWOOD DR	1
	VACHON JOSEPH R & ROBYN E	547 ALLEN AVE PORTLAND, ME 04103	547 ALLEN AVE	1
	VIOLETTE GEORGE R & JUDITH A JTS	19 APPLEBEE CIR PORTLAND, ME 04103	19 APPLEBEE CIR	1
	WARD RICHARD A KW VET	251 VIRGINIA ST PORTLAND, ME 04103	251 VIRGINIA ST	1
	WINCHESTER DOROTHEA L WID WWII VET	262 VIRGINIA ST PORTLAND, ME 04103	262 VIRGINIA ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WITHERELL JAMES & PAULETTE HOLTAN JTS	641 ALLEN AVE PORTLAND, ME 04103	641 ALLEN AVE	1
	ZHAO QIONG FANG & YI YUAN ZHAO JTS	616 ALLEN AVE PORTLAND, ME 04103	616 ALLEN AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
-----	-------	-----------------------	-------------------	-------

Total Listed: 80

77

