

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson
Chip Gavin
Kent Avery

August 2, 2013

Colleen & Frederick Writt
93 Mast Road
Falmouth, ME 04105

RE: Lot 2, Morning Star Lane
CBL: 385A A032
ZONE: R-2

Dear Ms. & Mr. Writt,

At the August 1, 2013 meeting, the Zoning Board of Appeals voted 5-0 to grant your conditional use appeal to build an accessory dwelling as part of the new single family home with the condition that in consultation with the City Arborist the applicant shall arrange to landscape the property to properly screen vehicles from adjacent properties and streets as allowed by the practical limitations of the property's features such as drainage easements. The approval is granted for two years. I am enclosing a copy of the Board's decisions.

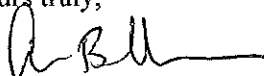
You will also find a receipt for the payment received. Your account is now paid in full.

Now that the conditional use appeal has been approved, you need to submit a Level I Minor Residential Site Plan Application to convert the existing barn to a single family home with an accessory dwelling unit. You have two years from the date of the hearing, August 1, 2013, referenced under section 14-474(f), to obtain the building permit and start work, or your Zoning Board approval will expire.

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

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

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: August 2, 2013
RE: Action taken by the Zoning Board of Appeals on August 1, 2013.

Members Present: Mark Bower, William Getz (acting secretary), Kent Avery, Chip Gavin and Sara Moppin (acting chair)

Members Absent: Gordon Smith, and Eric Larsson

1. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, owner, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The Portland Water District was granted a Conditional Use Appeal on January 3, 2013 under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. The approval expired on July 3 2013 because the applicant did not obtain a building permit and begin work within six months of the approval. The appellant is reapplying for a Conditional Use Appeal to build a sewage pumping station. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc. **The Zoning Board of Appeals voted 5-0 to grant a six month extension for the original approval on January 3, 2013 to build the sewage pumping station.**

B. Conditional Use Appeal:

Lot 2, Morning Star Lane, Colleen & Frederick Writt, owners, Tax Map 385A, Block A, Lot 032, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to build an accessory dwelling unit as part of their new single family home. Representing the appeal are the owners. **The Zoning Board of Appeals voted 5-0 to grant the appeal to build an accessory dwelling unit as part of the new single family home with the condition that in consultation with the City Arborist the applicant shall arrange to landscape the property to properly screen vehicles from adjacent properties and streets as allowed by the practical limitations of the property's features such as drainage easements. The approval is granted for two years.**

2. Other Business

Review proposed Planning Board text amendments to Section 14-474 - Conditional Uses.
Postponed until next meeting.

Enclosure:

Decision for Agenda from August 1, 2013

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

R-2 Residential Zone Accessory Structure
Conditional Use Appeal

DECISION

Board Members Present:

*Kent Avery
William Getz
Sarah Moppin
Mark Bower
Chip Gavin*

Date of public hearing: August 1, 2013

Name and address of applicant: Frederick A. Witt ✓
93 Mast Road
Falmouth, ME 04105

Location of property under appeal: Lot #2 Morningstar Lane
*Bower - disclosure of relationship to firm
Moppin - abutter status disclosure*
For the Record: *Avery - disclosure of AG relationship*

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

Steve Rowe - 514 Summit St. - Concerns

Concerns: 14-474 sec. D - Reasonable restrictions

- 1) 8' extension toward rear that encroaches on rear setback*
- 2) 10 car parking and*
- 3) accessory unit beyond the building*

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

*Sit plan
Tax map
Floor plan
Parking Layout*

*Ron ~~Bowler~~ Developer - in favor
(Dorlar) 1) Review of storm water run off
2) Review of buffer & screening
3) Other review by city officials*

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

Satisfied ✓5 Not Satisfied

Reason: Per plan drawings and testimony

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 ✓5 Not Satisfied

Reason: Per 3D renderings and testimony

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: Per testimony from developer, Mr. Witt has arrangements with landscaper to provide screening. Goal is to develop a ^{robust vegetative screening} ~~continuous hedge~~. Mr. Dorlar, has a landscape requirement for the development. Mr. Witt gave testimony of infill planting.

Condition: Subject to condition: discussed with consultation of city arborist

Concern: Arrangement of large parking area that would be difficult to screen. Possible condition would be to consult with city arborist.³

② No details submitted

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

Satisfied 5 Not Satisfied

Reason: *per testimony that principle residence will be owner occupied*

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 ✓5 Not Satisfied

Reason: *significant parking per plan*

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 4 No 1

Reason and supporting facts:

- ① *Accessory unit is incorporated into the building that appears as a single family home*
- ② *Impact will be consistent with regard to traffic and use. Concerns use of property as business use and home occupations - satisfied*
- Unique situation of 2 parking areas - low probability*

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

Yes ___ No 5

Reason and supporting facts:

Storm water mitigation has been addressed by site plan. No anticipated adverse impact as related to the accessory unit. Accessory use consistent with typical use for a unit of the proposed size.

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

Yes ___ No 5

Reason and supporting facts:

Per testimony the proposed impact would be consistent with an accessory residential unit.

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:

Per applicant testimony and ~~that the~~ In consultation with the City Arborist, the applicant shall arrange & landscape the property to screen ~~the~~ vehicles ~~property~~ from adjacent properties and streets properly

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.

as allowed by the practical limitations of the properties features, such as drainage easements.

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: Aug 1, 2013


Board Chair

Note: 2 year approval - approved 5-0

Members Present: Sara Moppin (Acting Chair), Chris Cavanaugh, Mark Bower,
Bill Getz (Acting Sec), Kurt Avery

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Gordon Smith - Eric Larsson -

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, August 1, 2013 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. New Business

A. Conditional Use Appeal:

Corner of Great Pond Road & 3rd Street, Peaks Island, Portland Water District, owner, Tax Map 085, Block S, Lot 003, IR-2 Island Residential Zone: The Portland Water District was granted a Conditional Use Appeal on January 3, 2013 under section 14-145.9(c)(1) to build a sewage pumping station on the vacant lot. The approval expired on July 3 2013 because the applicant did not obtain a building permit and begin work within six months of the approval. The appellant is reapplying for a Conditional Use Appeal to build a sewage pumping station. Representing the appeal are Jay Hewett from the Portland Water District and Michael Tadema-Wielandt from DuLuca-Hoffman Associates, Inc. Asked for a six month extension

B. Conditional Use Appeal:

Lot 2, Morning Star Lane, Colleen & Frederick Writt, owners, Tax Map 385A, Block A, Lot 032, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to build an accessory dwelling unit as part of their new single family home. Representing the appeal are the owners.

2. Other Business

Review proposed Planning Board text amendments to Section 14-474 - Conditional Uses.

3. Adjournment

on Next AGENDA

Condition: see condition about working with The City Arborist on screening the parking

granted 6:28 pm

granted 6 month extension 5-0

granted with condition 5-0 in 2 years

ISSUES RAISED they can participate
MARK BOWER disclosed firm involvement
SARA Moppin disclosed firm involvement
received AN about notice



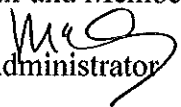
PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

TO: Zoning Board of Appeal Chair and Members

FROM: Marge Schmuckal, Zoning Administrator 

SUBJECT: Lot #2 Morningstar Lane – 385A-A-032

DATE: August 1, 2013

The purpose of this memo is to focus the Board on the specific appeal issues before it. The applicant is requesting a conditional use appeal to allow an accessory dwelling unit within a single family dwelling. Such a use is allow if the applicant can show that all the criteria are being met under Section 14-78(a)(2) of the R-2 Zone. One of the criteria is that the project is subject to a site plan review by the Planning Division. This conditional use appeal is just the first step of reviews for the applicant. There will be subsequent reviews, such as the site plan review, before the project is finalized.

It has come to the City's attention that there may be items on the submitted plans before you that would not meet other City requirements, such as two separate curb cuts for one lot and the number of proposed parking spaces. Those issues and others will be addressed with the subsequent review(s). It is my understanding that if the Board approves the conditional use appeal, it is not approving by default any other items shown on the applicant's plans that are not part of the conditional use requirements and standards.

Because the applicant is just beginning the first step of the review process, he has requested that the full two years be allowed as part of any Zoning Board of Appeals approval.



City of Portland Zoning Board of Appeals

July 24, 2013

Colleen & Frederick Writt
93 Mast Road
Falmouth, ME 04105

Dear Mr. & Ms. Writt,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, August 1, 2013 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, 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 & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1757	Applicant: Frederick A. Witt
Project Name: Lot 2, MORNINGSTAR LN	Location: MORNINGSTAR LN
CBL: 385A A032001	Application Type: Conditional Use
Invoice Date: 07/24/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$100.00		\$100.00		\$212.59		\$212.59		\$0.00	On Receipt

Previous Balance	\$100.00
Payment Received 7/17/2013 - Thank you	\$100.00

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	88	\$66.00
Legal Advertisements - ZBA	1	\$96.59
		\$212.59
Total Current Fees:	+	\$212.59
Total Current Payments:	-	\$212.59
Amount Due Now:		\$0.00

CBL 385A A032001
Bill to: Frederick A. Witt
93 Mast Road
Falmouth, ME 04105

Application No: 0000-1757
Invoice Date: 07/24/2013
Invoice No: 41941
Total Amt Due: \$0.00
Payment Amount: \$212.59

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1757	Applicant: Frederick A. Witt
Project Name: 0 MORNINGSTAR LN	Location: MORNINGSTAR LN
CBL: 385A A032001	Application Type: Conditional Use
Invoice Date: 07/17/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	Payment Due Date On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Appeal Application Fee	1	\$100.00
		\$100.00
Total Current Fees:	+	\$100.00
Total Current Payments:	-	\$100.00
Amount Due Now:		\$0.00

CBL 385A A032001
Bill to: Frederick A. Witt
 93 Mast Road
 Falmouth, ME 04105

Application No: 0000-1757
Invoice Date: 07/17/2013
Invoice No: 41862
Total Amt Due: \$0.00
Payment Amount: \$100.00

Make checks payable to the *City of Portland*, ATTN: Jennifer Yeaton, 4th Floor, 389 Congress Street, Portland, ME 0410

Ann Machado - RE: Zoning Board of appeal Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 7/23/2013 4:21 PM
Subject: RE: Zoning Board of appeal Legal Ad
Attachments: Agenda july 26.pdf

Hi Ann,

All set to publish your ad on Friday, July 26.
The cost is \$193.18 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
295 Gannett Drive
South Portland, ME 04106
Tel. 207-791-6157
Fax: 207-791-6910
Email: jjensen@mainetoday.com

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, July 23, 2013 12:58 PM
To: classified@mainetoday.com
Subject: Zoning Board of appeal Legal Ad

Joan -

Attached is the Zoning Board of appeal legal Ad for Friday July 26, 2013.

Thanks.

Ann

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1757	Applicant: Frederick A. Witt
Project Name: 0 MORNINGSTAR LN	Location: MORNINGSTAR LN
CBL: 384 A001001	Application Type: Conditional Use
Invoice Date: 07/17/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Appeal Application Fee	1	\$100.00
		<u>\$100.00</u>
Total Current Fees:	+	\$100.00
Total Current Payments:	-	\$100.00
Amount Due Now:		\$0.00

CBL 384 A001001
Bill to: Frederick A. Witt
 93 Mast Road
 Falmouth, ME 04105

Application No: 0000-1757
Invoice Date: 07/17/2013
Invoice No: 41862
Total Amt Due: \$0.00
Payment Amount: \$100.00

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
371 A002001	HAVERTY MARY MARGARET I	67 HAVERTYS WAY PORTLAND, ME 04103	0 WASHINGTON AVE	1
371 A015001	COOK LLOYD E & JOYCE M JTS	37 LESTER DR PORTLAND, ME 04103	37 LESTER DR	1
371 A016001	JANKOWIAK PETER J	45 LESTER DR PORTLAND, ME 04103	45 LESTER DR	1
371 A017001	ROGERS JAMES C	53 LESTER DR PORTLAND, ME 04103	53 LESTER DR	1
371 A018001	STURGEON KAREN A & BRIAN E	63 LESTER DR PORTLAND, ME 04103	63 LESTER DR	1
371 A019001	BOLDUC CATHERINE M	71 LESTER DR PORTLAND, ME 04103	71 LESTER DR	1
371 A023001	NORBERT STEPHEN J & KIM P JTS	77 LESTER DR PORTLAND, ME 04103	77 LESTER DR	1
371 A024001	BREWER KERRY A & MATTHEW R BREWER JTS	85 LESTER DR PORTLAND, ME 04103	85 LESTER DR	1
371 A025001	ESPOSITO BARBARA L & MICHAEL A SR JTS	91 LESTER DR PORTLAND, ME 04103	91 LESTER DR	1
371 B002001	LANE BENJAMIN D & LISA A LANE JTS	44 LESTER DR PORTLAND, ME 04103	44 LESTER DR	1
371 B003001	ROBINSON WILLIAM J	52 LESTER DR PORTLAND, ME 04103	52 LESTER DR	1
371 B004001	BURNSIDE PAMELA M & SUE A BAKER JRS	64 LESTER DR PORTLAND, ME 04103	64 LESTER DR	1
371 B005001	GIAMPETRUZZI ROBERT F & JOANN B JTS	70 LESTER DR PORTLAND, ME 04103	66 LESTER DR	1
371 B006001	GRABARZ WILLIAM	80 LESTER DR PORTLAND, ME 04103	80 LESTER DR	1
371 B007001	CHASE DEREK M	124 LESTER DR PORTLAND, ME 04103	124 LESTER DR	1
371 B008001	IRVING JEFFREY C & JILL H JTS	134 LESTER DR PORTLAND, ME 04103	134 LESTER DR	1
371 B009001	BUSTIN NORMAN H & LAURA J	140 LESTER DR PORTLAND, ME 04103	140 LESTER DR	1
371 B010001	GAUVIN RUSSELL J & JANET C GAUVIN JTS	150 LESTER DR PORTLAND, ME 04103	150 LESTER DR	1
382A B004001	DIMILLO EUGENE & RENEE M JTS	456 SUMMIT ST PORTLAND, ME 04102	456 SUMMIT ST	1
382A B011001	BARTLETT LISA A	117 CHEROKEE ST STE 309 DENVER, CO 80204	450 SUMMIT ST	1
382A C003001	OUELLETTE GARY & PATTI A JTS	449 SUMMIT ST PORTLAND, ME 04103	449 SUMMIT ST	1
384 A001001	DORLER RONALD J TRUSTEE	220 RIVERSIDE IND PKWY PORTLAND, ME 04103	MORNINGSTAR LN	1
384 A021001	GRACE BAPTIST CHURCH	476 SUMMIT ST PORTLAND, ME 04103	476 SUMMIT ST	2
384 A023001	YOUNG RICHARD & KATHERINE	99 LESTER DR PORTLAND, ME 04103	99 LESTER DR	1
384 A024001	MURPHY ALBERT A ETALS JTS	107 LESTER DR PORTLAND, ME 04103	107 LESTER DR	1
384 A025001	GROOMS CARLTON C VN VET & SANDRA L JTS	113 LESTER DR PORTLAND, ME 04103	113 LESTER DR	1
384 A026001	SOUTHARD THOMAS R & LAURA A SOUTHARD	119 LESTER DR PORTLAND, ME 04103	119 LESTER DR	1
384 A027001	WORDEN WILLIAM L	127 LESTER DR PORTLAND, ME 04103	127 LESTER DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
384 A028001	HUTCHISON BRUCE G & MARY L	135 LESTER DR PORTLAND, ME 04103	135 LESTER DR	1
384 B001001	REQUIA KAREN J & PHILIP L REQUIA	110 LESTER DR PORTLAND, ME 04103	110 LESTER DR	1
385 A003001	SO SINITH & LOURT SO JTS	125 LAMBERT ST PORTLAND, ME 04103	125 LAMBERT ST	1
385 A004001	BATES MADELEINE J	157 LAMBERT ST PORTLAND, ME 04103	157 LAMBERT ST	1
385 A005001	GREENLAW TAMARA R & JOHN MCGRATH JTS	159 LAMBERT ST PORTLAND, ME 04103	159 LAMBERT ST	1
385 A010001	GARRETT RICHARD H & SUSAN H GARRETT JTS	3 BIRCH DR FALMOUTH, ME 04105	117 LAMBERT ST	1
385 A013001	BRASIER BRUCE E	451 SUMMIT ST PORTLAND, ME 04103	451 SUMMIT ST	1
385 A014001	DALTON ROBERT S & DIANE L JTS	457 SUMMIT ST PORTLAND, ME 04103	457 SUMMIT ST	1
385 A015001	MCCURDY DIANE	145 LAMBERT ST PORTLAND, ME 04102	145 LAMBERT ST	1
385 B002001	CHRISTENSEN SOREN H WWII	539 SUMMIT ST PORTLAND, ME 04103	539 SUMMIT ST	1
385 B003001	TORRACA CHRISTINE & MARILYN A KIRBY JTS	517 SUMMIT ST PORTLAND, ME 04103	158 LAMBERT ST	1
385 B008001	SCALA MICHAEL & TRACEY SCALA JTS	166 LAMBERT ST PORTLAND, ME 04103	166 LAMBERT ST	1
385 B011001	VERRE ARLENE & PATTI GAY JTS	529 SUMMIT ST PORTLAND, ME 04103	527 SUMMIT ST	1
385 B012001	JOY JOHN E & JEAN MARY JTS	525 SUMMIT ST PORTLAND, ME 04103	525 SUMMIT ST	1
385 B014001	KIRBY MARILYN A & ANN M COURTNEY JTS	517 SUMMIT ST PORTLAND, ME 04103	517 SUMMIT ST	1
385 B019001	GRANTHAM ANDREW P & CASSANDRA C GRANTHAM JTS	513 SUMMIT ST PORTLAND, ME 04103	513 SUMMIT ST	1
385 B021001	COTE ROGER P & GAIL M JTS	501 SUMMIT ST PORTLAND, ME 04103	501 SUMMIT ST	1
385 B026001	OLSEN ANNA C WID WWII VET	547 SUMMIT ST PORTLAND, ME 04103	547 SUMMIT ST	1
385 B028001	CIAMPI JAMES A	198 LAMBERT ST PORTLAND, ME 04103	196 LAMBERT ST	1
385 C003001	ROWE G STEVEN & AMANDA C ROWE JTS	514 SUMMIT ST PORTLAND, ME 04103	514 SUMMIT ST	1
385A A003001	BURRILL ANN LOUISE	2065 WASHINGTON AVE PORTLAND, ME 04103	2065 WASHINGTON AVE	2
385A A005001	LINSCOTT RANDY C & CHRISTINA M LINSCOTT JTS	526 SUMMIT ST PORTLAND, ME 04103	526 SUMMIT ST	1
385A A011001	LUCEY VICTORIA L B	520 SUMMIT ST PORTLAND, ME 04103	520 SUMMIT ST	1
385A A012001	SPIZZUOCO JOHN M & JUDITH M SPIZZUOCO JTS	552 SUMMIT ST PORTLAND, ME 04103	552 SUMMIT ST	1
385A A013001	GORDON ANDREW & MARY C JTS	544 SUMMIT ST PORTLAND, ME 04103	544 SUMMIT ST	1
385A A014001	MINOTT BRIAN T	534 SUMMIT ST PORTLAND, ME 04103	534 SUMMIT ST	1
385A A015001	GALLANT SUSAN N & JOSEPH P GALLANT JR JTS	10 STONECREST DR PORTLAND, ME 04103	10 STONECREST DR	1
385A A016001	JACKSON BARBARA A	22 STONECREST DR PORTLAND, ME 04103	22 STONECREST DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
385A A017001	ZIMA WILLIAM & SARAH ZIMA JTS	36 STONECREST DR PORTLAND, ME 04103	36 STONECREST DR	1
385A A018001	ALLEN WILLIAM J & DONNA L ALLEN JTS	48 STONECREST DR PORTLAND, ME 04103	48 STONECREST DR	1
385A A019001	KNOBLOCK BRIAN & DONNA KNOBLOCK JTS	60 STONECREST DR PORTLAND, ME 04103	60 STONECREST DR	1
385A A020001	STONE HARRY J JR & JANINE STONE JTS	70 STONECREST DR PORTLAND, ME 04103	70 STONECREST DR	1
385A A021001	DAICY BRIAN E	614 MONROE ST BSMT 4 HOBOKEN, NJ 07030	82 STONECREST DR	1
385A A022001	TALIENTO RONALD L & MARY A JTS	90 STONECREST DR PORTLAND, ME 04103	90 STONECREST DR	1
385A A023001	MILLIKEN ALAN C & JANE L JTS	102 STONECREST DR PORTLAND, ME 04103	102 STONECREST DR	1
385A A024001	MCLEAN JOHN R VN VET	118 STONECREST DR PORTLAND, ME 04103	118 STONECREST DR	1
385A A025001	INGEROWSKI ROBERT G & JUDITH JTS	195 LESTER DR PORTLAND, ME 04103	195 LESTER DR	1
385A A026001	RIEMER DAVID R & SARA N MOPPIN JTS	187 LESTER DR PORTLAND, ME 04103	187 LESTER DR	1
385A A027001	WING LAWRENCE I & CAROL A WING JTS	175 LESTER DR PORTLAND, ME 04103	175 LESTER DR	1
385A A028001	LAING ROBERT H & JULIE P GRANT JTS	155 LESTER DR PORTLAND, ME 04103	155 LESTER DR	1
385A A029001	CASALE FREDERICK S & ANNETTE L JTS	143 LESTER DR PORTLAND, ME 04103	143 LESTER DR	1
385A B003001	BENSON LYNNE K	11 LESTER DR PORTLAND, ME 04103	11 LESTER DR	1
385A B004001	EGBERT ANNETTE M LIFE	21 LESTER DR PORTLAND, ME 04103	21 LESTER DR	1
385A B005001	DIBIASE THOMAS JR & NANCY M SPRINGER	5 WESTVIEW RD WINDHAM, ME 04062	29 LESTER DR	1
385A C001001	COFFIN SUSAN G & ELIZABETH A HARDY JTS	117 STONECREST DR PORTLAND, ME 04103	117 STONECREST DR	1
385A C002001	CHRISTOPHER PETER A & JANET S CHRISTOPHER JTS	7 STONECREST DR PORTLAND, ME 04103	7 STONECREST DR	1
385A C003001	MOORADIAN WILLIAM J & ELIZABETH H JTS	105 STONECREST DR PORTLAND, ME 04103	105 STONECREST DR	1
385A C004001	DIPIERRO COSMO A & JULIE E JTS	21 STONECREST DR PORTLAND, ME 04103	21 STONECREST DR	1
385A C005001	BRINKMAN-YOUNG D KELLEY & SHARON LEE JTS	79 STONECREST DR PORTLAND, ME 04103	79 STONECREST DR	1
385A C006001	MERRILL PAUL J & GERALDINE D JTS	41 STONECREST DR PORTLAND, ME 04103	41 STONECREST DR	1
385A D001001	GARDINER WILLIAM & JENNIFER GARDINER JTS &	2003 WASHINGTON AVE PORTLAND, ME 04103	2003 WASHINGTON AVE	1
385A D006001	COOPER KRISTEN N	6 LESTER DR PORTLAND, ME 04103	6 LESTER DR	1
385A D007001	MARISKI WILLIAM A & JULIE R MARISKI JTS	12 LESTER DR PORTLAND, ME 04103	12 LESTER DR	1
385A D008001	HERBERT ANN M	20 LESTER DR PORTLAND, ME 04103	20 LESTER DR	1
385A D009001	TALIENTO ANTHONY	28 LESTER DR PORTLAND, ME 04103	28 LESTER DR	1
385A D010001	EASTMAN JOEL W & LINDA J JTS	418 MACGREGOR RD WINTER SPRING, FL 32708	36 LESTER DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
385A D011001	MARCZAK THOMAS P & EMILY L MARCZAK JTS	160 LESTER DR PORTLAND, ME 04103	160 LESTER DR	1
385A D012001	NORBERT MARY J & STANLEY J	168 LESTER DR PORTLAND, ME 04103	168 LESTER DR	1
385A D013001	RUTTER JAMES M & DEBRA A JTS	176 LESTER DR PORTLAND, ME 04103	176 LESTER DR	1
385A D014001	LEBORGNE DAVID L & ADELE C	186 LESTER DR PORTLAND, ME 04103	186 LESTER DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed	88	UNITS	90
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**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF LOT 2, MORNINGSTAR LN

The Zoning Board of Appeals will hold a public hearing on Thursday, August 1, 2013 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.

Conditional Use

Lot 2, Morning Star Lane, Colleen & Frederick Witt, owners, Tax Map 385A, Block A, Lot 032, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to build an accessory dwelling unit as part of their new single family home. Representing the appeal are the owners.

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

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