

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
William Getz

September 7, 2010

Janet Hunnewell
28 Whaleboat Road
Portland, ME 04103

RE: 24-28 Whaleboat Road
CBL: 393 I003
ZONE: R-2

Dear Ms. Hunnewell:

At the September 2, 2010 meeting, the Zoning Board of Appeals voted 4-0 to deny the practical difficulty appeal to reduce the side yard setback for the proposed addition. The Zoning Board of Appeals also voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit with the condition that the addition not exceed 981 square feet. I am enclosing a copy of the Board's decisions.

I am also enclosing a receipt for the payment of the legal ad, notices and processing fee for the appeals. The fees for both of your appeals are paid in full.

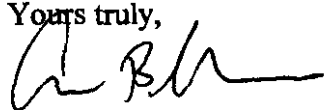
Since the Board denied your practical difficulty appeal to reduce the side yard setback, you will need to submit new building plans for your building permit that meet the zoning requirements of the R-2 zone. The change of use permit for the conditional use must be issued within six months of the date of the hearing, September 2, 2010, referenced under section 14-474(f), or the Zoning Board approval will expire.

I have also included an Application for Administrative Authorization. Section 14-78(a)(2)(e) states that the project is subject to article V which is siteplan review. The Application for Administrative Authorization is a request to exempt your project from complete or partial siteplan review. If you have any questions about this application, please feel free to contact Barbara Barhydt, Development Review Services Manager, at 874-8699.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

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

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-2 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: September 2, 2010

Name and address of applicant: Janet Hunnewell & Derek Webb
28 Whaleboat Road
South Portland, ME 04106

Location of property under appeal: 28 Whaleboat Rd.

For the Record:

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

Janet Hunnewell

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

plans & testimony submitted in practical difficulty appeal.

Findings of Fact and Conclusions of Law:

Applicants are proposing to add an accessory dwelling unit to their single family home in which they reside. The gross floor area of the principal building is 3,272 sq. ft. The proposed accessory unit would be 528 sq. ft. The lot area is 14,155 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 4 Not Satisfied

Reason:

per architectural drawings

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 4 Not Satisfied

Reason:

*30% of 3276 ft² = 981 sq ft.
Revised plans not to exceed 981 sq ft.*

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 4 Not Satisfied

Reason:

per plans

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

Satisfied 4 Not Satisfied

Reason:

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 4 Not Satisfied

Reason:

per plans submitted in the original drawing

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 4 Not Satisfied

Reason:

existing parking is ~~added~~ in compliance

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

Satisfied 4 Not Satisfied

Reason:

8. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied 4 Not Satisfied

Reason: Existing

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 4

Reason and supporting facts:

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

Yes ___ No 4

Reason and supporting facts:

No indication per plans and testimony

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

Yes ___ No 4

Reason and supporting facts:

No indications

Conclusion: (check one)

___ Option 1: The Board finds that all of the standards (1 through 7) 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.

4 Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while 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:

*Moppin
Hunter*

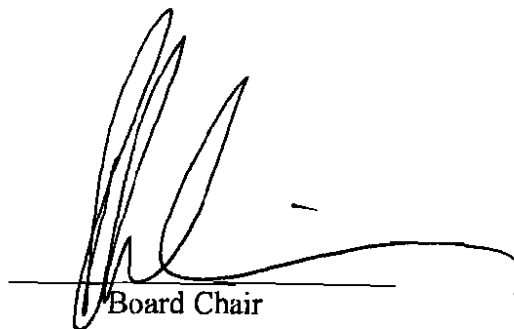
Any new addition will not exceed 981 sq ft.

___ Option 3: The Board finds that not all of the standards (1 through 7) 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:

9/2/10


Board Chair

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 2, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. Practical Difficulty Variance Appeal:

24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The applicants are proposing to build a twenty-two foot by twenty-four foot addition to accommodate a handicapped mother. The appellants are requesting a variance for the side setback from the required twelve feet to ten feet [section 14-80(d)(3)]. Representing the appeal are the owners.

B. Conditional Use Appeal:

24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.

C. Practical Difficulty Variance Appeal:

27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone: The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner.

2. Adjournment:

Members Present: Philip Saucier, Bill Getz, Jill Hunter, Sara Moppin

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Gordon Smith

APPEAL AGENDA

called to order at 6:30 pm

The Board of Appeals will hold a public hearing on Thursday, September 2, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

Denied

1. New Business:

4-0

A. Practical Difficulty Variance Appeal:

24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The applicants are proposing to build a twenty-two foot by twenty-four foot addition to accommodate a handicapped mother. The appellants are requesting a variance for the side setback from the required twelve feet to ten feet [section 14-80(d)(3)]. Representing the appeal are the owners.

Granted

4-0

B. Conditional Use Appeal:

24-28 Whaleboat Road, Janet L. Hunnewell & Derek S. Webb, owners, Tax Map 393, Block I, Lot 003, R-2 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners. *with conditions*

4-0

C. Practical Difficulty Variance Appeal:

27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone: The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner.

Postpone

The next available meeting

2. Adjournment:

7:30 pm



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

Applicant Information:

Name Janet Hunnewell

Business Name

28 Whaleboat Rd

Address

Portland 04103

Telephone 749-6176 Fax 523-

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

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

Current Zoning Designation: R2 Single family

Existing Use of Property:

primary home

Subject Property Information:

Property Address 28 Whaleboat Rd

393 1003 24-28

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name Same

Name Same

Address Same

Same

Telephone Fax

Conditional Use Authorized by Section 14-79(a)(2)

Type of Conditional Use Proposed:

I want to add a handi-cap addition for my mom. It would include a small kitchen, bath, bedroom and livingroom.

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.

The undersigned hereby makes application for a conditional use permit 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.

Janet Hunnewell
 Signature of Applicant

6/11/10
 Date

Revised

August 12, 2010

RECEIVED

Attn: Zoning Board of Appeals
389 Congress St
Room 315
Portland, Maine 04103

AUG 24 2010

Dept. of Building Inspections
City of Portland Maine

To Whom It May Concern:

My name is Janet Hunnewell, I currently live at 28 Whaleboat Rd, in Portland. I recently purchased this house with my fiancé, Derek Webb, on June 15th, 2010.

I would like to add a handicap addition onto my house, for my mom Linda Parker. My mom has MS and is in wheelchair fulltime. Her current situation is not a healthy one, to prevent her from having to go into a nursing home and to keep some of her independence, I am asking for an approval to build her a handicap addition. The addition would include a small kitchen, bathroom, living room and bedroom.

I am confident that the addition would meet the conditions in the city ordinance, under Chapter 14, section 14-78 ((a)(2):

1. The addition will not be more than 30% of the gross floor area of the principle building; the square footage of the first floor is 1836sf (500+400+936) , the second floor is 1436sf (500+936) and the addition is 528sf, so the total is 3800sf. The accessory dwelling unit would be 13.89% of the gross floor area.
2. The lot size of the existing land is more than 10,000 sq ft, it is 14155 sq ft.
3. There are no open outside stairways or fire escapes above the ground floor (please refer to the addition plans).
4. The new addition would be compatible with the architectural style of the existing home, and it would preserve the single family appearance of the home, please refer to the plans for the addition. The addition flows nicely with the existing home.
5. The principal dwelling is occupied by me and Derek Webb, the owners.
6. There is ample off street parking at the existing dwelling, there is a 2 car garage and 4 parking spaces in the driveway.

This is a very important step in her life and I appreciate your time and consideration in this matter, as does my mom. We are both looking forward to the next step!

Thank-you,

Janet Hunnewell

Addendum to coversheet for conditional use appeal

Standards:

Upon 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 effect's associated with the proposed conditional use;

There are no unique or distinctive characteristics of 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;

If the conditional use is granted, there will be no adverse impact on the health, safety or welfare of the public or surrounding area. If anything, the proposed conditional use will enhance the health and welfare of my mom, and it will enhance the welfare of the surrounding area.

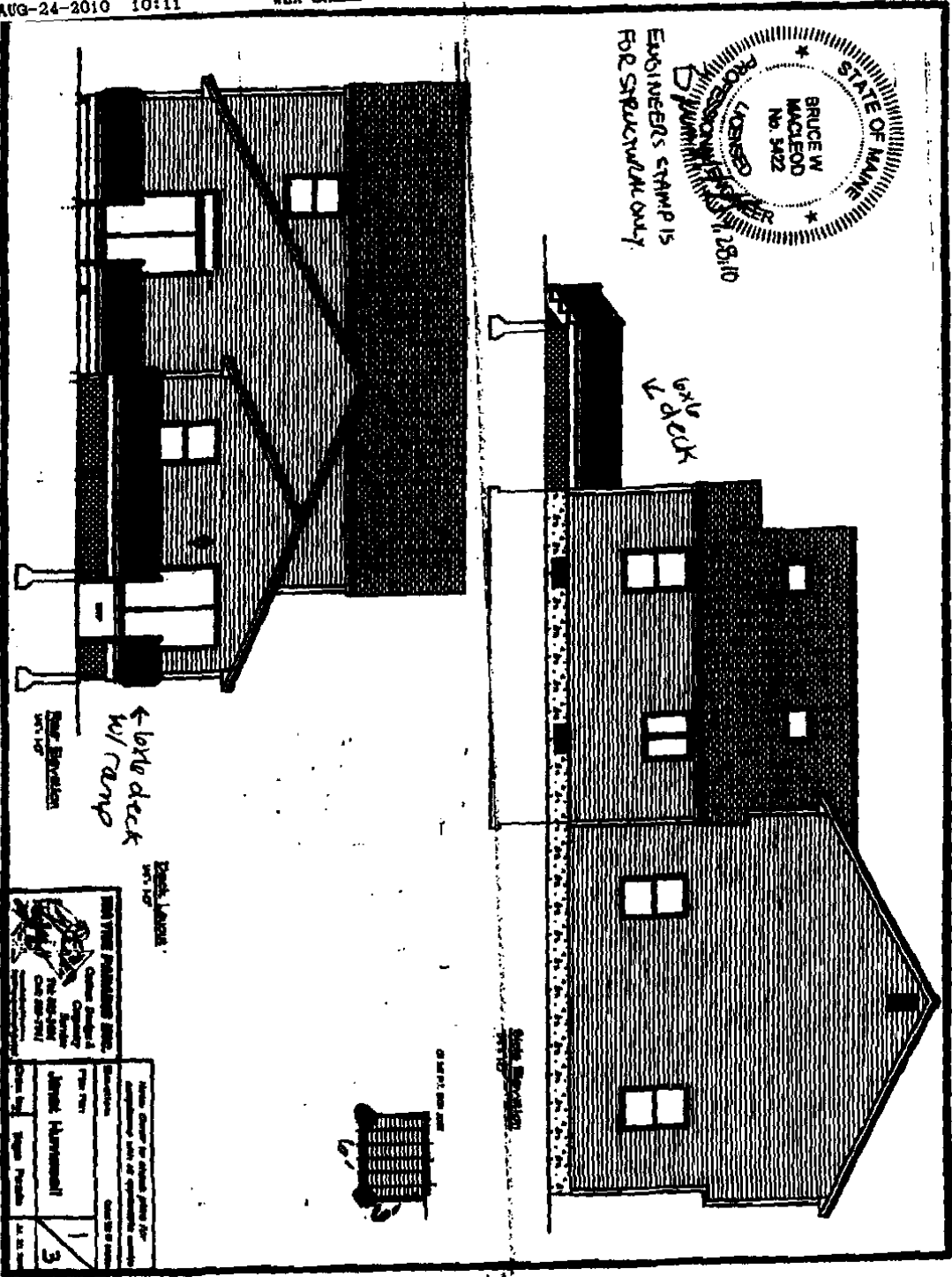
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The impact from the proposed conditional use would not differ from the "norm" from what the zone is used for. The zone is residential use, and the addition of an "handicap in-law addition" would be in line with residential use.

RECEIVED

AUG 18 2010

Dept. of Building Inspections
City of Portland Maine

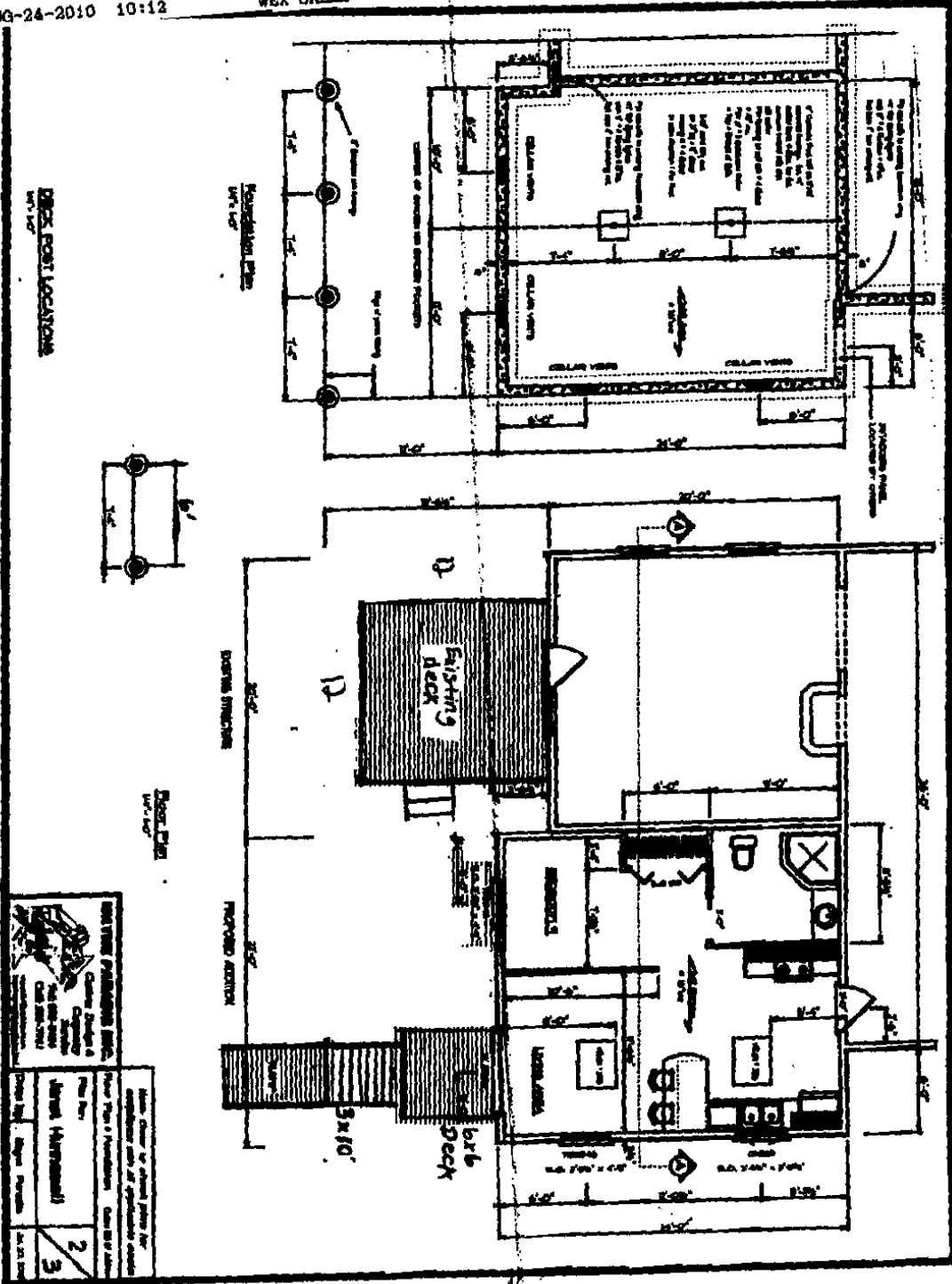


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Description: 1 Title: Deck Layout Author: Bruce W. Macleod Date: 8/24/10	Page: 3 Total Pages: 3

RECEIVED
 AUG 24 2010
 Dept. of Building Inspection
 City of Portland Maine

AUG-24-2010 10:12

WEX SALES

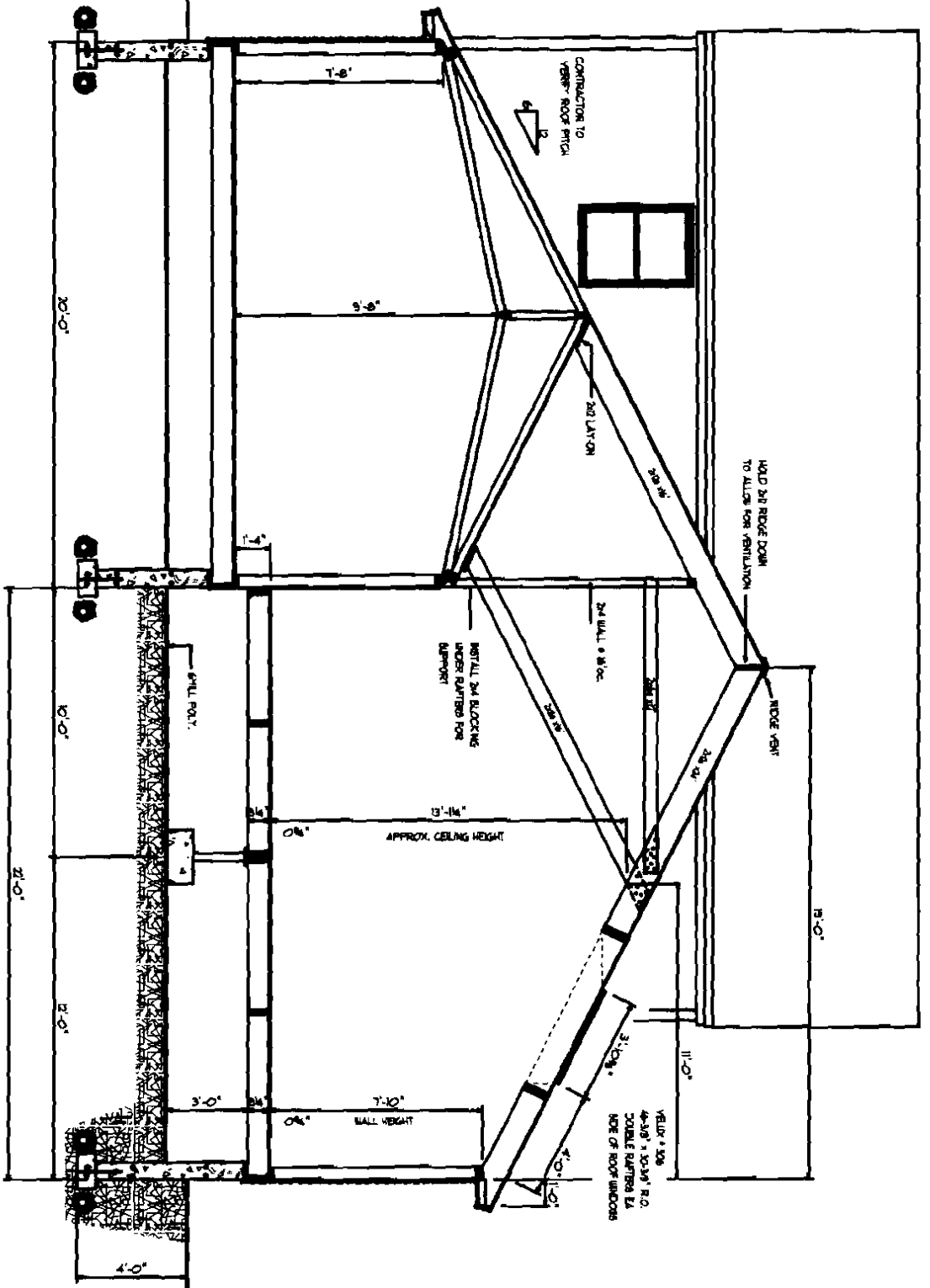


<p>2010 WEX PROVISIONS:</p> <p>Check for: <input type="checkbox"/> Decking</p> <p>Check for: <input type="checkbox"/> Stairs</p> <p>Check for: <input type="checkbox"/> Railings</p> <p>Check for: <input type="checkbox"/> Balustrades</p> <p>Check for: <input type="checkbox"/> Decking</p>	
<p>Issue: Check for correct permit for application and all applicable codes.</p> <p>Issue Type: <input type="checkbox"/> Foundation, <input type="checkbox"/> Decking</p>	<p>Permit Fee: <input type="checkbox"/> 2</p> <p>Review (Hours): <input type="checkbox"/> 3</p>

RECEIVED

AUG 24 2010

Dept. of Building Inspection
City of Portland Maine



ROOF SYSTEM:
 ASPHALT SHINGLES
 DREPEDGE & EAVES & BAKE
 ICE & WATER BAYE PROTECTION & EAVES & VALLEYS
 5/8" T&G ADVANTECH ROOF SHEATHING
 2x12 RAFTERS @ 16" OC.
 2x6 TIES @ 16" OC.

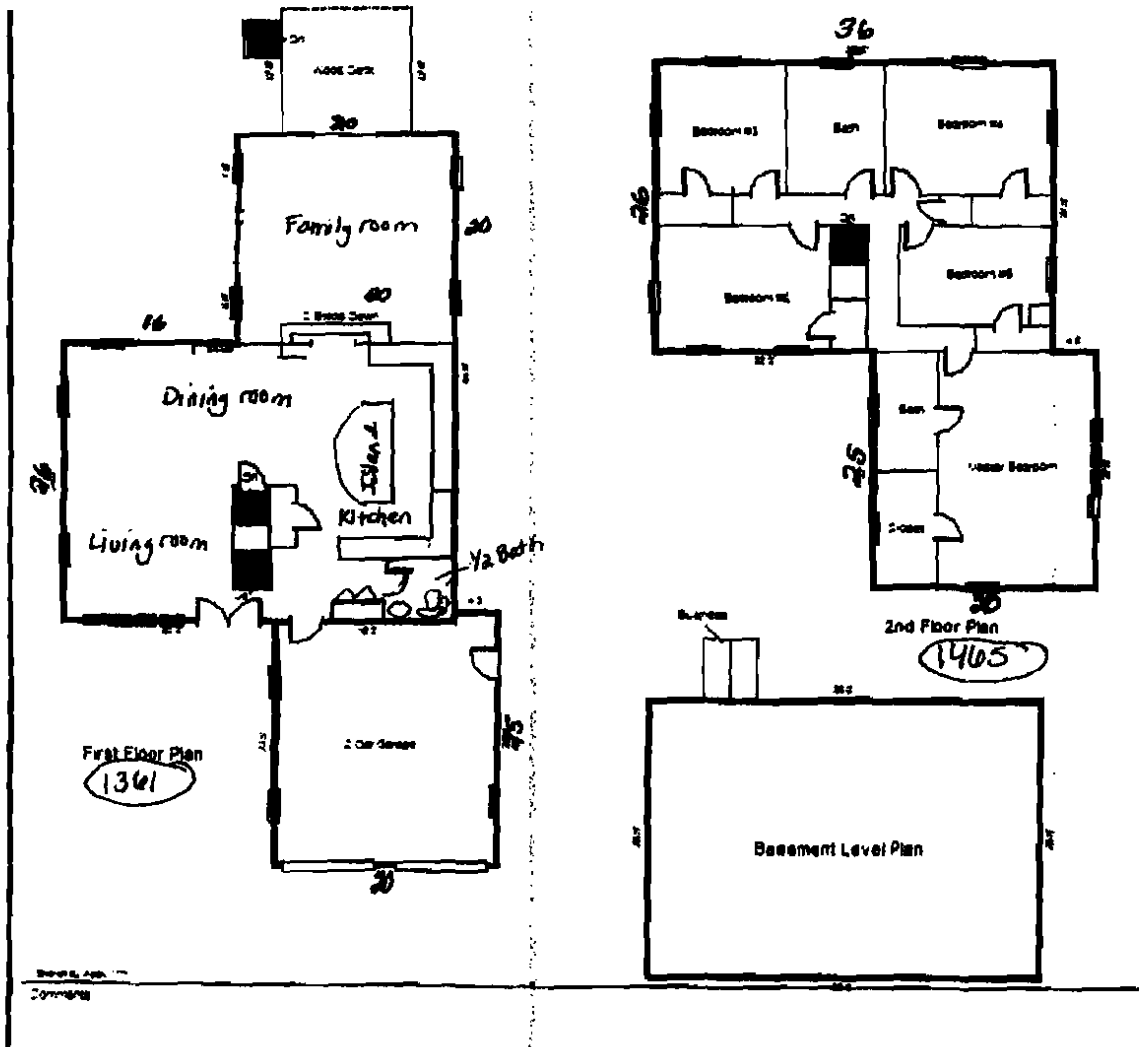
EXTERIOR WALLS:
 CLAPBOARDS TO MATCH EXISTING
 TYVEK HOUSE WRAP OR EQUIVALENT
 7/8" OSB SHEATHING
 2x6 STUDS @ 16" OC.

LOWER FLOOR:
 3/4" T&G ADVANTECH SUB-FLOOR GUILDED TO JOIST
 2x10 JOIST @ 16" OC
 3-2x12 GIRDERS W/ 2x2 LEDGERS OR LUNGERS
 3-1/2" STEEL LALLY COL.
 2x6 PRESSURE TREATED SILLS

Section "A"
 3/8" = 1'-0"

WAYNE PARADIS INC.
 Custom Design & Carpentry Service
 TEL: 888-3484
 CALL 228-7441
 www.wayneparadis.com
 WayneParadis.com

Note: Owner to check plans for compliance with all applicable codes	
Section: "A"	Scale: 3/8" = 1'-0"
Plan For:	3
Drawn By:	Wayne Paradis
	3/3



RECEIVED

AUG 19 2010

Dept. of Building Inspections
City of Portland Maine

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Paul E. Ureneck and Laura Angelone

of 28 Whaleboat Road, Portland, ME 04103

for consideration paid, grant to **Derek S. Webb and Janet L. Hunnewell**

of 128 Pennell Avenue, Portland, ME 04103

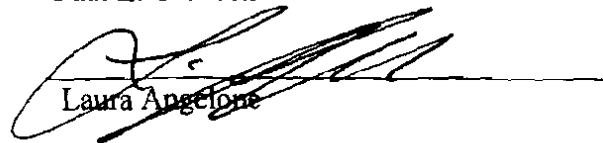
with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this 15th day of June, 2010.

*Signed, Sealed and Delivered in
presence of:*




Paul E. Ureneck


Laura Angelone

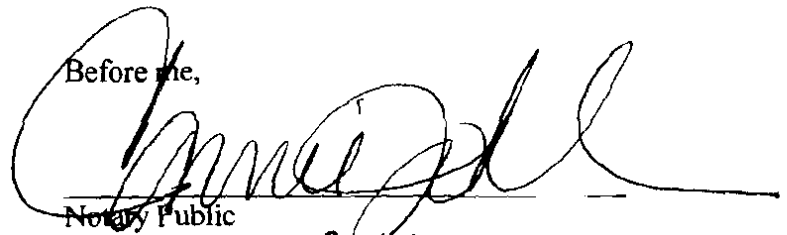
MAINE REAL ESTATE TAX PAD

STATE OF MAINE

June 15, 2010

COUNTY OF Cumberland

Then personally appeared the above named Paul E. Ureneck and acknowledged the foregoing instrument to be His free act and deed.

Before me,


Notary Public

Printed Name:

Connie Jo Minervino

Notary Public, Maine

My Commission Expires

My Commission Exp. 12/29/2014

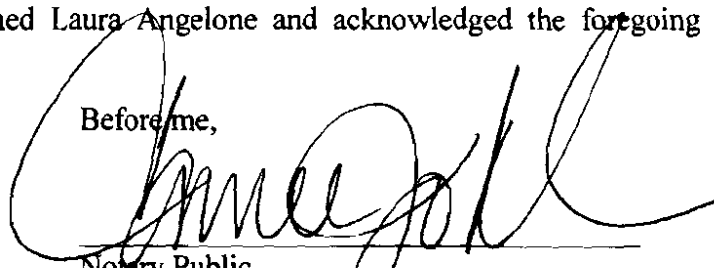
STATE OF MAINE

June 15, 2010

COUNTY OF Cumberland

Then personally appeared the above named Laura Angelone and acknowledged the foregoing instrument to be Her free act and deed.

Before me,



Notary Public

Printed Name: Connie Jo Minervino

My Commission Expires: Notary Public, Maine

My Commission Exp. 12/29/2014

Exhibit A

Doc#: 29302 Bk:27846 Pg: 164

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as Lot 16, shown on a certain recording plat entitled "Presumpscot River Place II" prepared by Land Use Consultants, dated June 26, 1984, recorded in the Cumberland County Registry of Deeds in Plan Book 149, Page 64.

Also conveying the right in common with others to use the streets and ways shown on said plan.

This conveyance is made subject to various utility easements which may effect this lot or this subdivision recorded in the Cumberland County Registry of Deeds in Book 1842, Page 413; Book 2167, Page 435; Book 2267, Page 250; Book 2276, Page 277; Book 2378, Page 202; Book 2448, Page 367; Book 2609, Page 315; Book 3895, Page 85; Book 6298, Page 95; Book 6447, Page 192; Book 6586, Page 97; Book 6812, Page 222; Book 6812, Page 223; and Book 6812, Page 224.

This conveyance is also made subject to the notes and conditions set forth on the subdivision plan recorded in Plan Book 149, Page 64.

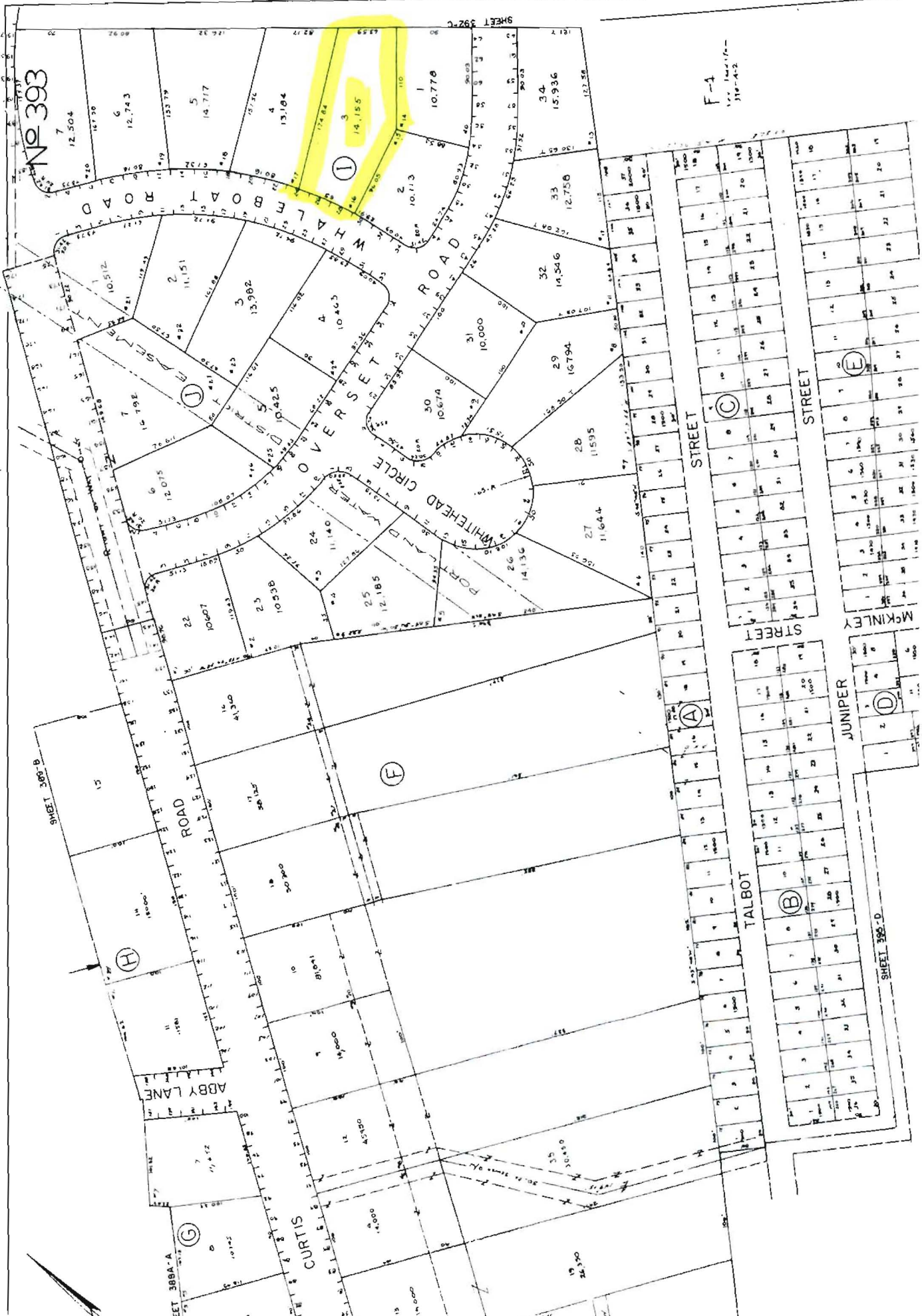
This conveyance is also subject to the conditions as set forth in deed from Robert L. Adams, et al to Francis K. Spinazola, et al dated June 17, 1986 and recorded in said Registry of Deeds in Book 7224, Page 174, all of which conditions have been satisfied.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Reference is hereby given to a Deed from William C. Scaplen and Laura L. Scaplen, to Paul E. Ureneck and Laura Angelone dated June 28, 1996, and recorded July 2, 1996, in Book 12593, Page 343 in the Cumberland County Registry of Deeds. Reference is also made to Abstract of Divorce Judgment recorded February 18, 2010 in said Registry of Deeds in Book 27600, Page 203.

Received
Recorded Register of Deeds
Jun 16, 2010 10:18:26A
Cumberland County
Pamela E. Lovley

No 393



SHEET 392-C

F-4
1/2" = 100'-0"
310-4-2

SHEET 395-B

SHEET 395-D

ABBY LANE

CURTIS

TALBOT

JUNIPER

MCKIMLEY

EET 398A-A

ROAD

WHITEHEAD CIRCLE

WHALEBOG ROAD

STREET

STREET

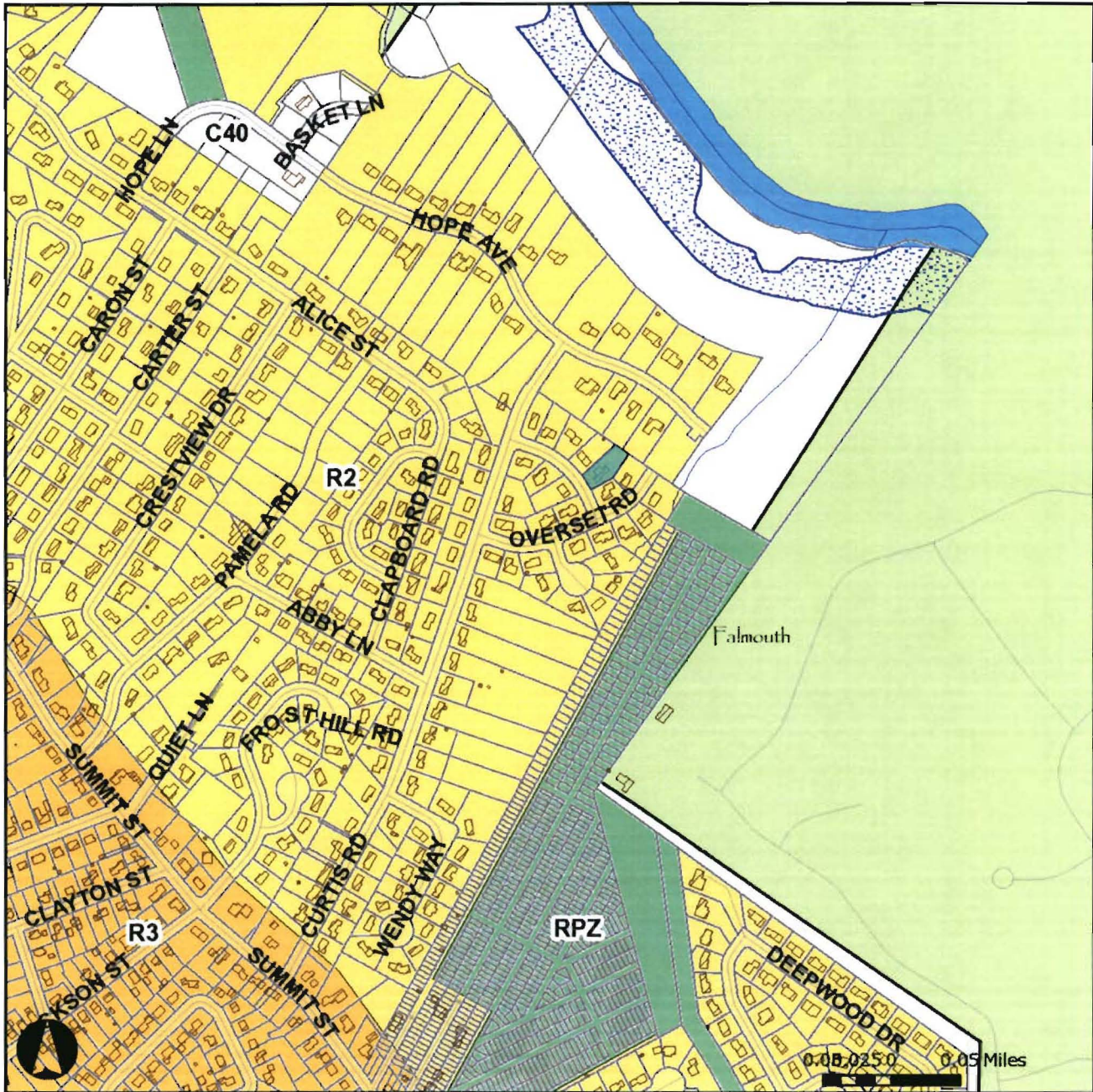
STREET

EET 398A-A





Map



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



City of Portland Zoning Board of Appeals

August 25, 2010

Janet Hunnewell
28 Whaleboat Road
Portland, ME 04103

Dear Ms. Hunnewell,

Your Practical Difficulty Appeal and Conditional Use Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, September 2, 2010 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

Please remember to bring copies of your application packets with you to the meeting to answer any questions the Board may have.


I have included an agenda with your appeals highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bills for the legal ad, the notices and the processing fee for the appeals. The check should be written as follows:

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

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

Sincerely,


Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Application No: 10-59900006

Statement Date: 08/25/2010

Project Name: 28 Whaleboat - Cond.

Applicant: Janet Hunnewell

Development Type: ZONING CONDITIONAL USE APPEAL

CBL: 393 - I-003-001 28 WHALEBOAT RD

SUMMARY OF OUTSTANDING FEES

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$76.02	\$0.00	\$76.02
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
Outstanding Charges	\$176.02	\$100.00	\$76.02

pd 9/3/10
1354

Detach and remit with payment

Application No: 10-59900006

Project Name: 28 Whaleboat - Cond.

Janet Hunnewell
28 Whaleboat Rd,
Portland, ME 04103

Total Due Now \$76.02
Amount Remitted _____

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

City of Portland

DATE: 9/03/10

TIME: 13:48:55

PZ CASH RECEIPT

PROJECT #: 10-59900006

PROJECT DESC: CONDITIONAL USE - 28 WHALEBOAT AVE. - AD

RECEIVED FROM: Janet Hunnewell

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
---	-----	-----	-----
L2	LEGAL AD ZONING BOARD		76.02
		TOTAL AMOUNT:	76.02

City of Portland

DATE: 8/17/10

TIME: 15:00:31

PZ CASH RECEIPT

PROJECT #: 10-59900006

PROJECT DESC: CONDITIONAL USE - 28 WHALEBOAT AVE. - AD

RECEIVED FROM: Janet Hunnewell

RECEIPT NUMBER:

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

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ANDERSON DAVID L & KAREN S	10 OVERSET RD PORTLAND, ME 04103	10 OVERSET RD	1
	ARDITO EUGENE G & BARBARA W JTS	17 OVERSET RD PORTLAND, ME 04103	17 OVERSET RD	1
	BERG CINDI J & STEVEN M BERG JTS	10 WHALEBOAT RD PORTLAND, ME 04103	10 WHALEBOAT RD	1
	BRENERMAN DAVID H & NANCY M JTS	32 OVERSET RD PORTLAND, ME 04103	32 OVERSET RD	1
	BRYANT EDWARD GORDON JR & JENNIFER ANNE BRYANT JTS	182 HOPE AVE PORTLAND, ME 04103	182 HOPE AVE	1
	BURTON JOHN C & SARAH A JTS	158 CURTIS RD PORTLAND, ME 04103	158 CURTIS RD	1
	D'AMATO STEVEN L & THERESE B JTS	20 WHITEHEAD CIR PORTLAND, ME 04103	20 WHITEHEAD CIR	1
	DENNIS NATHAN J & KIMBERLY A JTS	183 CURTIS RD PORTLAND, ME 04103	163 CURTIS RD	1
	EYE SEAN M & CHERYL G EYE JTS	60 OVERSET RD PORTLAND, ME 04103	60 OVERSET RD	1
	FOLEY CHRISTINE R TRUSTEE	189 CURTIS RD PORTLAND, ME 04103	189 CURTIS RD	1
	GALLI ERNEST G	186 CURTIS RD PORTLAND, ME 04103	186 CURTIS RD	1
	GIANCOTTI MARCO P SR & KRISTEN E GIANCOTTI JTS	192 HOPE AVE PORTLAND, ME 04103	192 HOPE AVE	1
	GILLIS PAUL E & CAROL F JTS	7 WHALEBOAT RD PORTLAND, ME 04103	7 WHALEBOAT RD	1
	GREEN ANTHONY P & MELISSA A M JTS	22 WHALEBOAT RD PORTLAND, ME 04103	22 WHALEBOAT RD	1
	HACHBORN LEONARD W & KAREN C JTS	150 CURTIS RD PORTLAND, ME 04103	150 CURTIS RD	1
	HARRIS JASON R & KATHERINE C HARRIS JTS	199 HOPE AVE PORTLAND, ME 04103	199 HOPE AVE	1
	HOULTBERG CAROLYN & DOUGLAS D WARREN &	31 OVERSET RD PORTLAND, ME 04103	31 OVERSET RD	1
	IRISH JEFFREY S	135 CURTIS RD PORTLAND, ME 04103	135 CURTIS RD	1
	JONES RAYMOND K & VALERIE F JTS	16 WHALEBOAT RD PORTLAND, ME 04103	16 WHALEBOAT RD	1
	KELEKYAN DIRANE & DAVID A NELSON JTS	48 OVERSET RD PORTLAND, ME 04103	48 OVERSET RD	1
	KELLY PETER W IV & JULIE N KELLY JTS	226 HOPE AVE PORTLAND, ME 04103	226 HOPE AVE	1
	LAETSCH DAVID & BARBARA JTS	24 WHITEHEAD CIR PORTLAND, ME 04103	TALBOT ST	0
	LAETSCH DAVID & BARBARA L	24 WHITEHEAD CIR PORTLAND, ME 04103	24 WHITEHEAD CIR	1
	LAPIERRE BARNADETTE D & RICHARD P LEGERE JTS	57 OVERSET RD PORTLAND, ME 04103	53 OVERSET RD	1
	LAYTON TIMOTHY L & ROBERTA	11 OVERSET RD PORTLAND, ME 04103	11 OVERSET RD	1
	LEAVITT FREDERICK J & MONA A LEAVITT JTS	15 WHALEBOAT RD PORTLAND, ME 04103	15 WHALEBOAT RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MATTHEWS KENNETH A & LISE B MATTHEWS JTS	71 CLAPBOARD RD PORTLAND, ME 04103	73 CLAPBOARD RD	1
	MCCALMON MARY JANE A	25 WHALEBOAT RD PORTLAND, ME 04103	25 WHALEBOAT RD	1
	MENZIES DEBORAH A & ROBERT J MENZIES JTS	81 CLAPBOARD RD PORTLAND, ME 04103	61 CLAPBOARD RD	1
	MONFILETTO ANTHONY III & SANDRA L MONFILETTO JTS	121 DEEPWOOD DR PORTLAND, ME 04103	189 HOPE AVE	0
	MULL CHARLES W	174 CURTIS RD PORTLAND, ME 04103	174 CURTIS RD	1
	PHILBROOK KAREN J	26 OVERSET RD PORTLAND, ME 04103	26 OVERSET RD	1
	PIERCE RUSSELL B JR & LISA S JTS	51 OVERSET RD PORTLAND, ME 04103	51 OVERSET RD	1
	PORTLAND TRAILS	1 INDIA ST PORTLAND, ME 04101	223 HOPE AVE	0
	RENO ROBERT R JR & MOIRA C	45 OVERSET RD PORTLAND, ME 04103	45 OVERSET RD	1
	RIGNEY BRIAN T & MARY C RIGNEY JTS	200 HOPE AVE PORTLAND, ME 04103	200 HOPE AVE	1
	ROBBINS ELIZABETH I HEIRS	PO BOX 271 EAST WINTHROP, ME 04343	TALBOT ST	0
	ROBERTS GARDNER M II & CATHERINE A JTS	16 WHITEHEAD CIR PORTLAND, ME 04103	16 WHITEHEAD CIR	1
	RUGGIERO MARK DANIEL & SMITA SONTA JTS	11 WHITEHEAD CIR PORTLAND, ME 04103	11 WHITEHEAD CIR	1
	SCHRIEFER JOHN H & MARGARET E JTS	53 CLAPBOARD RD PORTLAND, ME 04103	53 CLAPBOARD RD	1
	SEGAL RICHARD & JOLEEN SEGAL JTS	207 HOPE AVE PORTLAND, ME 04103	207 HOPE AVE	1
	SIMMONS DEANE J & SHERYL JTS	5 OVERSET RD PORTLAND, ME 04103	5 OVERSET RD	1
	SMITH STEPHEN L & ANDREA L SMITH JTS	208 HOPE AVE PORTLAND, ME 04103	208 HOPE AVE	1
	STACEY SCOTT R & JOAN KENNEDY-STACEY JTS	215 HOPE AVE PORTLAND, ME 04103	215 HOPE AVE	1
	URENECK PAUL E & LAURA ANGELONE JTS	28 WHALEBOAT RD PORTLAND, ME 04103	28 WHALEBOAT RD	1
	WARREN DOUGLAS D & KRISTEN A JTS	33 OVERSET RD PORTLAND, ME 04103	33 OVERSET RD	1
	WHITWORTH DAVID A & DEBORAH L WHITWORTH JTS	218 HOPE AVE PORTLAND, ME 04103	218 HOPE AVE	1
	WOODS WILLIAM M & LYNN Y JTS	19 WHITEHEAD CIR PORTLAND, ME 04103	19 WHITEHEAD CIR	1
	ZEMRAK MAUREEN & WESLEY ZEMRAK JTS	188 CURTIS RD PORTLAND, ME 04103	188 CURTIS RD	1

