

# CITY OF PORTLAND, MAINE

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## 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.

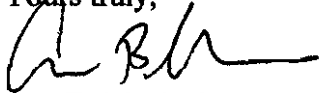
Since the Board denied your practical difficulty appeal to reduce the side yard setback, you will need to submit new building plans for your building permit that meet the zoning requirements of the R-2 zone. The change of use permit for the conditional use must be issued within six months of the date 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

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## ZONING BOARD OF APPEALS

"Practical Difficulty" Variance Appeal

### DECISION

Date of public hearing: September 2, 2010 6:30 PM

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 applicant

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

Architectural Drawings

Present:

Phil Saucier chair

Sara Moppin

Jill Hunter

William Getz

Findings of Fact and Conclusions of Law:

The subject property is located in an R-2 residential zone. The applicants are seeking a variance from the side setback in order to build an addition on their house. Section 14-80(d)(3) of the Land Use Code sets the minimum side yard setback at twelve feet. The addition would be located ten feet from the side property line.

“Practical Difficulty” Variance standard pursuant to Portland City Code §14-473(c)(3):

1. The application is for a variance from dimensional standards of the zoning ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied ✓4      Not Satisfied    

Reason and supporting facts:

*Set back requirement*

2. Strict application of the provisions of the ordinance would create a practical difficulty, meaning it would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant. “Significant economic injury” means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied          Not Satisfied x4-

Reason and supporting facts:

*Other options appear to be possible*

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

Satisfied 3 Not Satisfied 1

Reason and supporting facts:

The property is not suited to accommodate a wheel chair accessible

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties.

Satisfied 4 Not Satisfied     

Reason and supporting facts:

No testimony of an undesirable change

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied 1 Not Satisfied 3

Reason and supporting facts:

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

Satisfied \_\_\_\_\_ Not Satisfied 4

Reason and supporting facts:

*Other alternatives are possible*

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

Satisfied 4 Not Satisfied \_\_\_\_\_

Reason and supporting facts:

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

Satisfied 4 Not Satisfied \_\_\_\_\_

Reason and supporting facts:

**Conclusion:** (check one)

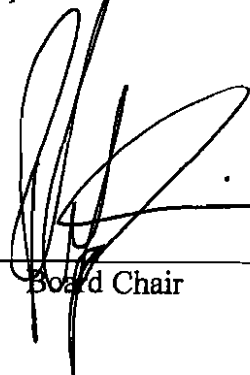
\_\_\_ Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

\_\_\_ Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

4 Option 3: The Board finds that the standards described above (1 through 8) have NOT all been satisfied and therefore DENIES the application.

Dated:

9/2/10



Board Chair





# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk

**From:** Marge Schmuckal, Zoning Administrator

**Date:** September 3, 2010

**RE:** Action taken by the Zoning Board of Appeals on September 2, 2010.

**Members Present:** Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

**Members Absent:** Gordon Smith

#### **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. **The Board voted 4-0 to deny the practical difficulty variance appeal to reduce the required side setback for the proposed addition.**

##### **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. **The Board 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.**

##### **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. **The Board voted 4-0 to postpone the practical difficulty variance appeal until the next available meeting, due to the lack of a quorum.**

**Enclosure:**

**Decision for Agenda from September 2, 2010**

**Original Zoning Board Decision**

**One dvd**

**CC: Joseph Gray, City Manager**

**Penny St. Louis Littell, Director, Planning & Urban Development**

**Alex Jaegerman, Planning Division**

Members Present: Philip Janczyk, Paul Gertz, June Gummy, [unclear]

# 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

re. next available meeting

2. Adjournment: 7:30 pm



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

**Applicant Information:**

Janet Hunnewell  
 Name

28 Whaleboat Rd  
 Business Name

Portland, me 04103  
 Address

749-6176  
 Telephone Fax

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

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

R2  
 Current Zoning Designation:

single family home  
 Existing Use of Property:

**Subject Property Information:**

28 Whaleboat Rd  
 Property Address

393 1003 24-28  
 Assessor's Reference (Chart-Block-Lot)

**Property Owner (if different):**

Same  
 Name

Same  
 Address

Same  
 Telephone Fax

Same  
 Telephone Fax

80(d)(3)  
 Practical Difficulty Variance from Section 14 -

I am proposing to build a handicap in law addition for my mom, I am asking for 2 additional feet than the set-back allows (I need a 10 foot set back and not 12 feet)

AUG 16 2010

**NOTE: If site plan approval is required, attach preliminary or final site plan.**

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Janet Hunnewell  
 Signature of Applicant

6/11/10  
 Date

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

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

The existing home has already a back addition, and in order to put the proposed addition next to it, we need an additional 2 feet.

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

By granting the additional 2 feet, it will not effect the house next door, by value or use. There would still be 10 feet of side yard.

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

Due to the nature of the house and its location on the lot, the need for an additional 2 feet is needed, and not because of my action, but because of the location of the prior addition.

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

The addition is a handicap accessible addition, not having the additional 2 feet would make it much harder for my mom to move around in her wheel chair.

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

granting the additional 2 feet would not effect the environment at all, it would be a total of 48 sq ft on the property

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

If the 2 feet is denied, the handicap addition will not function properly, and therefore may not be built.

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

If the variance is denied, there would not be economic injury, however there would be a physical hardship on my mom and mom's ability to maneuver freely in the addition.

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

28 whaleboat is not located within a shoreland area, nor within a flood zone.

August 12, 2010

Attn: Zoning Board of Appeals  
Re: Practical Difficulty Variance  
389 Congress St  
Room 315  
Portland, Maine 04103

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 15<sup>th</sup>, 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.

I am asking for a *practical difficulty variance* for the proposed addition. Specifically, the addition I am proposing is drawn as a 22x24 addition. The current set backs for my property would only allow me to build her a 20x24 addition. While 2 feet does not seem to be much, in designing the plans, we found that an additional 2 feet would allow her to maneuver in the bathroom and kitchen area more freely. She has an electric wheelchair, and needs wide doorways and as much space as possible to maneuver around. Taking into consideration the current structure and the design of my home, the plans I have in this packet work very well with the existing home and the proposed addition. It allows my mom to have access to a small kitchenette, and a bathroom with a wheel-in shower, as well as access to the main house.

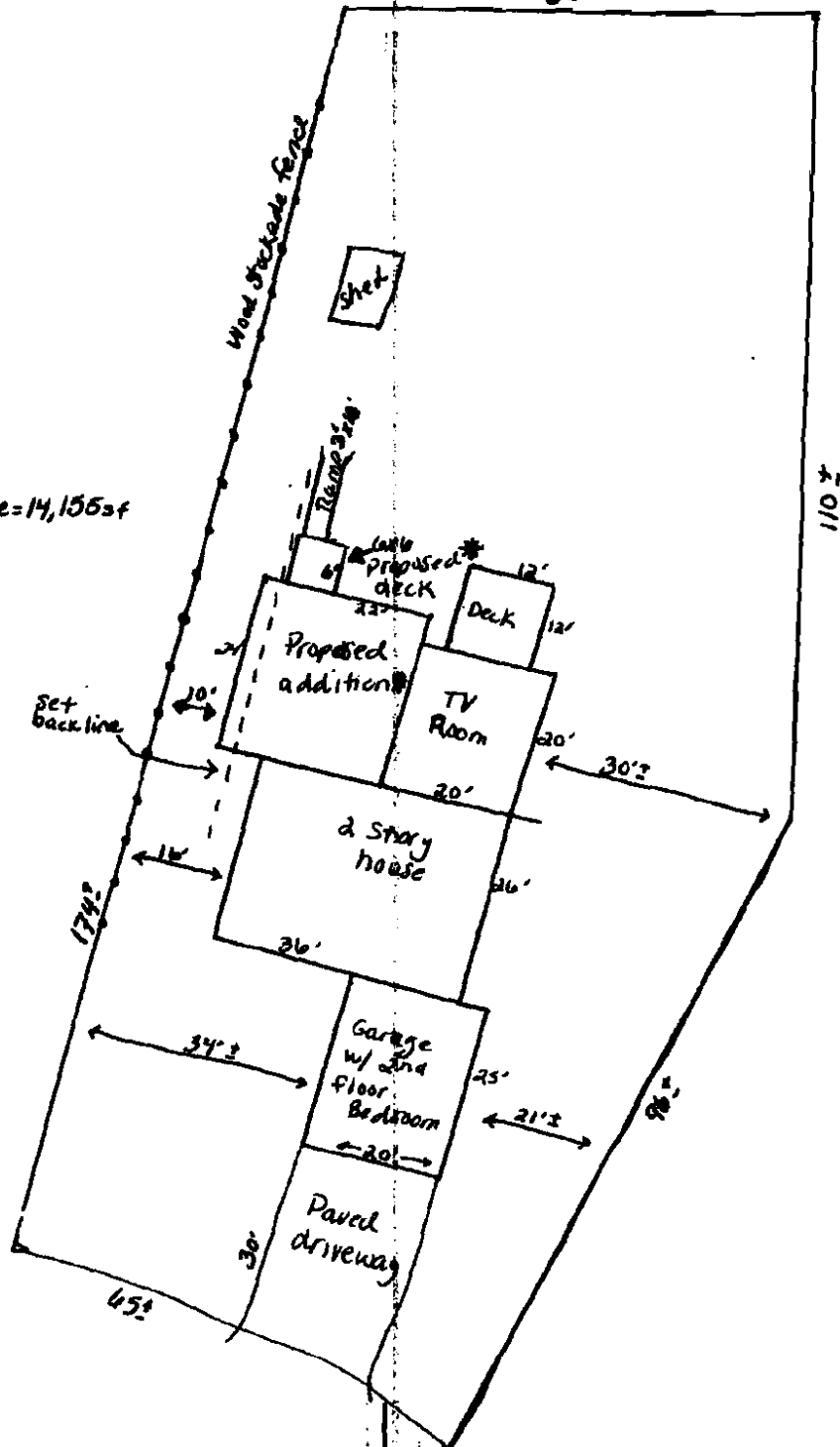
I hope that you will consider granting us the additional 2 feet we are looking for, for the addition. I feel that it is very important to the functionality of the addition, and to my mom's ability to maneuver around and remain independent. This is a very important step in her life and I appreciate your time and consideration in this matter, as does my mom.

Thank-you,

Janet Hunnewell

63:

Lot size = 14,155sf

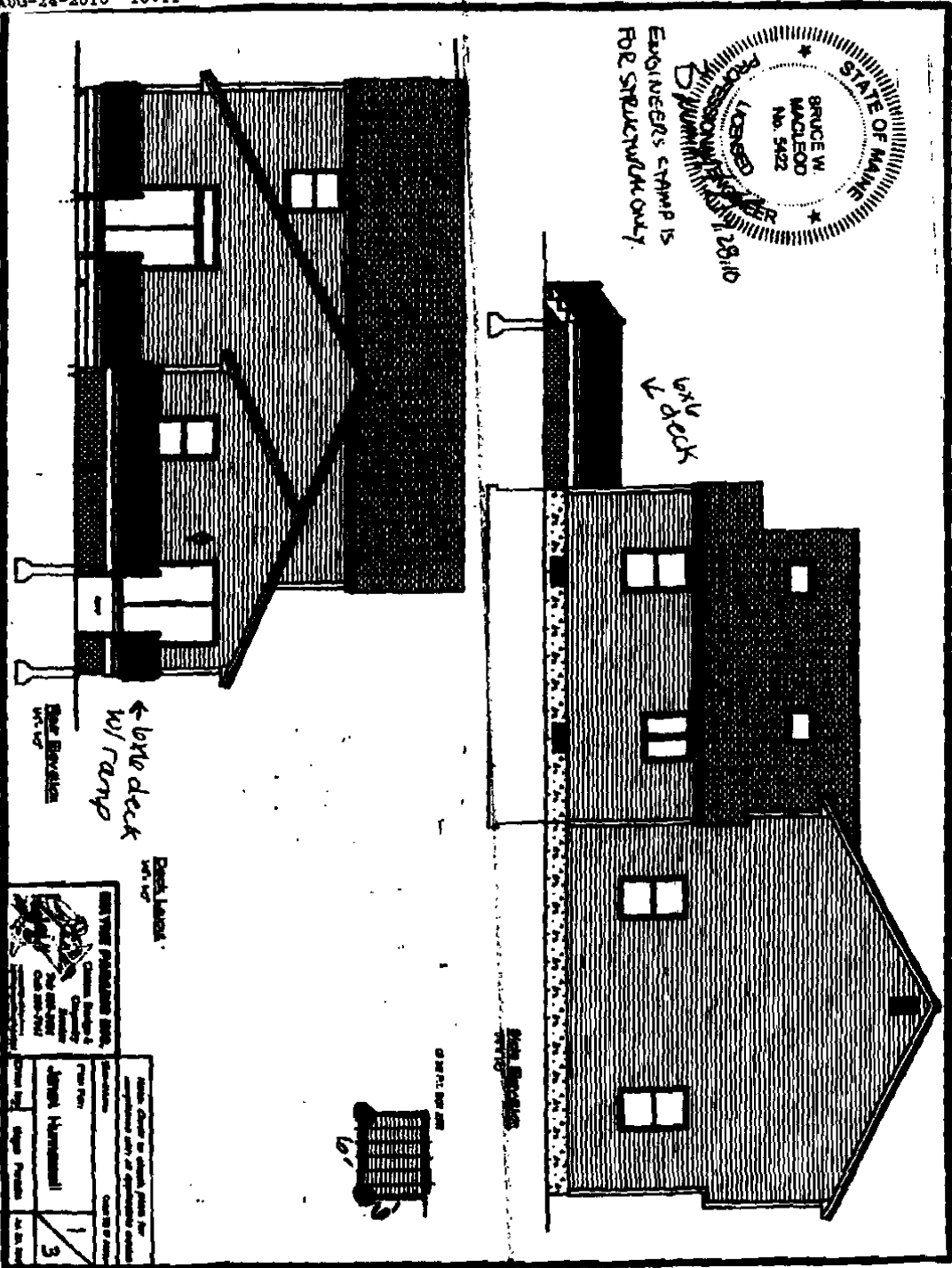


RECEIVED

AUG 24 2010

Dept. of Building Inspections  
City of Portland Maine

TOTAL P.001



DEPT. LANDS

SEE YOUR PUBLICATIONS FOR  
 Current Building  
 Code  
 2009-2011  
 2009-2011  
 2009-2011

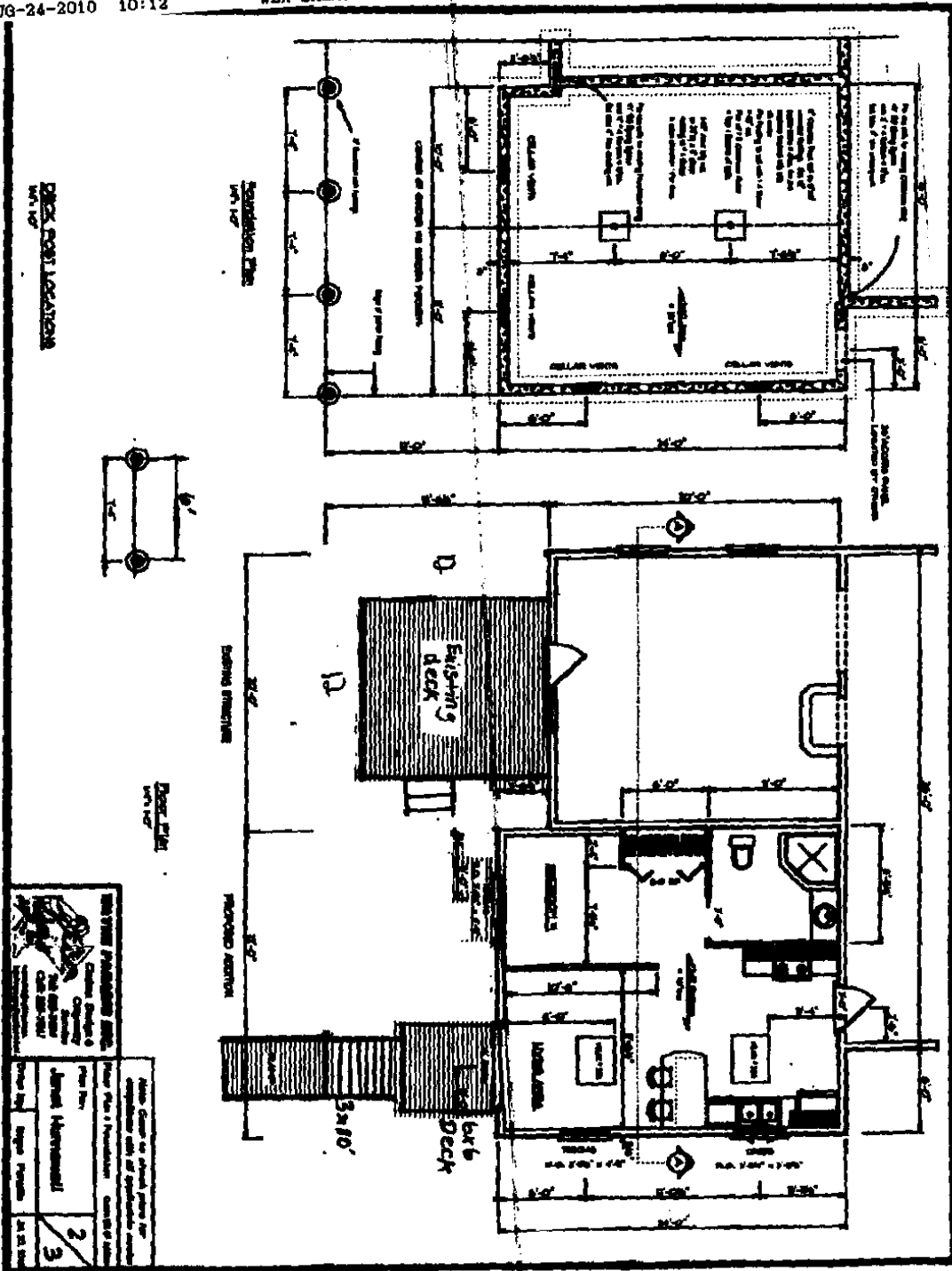
1	3
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**RECEIVED**

AUG 24 2010

Dept. of Building Inspection  
 City of Portland Maine

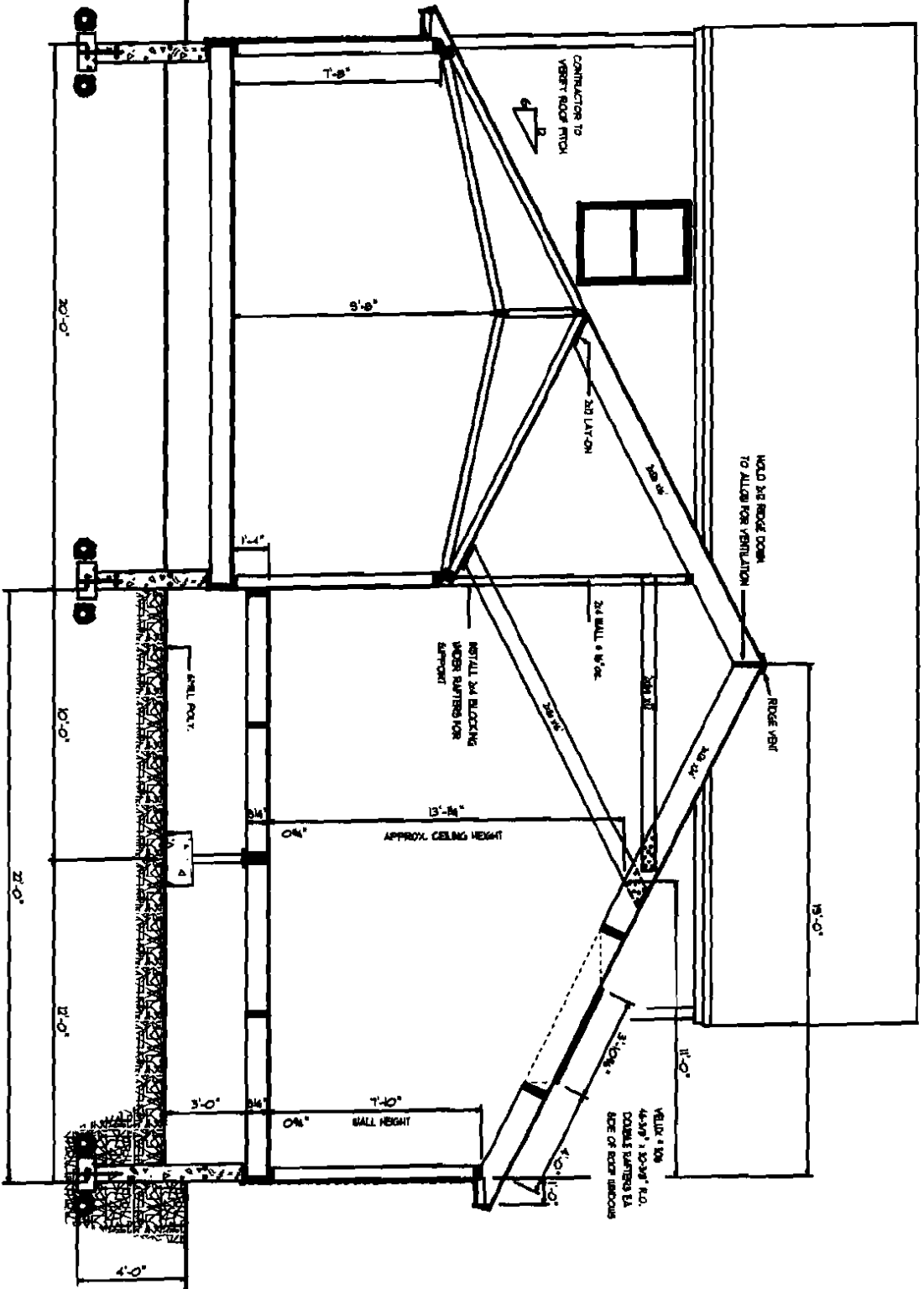




RECEIVED

AUG 24 2010

Dept. of Building Inspection  
City of Portland Maine



**ROOF SYSTEM:**

- APPROX. 1" SPACED
- DRIPEEDGE & EAVES & MAKE
- ICE & WATER EAVE PROTECTION & EAVES & VALLEYS
- 5/8" T&G ADVANTECH ROOF SHEATHING
- 2x12 RAFTERS @ 16" OC
- 2x6 TRS @ 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 GILDED TO JOIST
- 2x10 JOIST @ 16" OC
- 3-2x12 GIRDERS W/ 2x1 LEDGERS OR HANGERS
- 3-1/2" STEEL LALLY COL.
- 2x6 PRESSURIZED TREATED SILLS

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

**WAYNE PARADIS INC.**  
 Custom Design & Carpentry Services  
 44-51st & 30th St. N.O.  
 DONALD BARNES BLDG.  
 SIDE OF ROOF WINDOWS  
 Tel: 882-3434  
 Cell: 225-7611  
 www.wayneparadis.com

Notes: Owner to check plans for compliance with all applicable codes.	
Section "A-A"	Count as 3 sections
Plan For:	3
Drawn by:	Wayne Paradis
	Jan 20, 2010

**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**

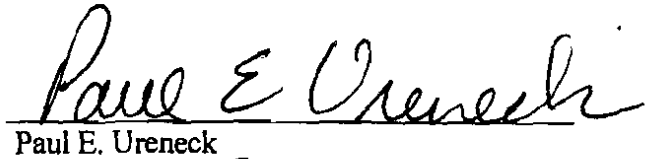
of 128 Pennell Avenue, Portland, ME 04103

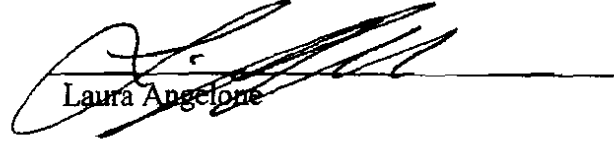
with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

**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 PAID

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  
My Commission Expires: Notary Public, Maine  
My Commission Exp. 12/29/2014

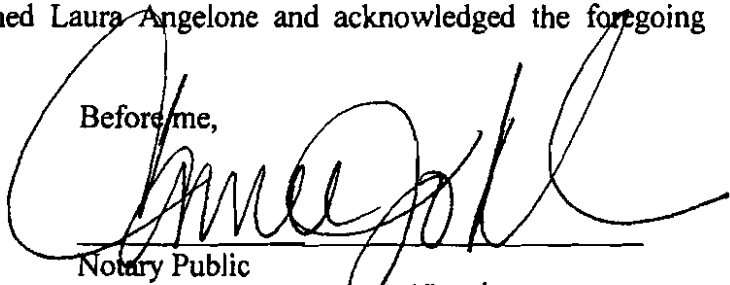
STATE OF MAINE

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.

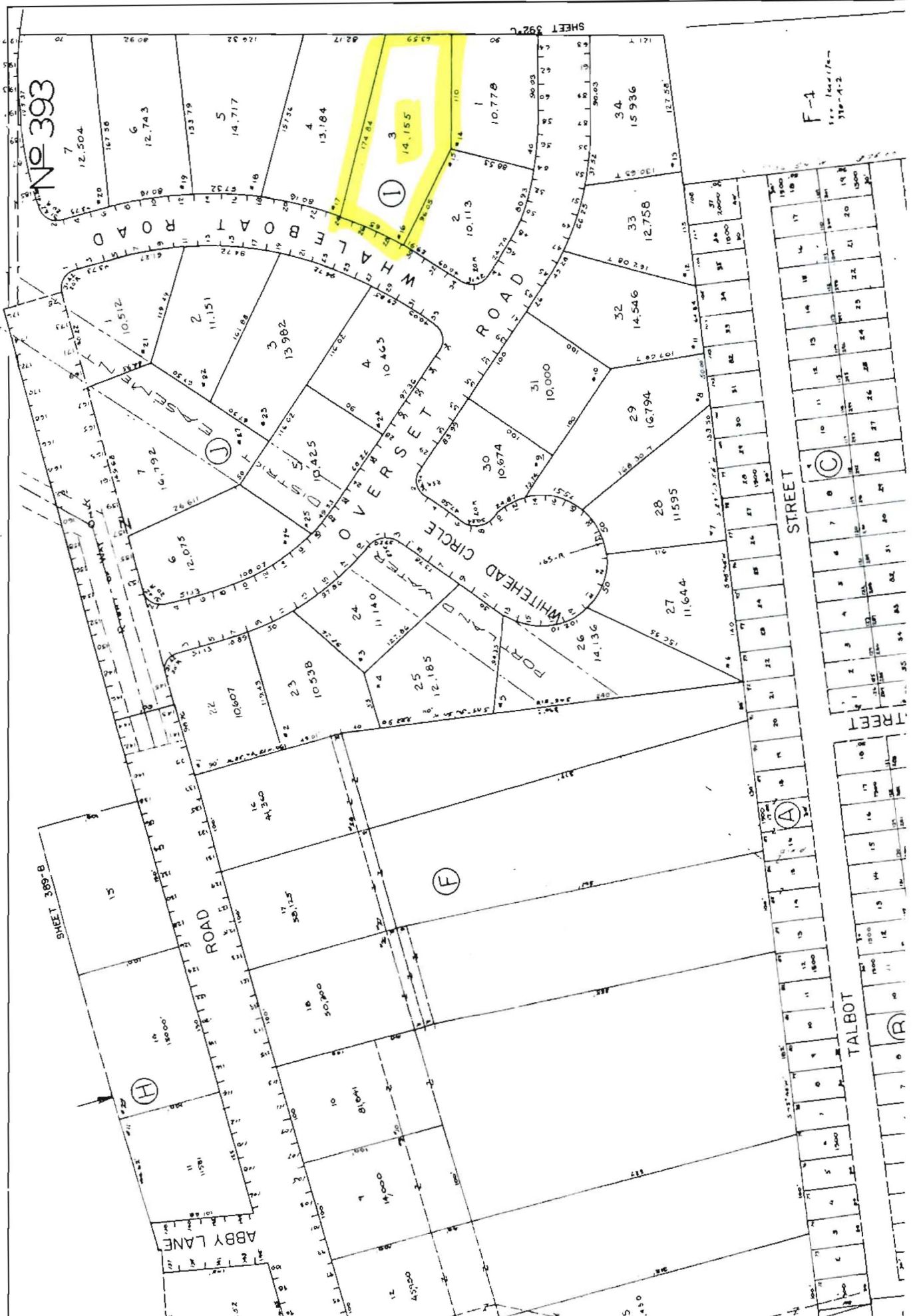
This conveyance is also made subject to the notes and conditions set forth on the subdivision plan recorded in Plan Book 149, Page 64.

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



№ 393

SHEET 399-B

SHEET 392-C

F-1  
1:1000  
310-41-2

ABBY LANE

ROAD

TALBOT STREET

STREET

WHITEHEAD CIRCLE

OVERSET ROAD

FENS LANE

WHALBOAT ROAD

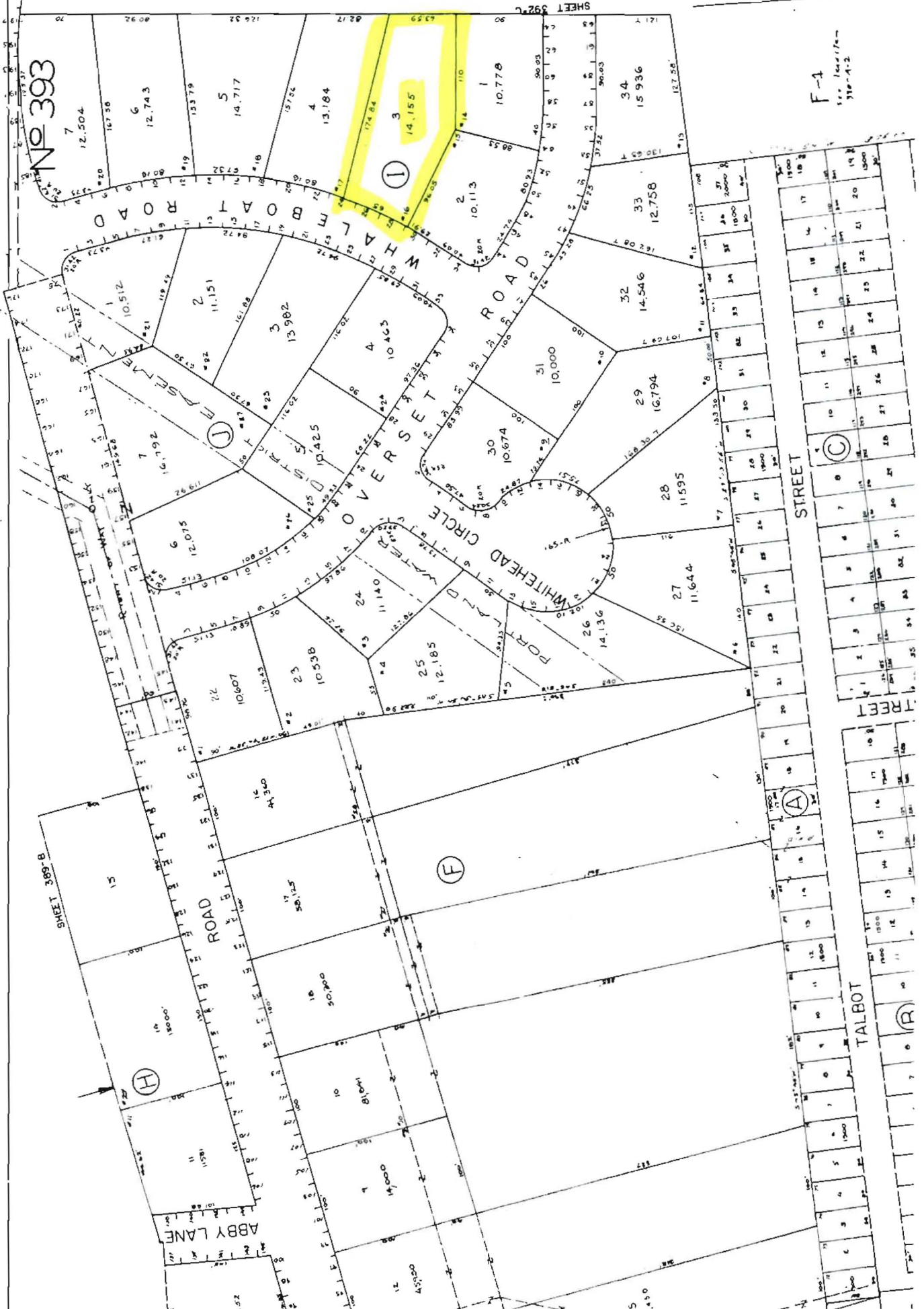
(H)

(F)

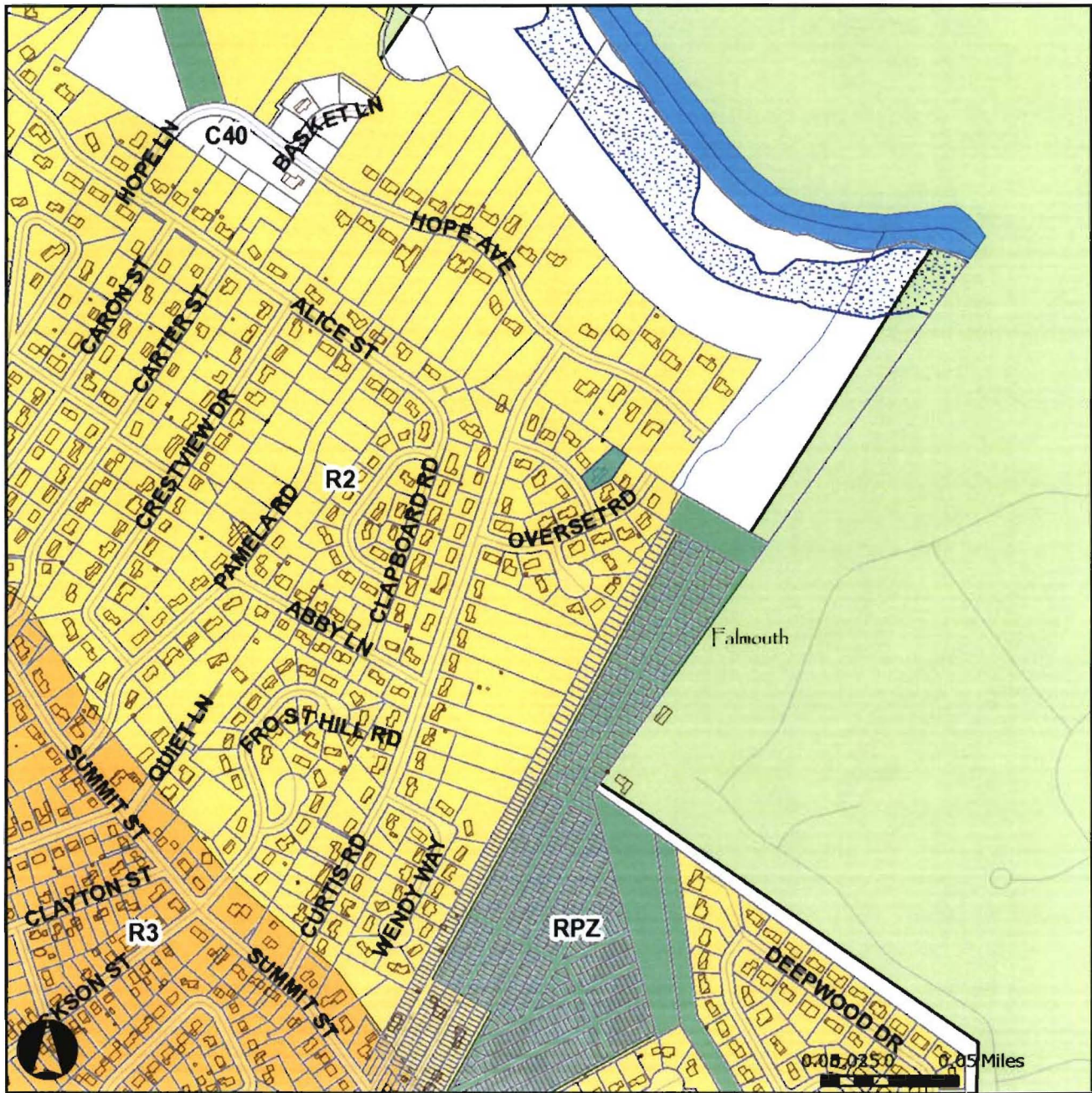
(A)

(C)

(1)



# Map



<b>Parcels</b>	<b>Stream Overlay Zone</b>	<b>Zoning (continued)</b>	<b>Zoning (continued)</b>
Interstate	Stream_protection	R2 Residential	C25
Streets	<b>Island Zoning</b>	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 Space	C30
	I-R2		C31











## Ann Machado - Zoning Board of Appeals

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**From:** Ann Machado  
**To:** janet\_hunnewell@wrightexpress.com  
**Date:** 8/23/2010 3:20 PM  
**Subject:** Zoning Board of Appeals

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Janet -

Regarding the practical difficulty appeal, these are the numbers that I have for existing and proposed structures.

Existing House:

$$20 \times 25 = 500$$

$$26 \times 36 = 936 \quad = 1836$$

$$20 \times 20 = 400$$

Proposed:

$$\text{House deck: } 15.5 \times 20 = 310 \quad \text{revised } 12 \times 12 = 144$$

$$\text{Addition: } 22 \times 24 = 528$$

$$\text{addition deck: } 12 \times 22 = 264 \quad \text{revised } 6 \times 6 = 36 \quad = 818$$

$$\text{ramp: } 8 \times 3 = 24$$

$$\text{revised } 3 \times 10 = 30$$

$$\text{shed } 8 \times 10 = 80$$

$$\text{new total} = 2654 + \text{ok}$$

Total sf = 2962 sf; this does not include the footprint of the shed. It means that you are 131 sf over what is allowed (20% of 14155 = 2831 sf).

You need to submit a plot plan that shows what is existing and proposed that meets the 20% lot coverage. You also need to revise the building plans to show how the new house deck and addition, deck & ramp meet the 20%.

With the gross floor area of the building for the conditional use, the square footage of the first floor is 1836 sf (500+400+936), the second floor is 1436 (500+936) and the addition is 528 sf, so the total is 3800 sf. the accessory dwelling unit is 13.89% of the gross floor area. You need to revise that information on the cover letter for the conditional use.

Let me know if you have any questions.

Ann Machado  
 Zoning Specialist  
 874-8709

63' ±

R.2

lot size 14,155

front - 25' - 91' ±

rear - 25' ± - 47'

side - 12' - 10'

lot coverage - 29% = 2831 ±

Lot = 14,155 sq ft

OK's/hrs - 1836 hrs

(18x22) = 396 new ducts

(22x24) = 528

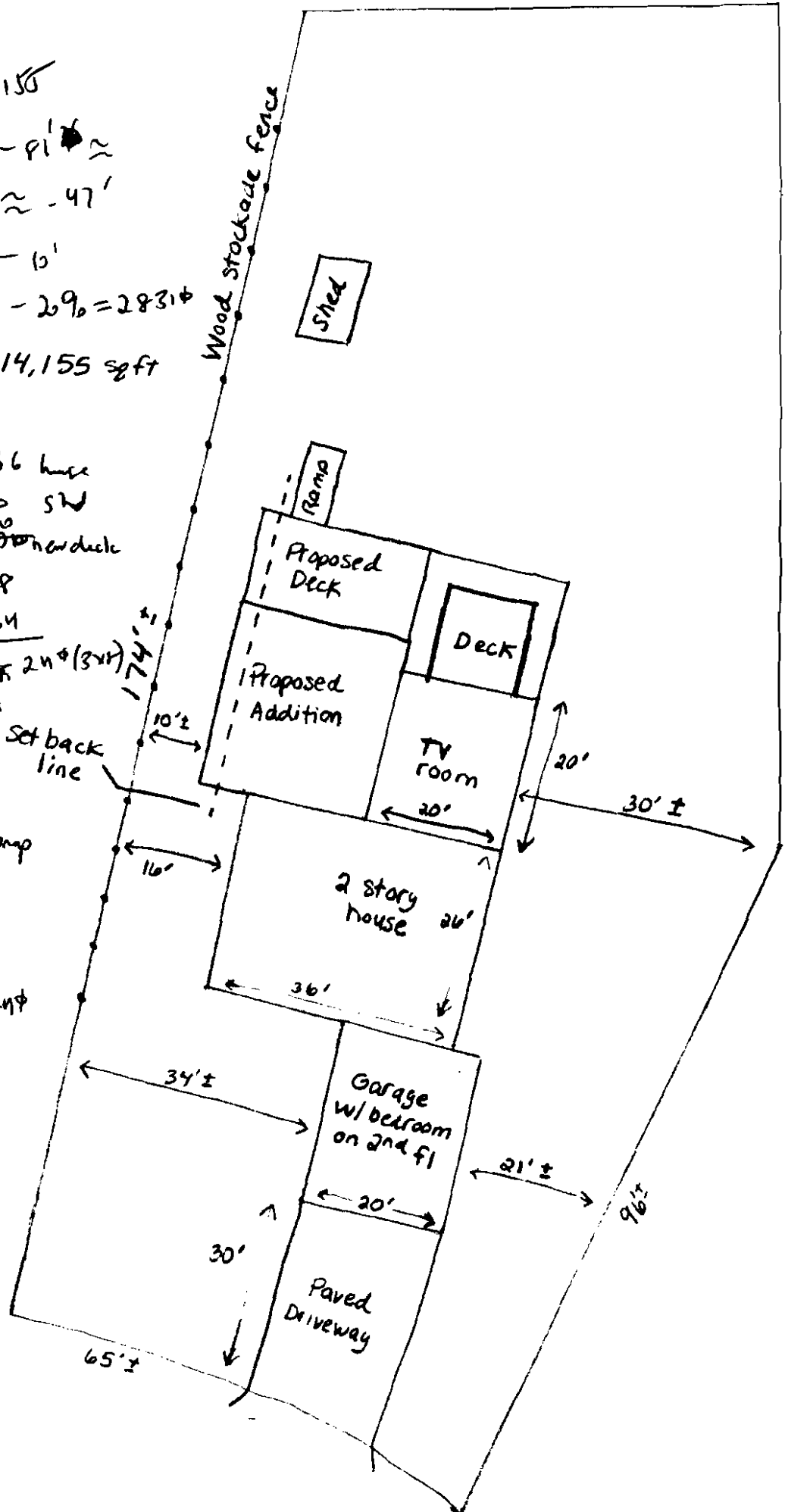
(22x12) = 264

comp? 3024 24' (3x4)

250' over retincling ramp

skel removed

8' x 3 = 24'





## 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: 10-59500008 Statement Date: 08/25/2010  
Project Name: 28 Whaleboat Prac. Applicant: Janet Hunnewell  
Development Type: ZONING PRACTICAL DIFFICULTY VARIANCE  
CBL: 393 - I-003-001 28 WHALEBOAT RD

**SUMMARY OF OUTSTANDING FEES**

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$76.12	\$0.00	\$76.12
NOTICING ZONING BOARD	\$36.75	\$0.00	\$36.75
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
ZONING PROCESSING FEE	\$50.00	\$0.00	\$50.00
<b>Outstanding Charges</b>	<b>\$262.87</b>	<b>\$100.00</b>	<b>\$162.87</b>

pd 9/3/10  
\$1354

Detach and remit with payment

Application No: 10-59500008  
Project Name: 28 Whaleboat Prac.

Janet Hunnewell  
28 Whaleboat Rd.  
Portland, ME 04103

Total Due Now \$162.87  
Amount Remitted \_\_\_\_\_

City of Portland

DATE: 9/03/10

TIME: 13:45:41

PZ CASH RECEIPT

PROJECT #: 10-59500008

PROJECT DESC: PRACTICAL DIFFICULTY, 28 WHALEBOAT RD.-

RECEIVED FROM: Janet Hunnewell

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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L2	LEGAL AD ZONING BOARD		76.12
N1	NOTICING ZONING BOARD		36.75
ZP	ZONING PROCESSING FEE		50.00

TOTAL AMOUNT:

162.87



City of Portland

DATE: 8/17/10

TIME: 15:03:41

PZ CASH RECEIPT

PROJECT #: 10-59500008

PROJECT DESC: PRACTICAL DIFFICULTY, 28 WHALEBOAT RD.-

RECEIVED FROM: Janet Hunnewell

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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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	163 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	61 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	168 CURTIS RD PORTLAND, ME 04103	168 CURTIS RD	1

