

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
Mark Bower
William Getz
Elyae Wilkinson

October 22, 2010

Bethany Roma
17 Heather Road
Portland, ME 04103

RE: 17 Heather Road
CBL: 396 D003
ZONE: R-2

Dear Ms. Roma:

At the October 22, 2010 meeting, the Zoning Board of Appeals voted 5-0 to grant the conditional use appeal to allow the accessory dwelling unit. I have enclosed a copy of the Board's decision. I have also enclosed an invoice for the outstanding fees for the appeal. Please submit payment as soon as possible.

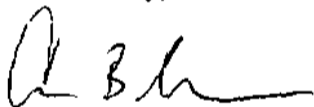
Now that the conditional use has been approved, you need to submit a Building Permit Application to the Building Inspections Division to change the use of the property from a single family to a single family with an accessory dwelling unit and to build the addition. Enclosed is an application. You have six months from the date of the hearing, October 21, 2010, referenced under section 14-474 (f), to apply for the change of use, or your Zoning Board approval will expire.

I have also enclosed an Application for Administrative Authorization. Section 14-78(a)(2)(e) states that the project is subject to article V which is site plan review. The Application for Administrative Authorization is a request to exempt your project from complete or partial site plan 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 'A B Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist

Cc. file

Members: Jill Hunter - Elyse Wilkinson - ~~Chair~~ MARK Bowen -
Phil Saucier - Gordon Smith
CITY OF PORTLAND, MAINE

Absent: Bill Getz - SARA Mappin
ZONING BOARD OF APPEALS

called to order 6:30 pm **APPEAL AGENDA**

The Board of Appeals will hold a public hearing on Thursday, October 21, 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. Conditional Use Appeal:

17 Heather Road, Bethany & Mark Roma, owners, Tax Map 396, Block D, 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.

2. Other Business:

Election of Chair and Secretary for the Zoning Board of Appeals. --

3. Adjournment:

6:50 pm

Phil Saucier ~~Chair~~
Gordon Smith - Sec.

Granted
5-φ

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 22, 2010

RE: Action taken by the Zoning Board of Appeals on October 21, 2010.

Members Present: Phil Saucier (chair), Gordon Smith (secretary), Mark Bower, Jill Hunter and Elyse Wilkinson

Members Absent: Sara Moppin and William Getz

1. New Business:

A. Conditional Use Appeal:

17 Heather Road, Bethany & Mark Roma, owners, Tax Map 396, Block D, 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 5-0 to grant the conditional use appeal to add an accessory dwelling unit.

2. Other Business:

Election of Chair and Secretary for the Zoning Board of Appeals. Phil Saucier was elected chair and Gordon Smith was elected secretary.

Enclosure:

Decision for Agenda from October 21, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

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

Alex Isaacson, Planning Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-2 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: October 21, 2010

Name and address of applicant: Bethany Roma
17 Heather Rd.
Portland, ME 04103

Location of property under appeal: 17 Heather Rd.

For the Record:

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

Applicant, Bethany Roma

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

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory dwelling unit to her single family home in which she resides. The gross floor area of the principal building is 4,461 sq. ft. The proposed accessory unit would be 723 sq. ft., which is less than 30% of the floor area of the principal building. The lot area is 19,102 sq. ft.

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

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

Satisfied Not Satisfied

Reason:

Per Plans, Accessory unit is less than one-sixth of square footage of entire Dwelling; proposed unit only on 1st floor.

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

Satisfied Not Satisfied

Reason:

Proposed accessory unit = 723 ft.²
Principal Building = 4,461 ft.²

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

Satisfied Not Satisfied

Reason:

~~Lot~~ Lot area is greater than 19,000 sq. ft., Per plans

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

Satisfied Not Satisfied

Reason:

Satisfied, per plans + 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 Not Satisfied

Reason:

Design will be consistent w/ existing
Structure, per plans

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:

vehicles will be housed in car
port, per testimony

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

Satisfied Not Satisfied

Reason:

Applicants' mother will reside in Accessory unit.

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 Not Satisfied

Reason:

~~the~~ Accessory unit will have space in car port; Dwelling has 3-car garage

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

Reason and supporting facts:

no testimony indicating unique effects.

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

Yes

No

Reason and supporting facts:

No Butlers or other approvals of
Application

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

Yes

No

Reason and supporting facts:

No different ~~from~~ necessary
unit in general

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.

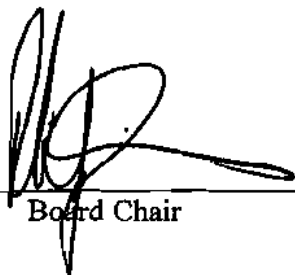
Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

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:

10/21/2010



Board Chair



M A R K
B E L L E T
A R C H I T E C T S

RECEIVED

OCT - 8 2010

October 6, 2010

Dept. of Building Inspections
City of Portland Maine

City of Portland
Zoning Board of Appeals

**RE: Conditional Use Permit for 17 Heather Road - Addendum
Revised Cover Letter & Second Floor Plan**

To the Zoning Board of Appeals:

We would like to apply for a conditional use permit to construct an accessory unit at 17 Heather Road, Portland, Maine. Please find below an excerpt from the City of Portland Code of Ordinances as it applies to the proposed project with our responses written in italics. Revisions made to the cover letter are written in bold.

**City of Portland Code of Ordinances, Sec. 14-78 Conditional Use
(s) Residential:**

2. Alteration or construction of a single-family detached dwelling to accommodate an accessory dwelling unit within the building and clearly subordinate to the principal dwelling for the benefit of homeowners or tenants provided that:

The proposed accessory unit will be 723 square feet total; 413 square feet will be a newly constructed addition and the remaining 310 square feet will consist of renovated space within the existing house. The accessory unit is to be occupied by a senior member of the owners' family.

- a. The accessory unit shall be no more than 30 percent of the gross floor area of the principal building and shall have a minimum floor area of 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 shall be included as habitable space within either dwelling unit.

*The existing house's first floor gross area is 2,691 square feet.
The addition for the proposed accessory unit (first floor only) will be 413 square feet.*

*The existing house's second floor gross area is 1,770 square feet.
Total gross floor area of existing house and new addition will be 4,874 square feet.*



M A R K
H E L L E R
ARCHITECTS

*4,874 square feet x .30 = 1,462 square feet.
723 square feet of proposed accessory unit < 1,462 square feet.*

*Total floor area of proposed accessory unit will be 723 square feet.
723 square feet > required minimum of 400 square feet*

- b. Lot area shall be 8,000 square feet for single-family dwellings in existence as of May 1, 1984, and lot area shall be 10,000 square feet for single-family dwellings constructed after May 1, 1984;

17 Heather Road lot is 19,102 square feet.

- c. There shall be no open, outside stairways or fire escapes above the ground floor.

Not applicable— no open, outside stairways or fire escapes are required as part of this project.

- d. Any additions or exterior alterations such as façade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the single-family appearance of the building;

The façade materials to be used for the proposed addition will match those used on the existing house. New windows and the new door will be compatible with the architectural style of the existing house. The new door will access a patio at the rear of the existing house, so it will not be visible from the street. See attached drawings for elevations of the proposed addition.

- e. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:
- i. Any additions or exterior alterations, such as façade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building and preserve the single-family appearance of the building.

See response to (d) above.

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

No additional driveway or parking will be provided. The current driveway is adequate to provide off street parking for an additional vehicle.



MARK
MUELLER
ARCHITECTS

- f. Either the accessory unit or the principal dwelling shall be occupied by the owner of the lot on which the principal building is located, except for bona fide temporary absences; and

The owners will be occupying the principal dwelling and a family member is to occupy the accessory dwelling.

- g. Parking shall be provided as required by division 20 of this article.

See response to (e) ii.

Zoning Board of Appeals Standards (from the ZBA Conditional Use Appeal Application):

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 effects associated with the proposed conditional use.**

The proposed addition will match the existing house and will not have a significant visual impact from the street. It will be used as an accessory dwelling unit, a use compatible with the current R-2 zoning designation.

- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.**

The proposed addition is to be occupied by a senior member of the owners' family so that she may reside with her family and provide additional childcare support for her grandchildren.

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

The proposed addition is for an accessory dwelling unit and will be used for a residence only.

Thank you for your time in consideration of this proposed project. If there are any additional questions, please contact either Mark Mueller Architects at 774-9057 or Bethany Roma at broma@hudsoncap.com.

Sincerely,

Anne Pelletier
Mark Mueller Architects

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT We, **Stephen W. Nemeroff and Suzanne K. Nemeroff**, both of Portland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grant to **Bethany A. Roma and Mark S. Roma**, both of Portland, County of Cumberland and State of Maine, as joint tenants with WARRANTY COVENANTS, the following described real property located in the City/Town of Portland, County of Cumberland and State of ME, being bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Heather Road, in the City of Portland, County of Cumberland and State of Maine, being Lot No. 24 as shown on plan of Pineloch Acres, Sec. D, made by Carl E. Emery, Registered Civil Engineer, Dec. 1964 and recorded in Cumberland County Registry of Deeds, Plan Book 69, Page 25, to which plan reference is hereby made for a more particular description.

This conveyance is made subject however to the rights and privileges conveyed by Christy & Small, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company by deed dated March 7, 1961, recorded in said Registry of Deeds, Book 2646, Page 288.

Also excepting and reserving an easement which shall run with the land benefiting real property retained by the Grantor for the Grantor's lifetime, as described in deeds recorded in Cumberland County Registry of Deeds Book 12648, Page 114 and Book 9549, Page 56 over a strip of land being a portion of the premises described in the deed from Paul W. Weyand and Judith A. Weyand, by deed dated October 15, 1969, and recorded in the Cumberland County Registry of Deeds in Book 3105, Page 643, as more particularly described below (the "Easement Area"):

Beginning at the northeasterly corner of Lot 24 as shown on plan of Pineloch Acres, Sec. D made by Carl E. Emery, Registered Plan Book 69, Page 25, on the westerly sideline of Heather Road; thence westerly along the northerly sideline of said Lot 24 to the northwesterly corner of Lot 24; thence turner and running southerly along the westerly sideline of said Lot 24 twenty (20') feet; thence turner and running in an easterly direction and maintaining a line parallel to and twenty (20') feet from the northerly sideline of said Lot 24 to a point on the easterly sideline of Lot 24 and Heather Road so-called; thence running northerly along the easterly sideline of Lot 24 to the northeasterly corner of Lot 24 and the point of beginning.

The purposes of the easement are: (i) to permit Grantor to pass and repass over and along said Easement Area; (ii) to provide access to and permit the installation, repair and replacement of utilities situated in, under or along said Easement Area.

Being the same premises as described in the deed from Roberta B. Fishman to Stephen W. Nemeroff and Suzanne K. Nemeroff dated June 18, 2007 and recorded in Book 25220, Page 300 of the Cumberland Registry of Deeds.

MAINE REAL ESTATE TAX PAD

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.

WITNESS our hand(s) and seal(s) this 13th day of August, 2010

Witness

Stephen W. Nemeroff

Witness

Suzanne K. Nemeroff

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

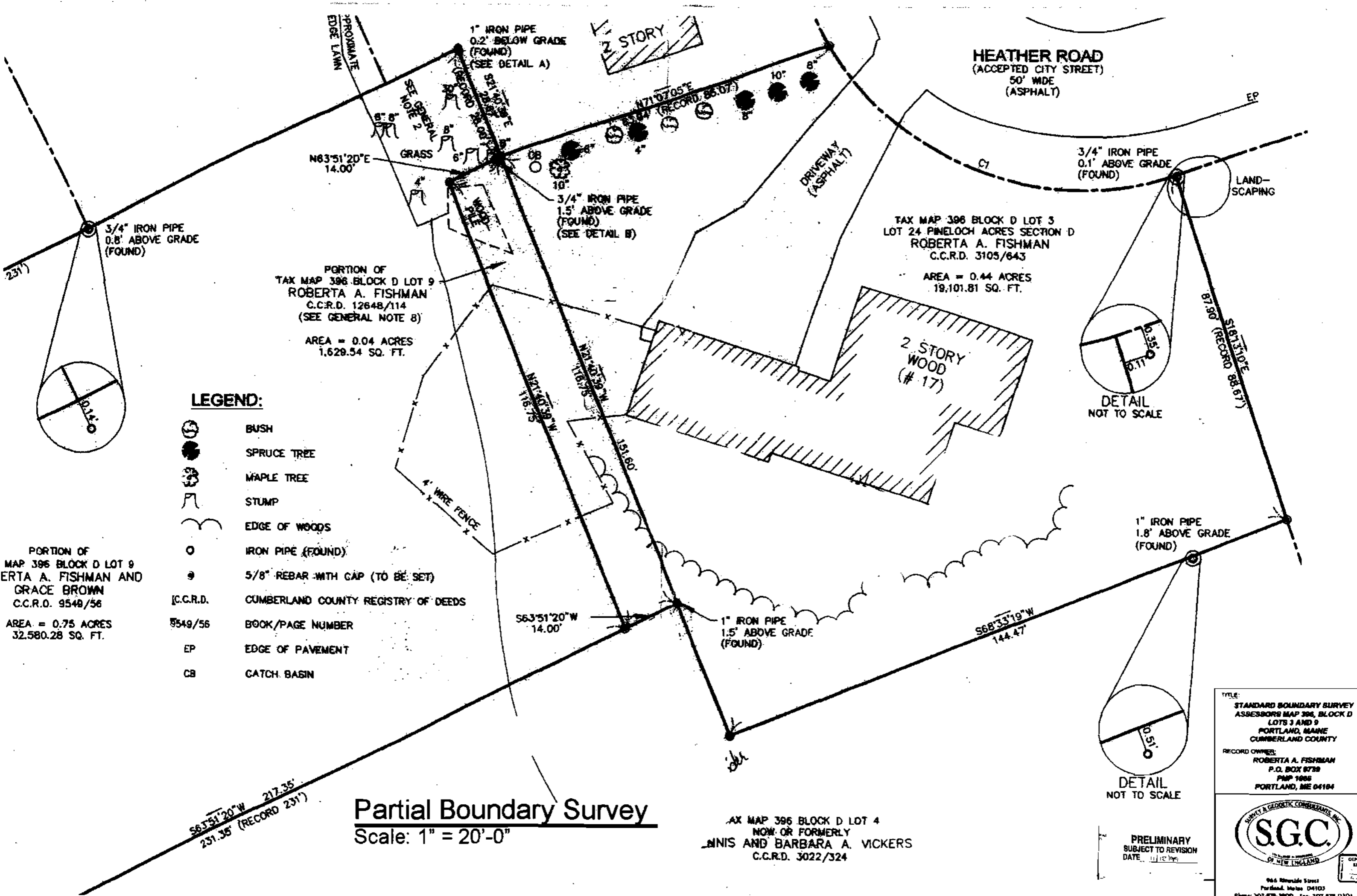
August 13th, 2010

Personally appeared the above-named Stephen W. Nemeroff and Suzanne K. Nemeroff, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney-at-Law

JENNIFER J. JIPSON
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES
JULY 13, 2014



PORTION OF
TAX MAP 396 BLOCK D LOT 9
ROBERTA A. FISHMAN
C.C.R.D. 12648/114
(SEE GENERAL NOTE 8)
AREA = 0.04 ACRES
1,629.54 SQ. FT.

TAX MAP 396 BLOCK D LOT 3
LOT 24 PINELOCH ACRES SECTION D
ROBERTA A. FISHMAN
C.C.R.D. 3105/643
AREA = 0.44 ACRES
19,101.81 SQ. FT.

LEGEND:

- BUSH
- SPRUCE TREE
- MAPLE TREE
- STUMP
- EDGE OF WOODS
- IRON PIPE (FOUND)
- 5/8" REBAR WITH CAP (TO BE SET)
- C.C.R.D. CUMBERLAND COUNTY REGISTRY OF DEEDS
- 5549/56 BOOK/PAGE NUMBER
- EP EDGE OF PAVEMENT
- CB CATCH BASIN

PORTION OF
MAP 396 BLOCK D LOT 9
ROBERTA A. FISHMAN AND
GRACE BROWN
C.C.R.D. 9549/56
AREA = 0.75 ACRES
32,580.28 SQ. FT.

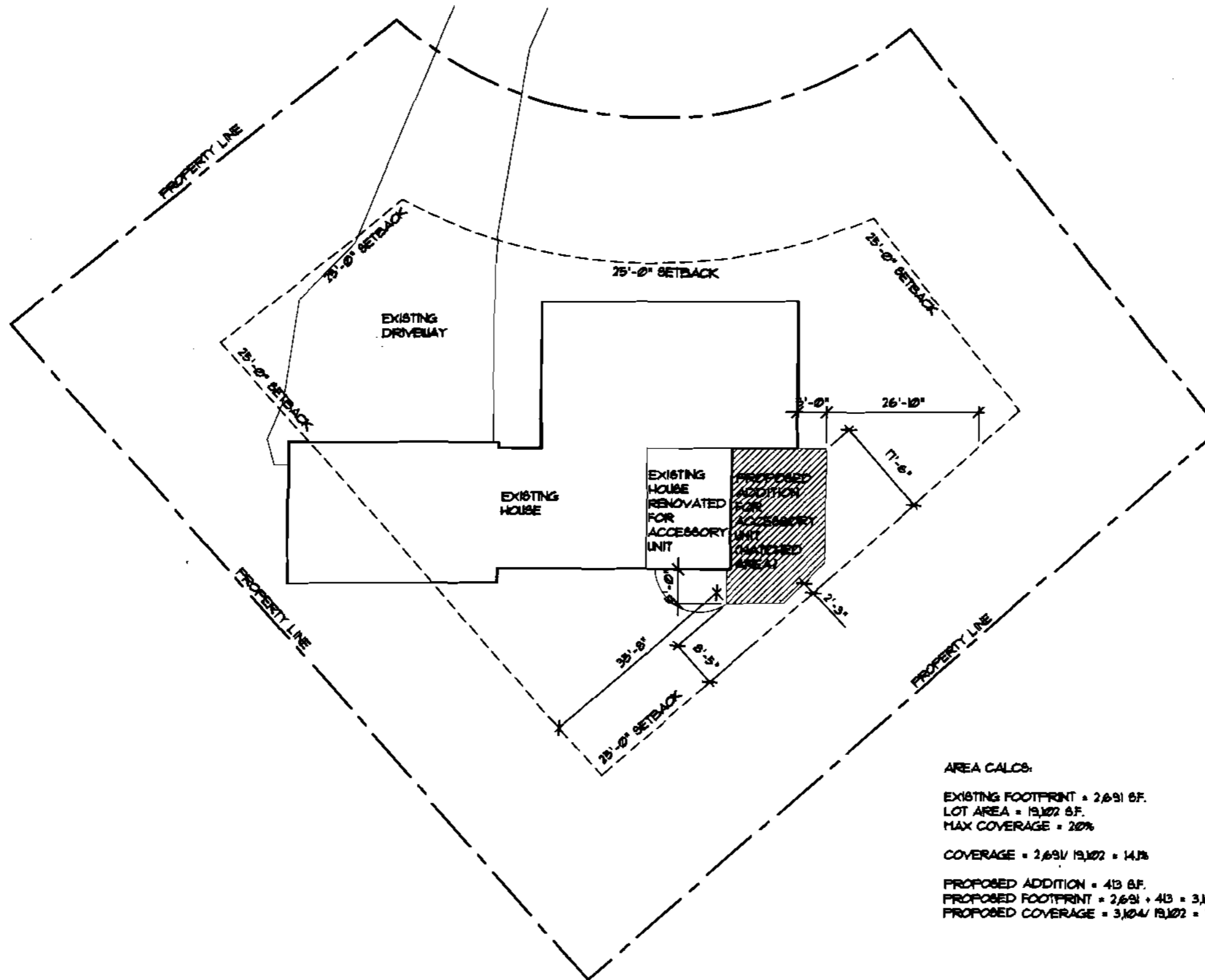
Partial Boundary Survey
Scale: 1" = 20'-0"

TAX MAP 396 BLOCK D LOT 4
NOW OR FORMERLY
ANIS AND BARBARA A. VICKERS
C.C.R.D. 3022/324

TITLE:
STANDARD BOUNDARY SURVEY
ASSESSORS MAP 396, BLOCK D
LOTS 3 AND 9
PORTLAND, MAINE
CUMBERLAND COUNTY
RECORD OWNER:
ROBERTA A. FISHMAN
P.O. BOX 8739
PMP 1986
PORTLAND, ME 04104

S.G.C.
SURVEY & GEODETIC CONSULTANTS, INC.
966 Riverside Street
Portland, Maine 04103
Phone: 207-878-1900 Fax: 207-878-0101

PRELIMINARY
SUBJECT TO REVISION
DATE: 11/19/96



AREA CALCS:

EXISTING FOOTPRINT = 2,691 SF.
 LOT AREA = 19,102 SF.
 MAX COVERAGE = 20%

COVERAGE = $2,691 / 19,102 = 14.1\%$

PROPOSED ADDITION = 413 SF.
 PROPOSED FOOTPRINT = $2,691 + 413 = 3,104$ SF.
 PROPOSED COVERAGE = $3,104 / 19,102 = 16.2\%$

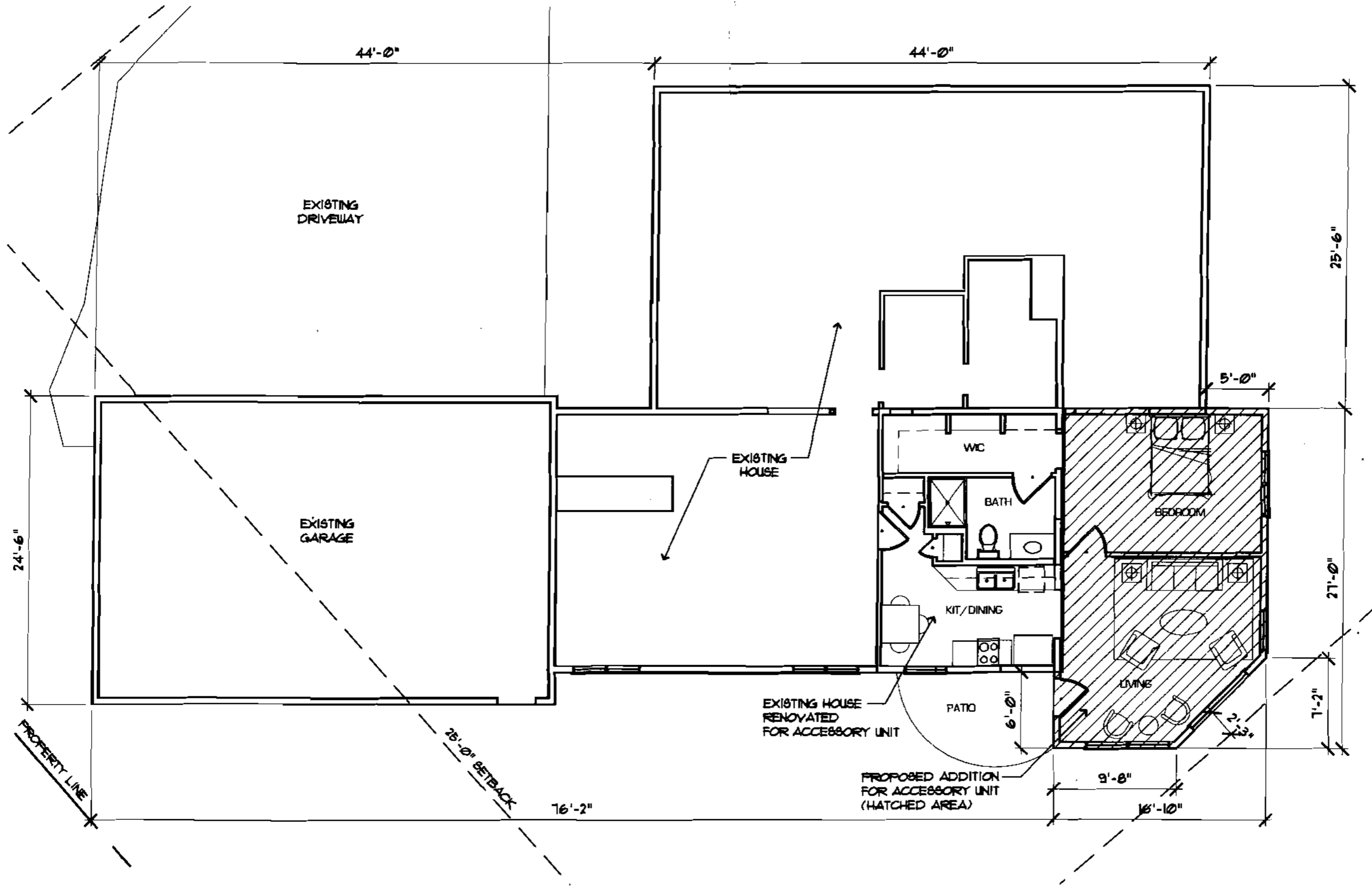
Site Plan

SCALE: 1"=20'-0"



ZBA APPLICATION: OCTOBER 4, 2010

17 HEATHER ROAD



Floor Plan

SCALE: 1/8"=1'-0"

17 HEATHER ROAD

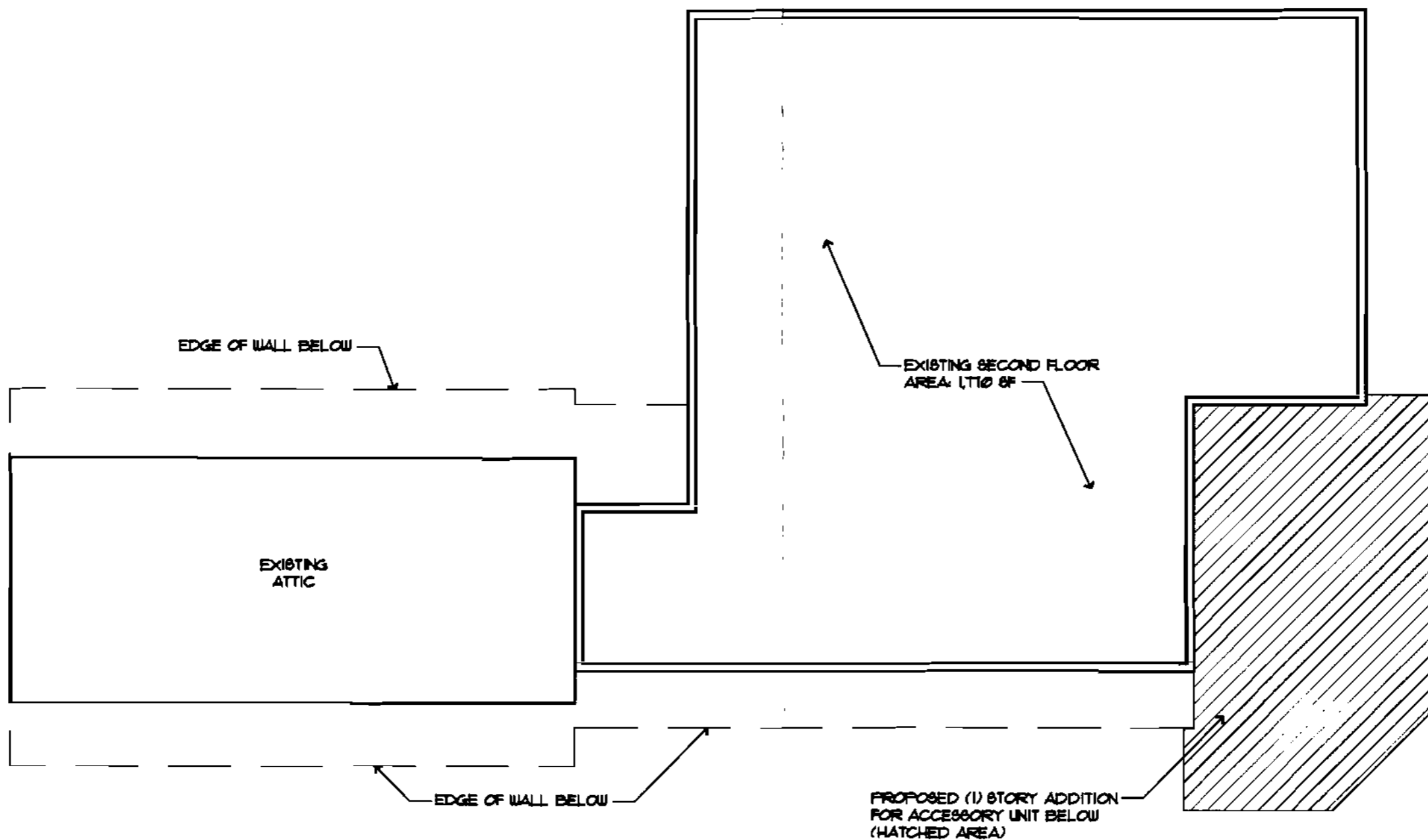


ZBA APPLICATION: OCTOBER 4, 2010

RECEIVED

OCT - 8 2010

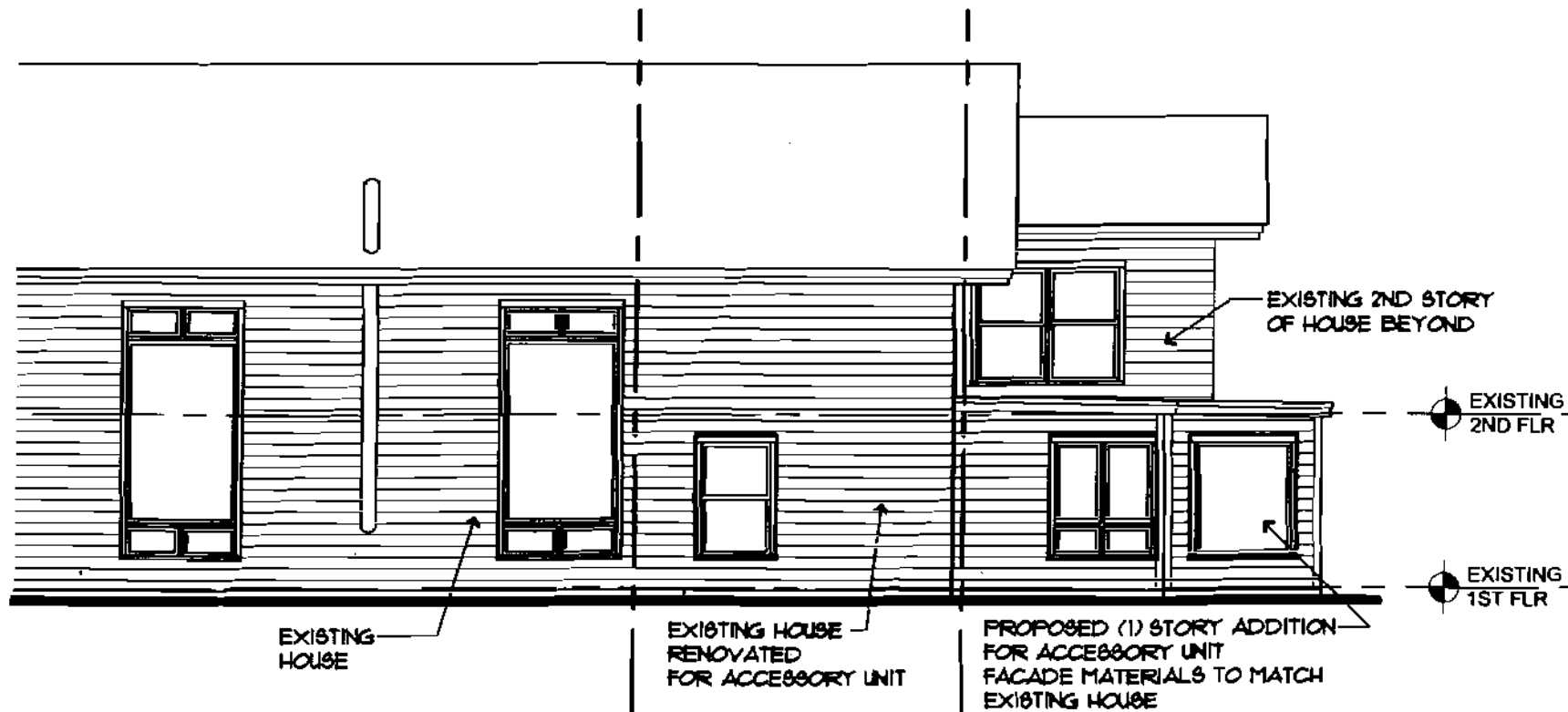
Dept. of Building Inspections
City of Portland Maine



Second Floor Plan

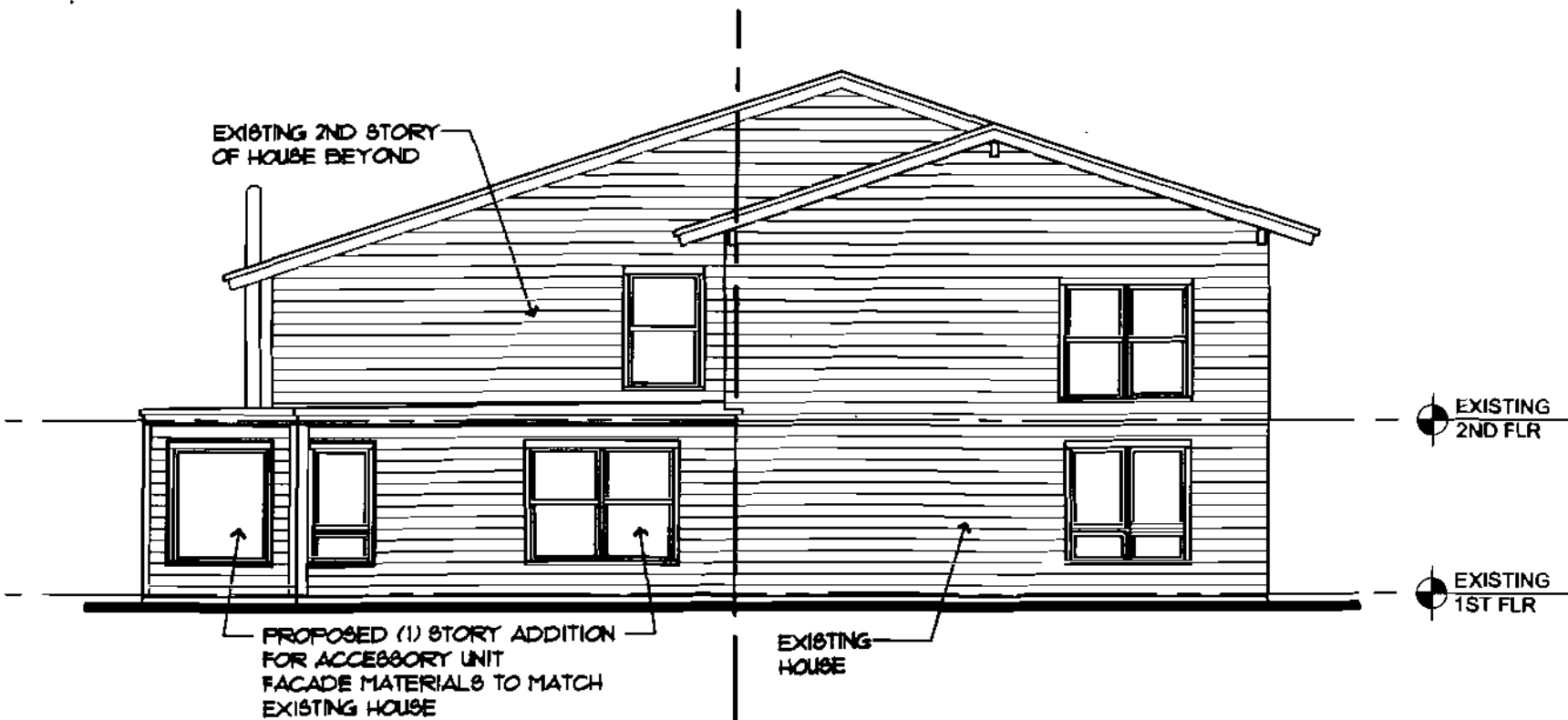
SCALE: 1/8"=1'-0"

ZBA APPLICATION: OCTOBER 6, 2010



Partial Rear Elevation

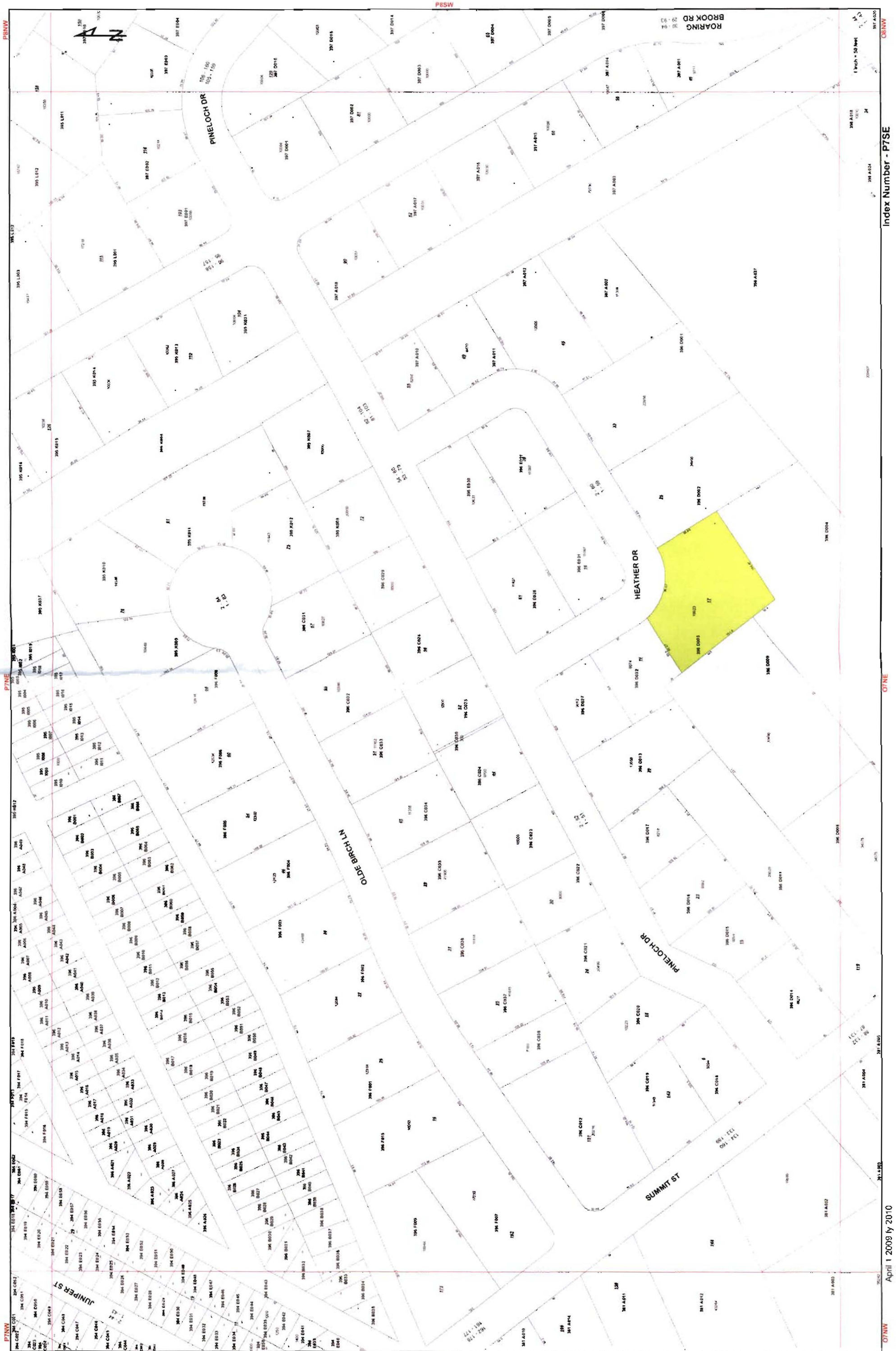
SCALE: 1/8"=1'-0"



Left Elevation

SCALE: 1/8"=1'-0"

17 HEATHER ROAD



PINW

PINW

PINW

PSW

PSW

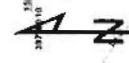
OSW

OSW

OSW

April 1 2009 by 2010

Index Number - P7SE



ROARING BROOK RD

PINELOCH DR

HEATHER DR

OLDE BRCH LN

PINELOCH DR

SUMMIT ST

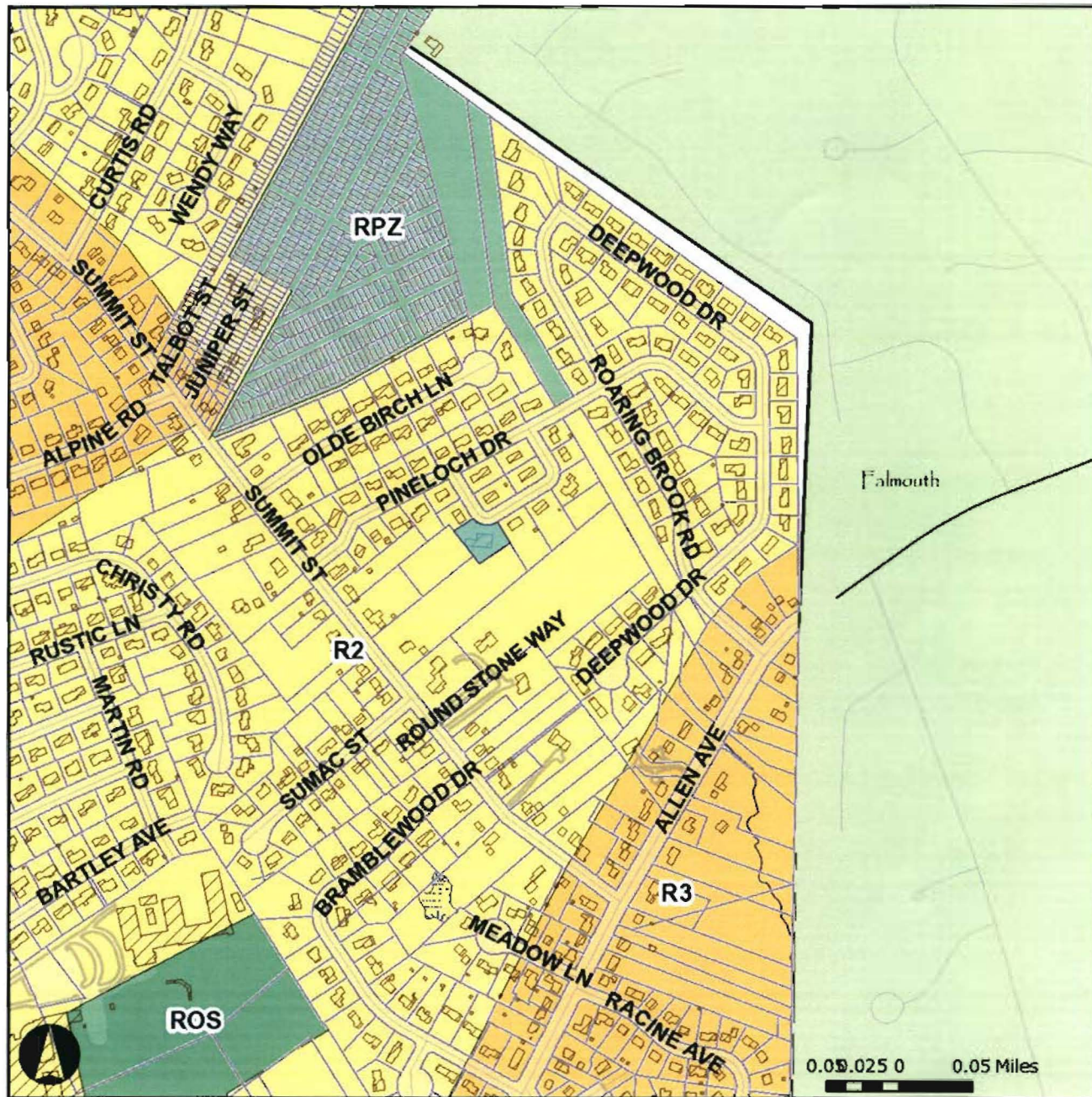
JUNIPER ST

1" = 50' 0"

1" = 50' 0"



Map



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

Marge Schmuckal - RE: ZBA this Thursday

From: <smoppin@perkinsthompson.com>
To: <MES@portlandmaine.gov>
Date: 10/18/2010 3:19 PM
Subject: RE: ZBA this Thursday

Hi Marge,

Do you know whether the Roma's are constructing the accessory dwelling unit for their mother, Janet Roma? If so, I have a conflict.

Thanks,
Sara

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

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Monday, October 18, 2010 12:25 PM
To: Elyse Wilkinson; Philip Saucier; Mark Bower; William Getz; Sara N. Moppin; Jill Hunter; Gordon Smith
Cc: Mary Costigan
Subject: ZBA this Thursday

Yes ther is a ZBA meeting this Thursday evening - Please let me know if you will be attending so that I can check for a quorum.

Thank you,
Marge

Marge Schmuckal - Appeal for an accessory DU

From: Marge Schmuckal
To: brom@hudsoncap.com
Date: 10/18/2010 4:36 PM
Subject: Appeal for an accessory DU

Hi Bethany,

One of the Zoning Board members wanted to know if this accessory DU was for your mother, Janet Roma? The reason she asked is because there may be a conflict with Janet Roma and her law firm, Perkins Thompson. She (our Board member) will then need to recuse herself from participating in the appeal. If that happens, we will still have the meeting because we will have at least a quorum of 4 members without her.

Thank you,
Marge Schmuckal
Zoning Administrator



City of Portland Zoning Board of Appeals

October 13, 2010

Bethany and Mark Roma
17 Heather Road
Portland, ME 04103

Dear Ms. and Mr. Roma,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, October 21, 2010 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 legal ad and notices for the appeal. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

Application No: 10-59900009

Statement Date: 10/13/2010

Project Name: 17 Heather Rd

Applicant: Bethany Roma

Development Type: ZONING CONDITIONAL USE APPEAL

CBL: 396 - D-003-001 17 HEATHER RD

SUMMARY OF OUTSTANDING FEES

	Charge Amount	Paid	Due
LEGAL AD ZONING BOARD	\$104.85	\$0.00	\$104.85
NOTICING ZONING BOARD	\$45.75	\$0.00	\$45.75
ZONING BOARD OF APPEALS	\$100.00	\$100.00	\$0.00
ZONING PROCESSING FEE	\$50.00	\$50.00	\$0.00
Outstanding Charges	\$300.60	\$150.00	\$150.60

Detach and remit with payment

Application No: 10-59900009

Project Name: 17 Heather Rd

Bethany Roma

Total Due Now \$150.60

Amount Remitted _____

17 Heather Rd
Portland, ME 04103

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

City of Portland

DATE: 10/05/10

TIME: 15:11:22

PZ CASH RECEIPT

PROJECT #: 10-59900009

PROJECT DESC: CONDITIONAL USE - 17 HEATHER RD - ACCESS

RECEIVED FROM: Bethany Roma

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
ZP	ZONING PROCESSING FEE		50.00
Z1	ZONING BOARD OF APPEALS		100.00

TOTAL AMOUNT:

150.00

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BALDWIN CARLTON JR WWII VET DOLORES T JTS	119 SUMMIT ST PORTLAND, ME 04103	119 SUMMIT ST	1
	BEALE JAMES W & MARY E BEALE JTS	38 HEATHER RD PORTLAND, ME 04103	38 HEATHER RD	1
	BEALE KEITH H WWII VET & RUTH E JTS	71 PINELOCH DR PORTLAND, ME 04103	71 PINELOCH DR	1
	BLACKWELL-MOORE WENDY L & ELIZABETH B BLACKWELL-	81 OLDE BIRCH LN PORTLAND, ME 04103	81 OLDE BIRCH LN	1
	CHANIS PETER J & LISA M WHITED JTS	45 HEATHER RD PORTLAND, ME 04103	45 HEATHER RD	1
	COLLOM VINCENT E & DEENA L MALONE-COLLOM JTS	56 ROARING BROOK RD PORTLAND, ME 04103	56 ROARING BROOK RD	1
	CONGDON BARBARA E	141 PROSPECT ST PORTLAND, ME 04103	5 PINELOCH DR	1
	CROSS MICHELLE MCQUARRIE & WILLIAM R CROSS JTS	39 OLDE BIRCH LN PORTLAND, ME 04103	39 OLDE BIRCH LN	1
	CURLEY BRIAN M & RUTH WHITNEY JTS	6 PINELOCH DR PORTLAND, ME 04103	6 PINELOCH DR	1
	DELAY CAROLINE A & BARBARA JO WEBSTER-QUERRY	11 HEATHER RD PORTLAND, ME 04103	11 HEATHER RD	1
	DERRIG MICHAEL A TD VN VET & ROBYN C JTS	25 OLDE BIRCH LN PORTLAND, ME 04103	25 OLDE BIRCH LN	1
	DUDLEY BRIAN L & SANDRA J GLYNN JTS	54 OLDE BIRCH LN PORTLAND, ME 04103	54 OLDE BIRCH LN	1
	FIORE MATTHEW D & LEE-ANN M FIORE JTS	80 PINELOCH DR PORTLAND, ME 04103	80 PINELOCH DR	1
	FISHMAN ROBERTA A & GRACE BROWN	17 HEATHER RD PORTLAND, ME 04103	105 SUMMIT ST R	0
	FOSTER STEVEN N & MARGARET S FOSTER JTS	105 SUMMIT ST PORTLAND, ME 04103	105 SUMMIT ST	1
	GATTI MARK A & SUSAN H JTS	30 PINELOCH DR PORTLAND, ME 04103	30 PINELOCH DR	1
	GERVAIS DENNIS W & HELEN E SMITH-GERVAIS JTS	25 HEATHER RD PORTLAND, ME 04103	25 HEATHER RD	1
	GRATTO SUSAN B & CHRISTOPHER E JTS	33 HEATHER RD PORTLAND, ME 04103	33 HEATHER RD	1
	GREGORY DAVID MARK JR	44 PINELOCH DR PORTLAND, ME 04103	44 PINELOCH DR	1
	HALL ELLEN RAE	39 PINELOCH DR PORTLAND, ME 04103	39 PINELOCH DR	1
	HANG MONY & STACY L HANG JTS	143 SUMMIT ST PORTLAND, ME 04103	143 SUMMIT ST	1
	HUGHES ROBERT J & KATHERINE H JTS	20 DEEPWOOD DR PORTLAND, ME 04103	20 DEEPWOOD DR	1
	JOYCE JOHN M & LINDA R JTS	31 PINELOCH DR PORTLAND, ME 04103	31 PINELOCH DR	1
	LADD NATALIE P	12 DEEPWOOD DR PORTLAND, ME 04103	12 DEEPWOOD DR	1
	LAWLEY GAIL A	75 OLDE BIRCH LN PORTLAND, ME 04103	75 OLDE BIRCH LN	1
	LL & B PROPERTY MANAGEMENT LLC	23 PINELOCH DR PORTLAND, ME 04103	23 PINELOCH DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	LYNCH ROBERT A & PATRICIA A JTS	31 OLDE BIRCH LN PORTLAND, ME 04103	31 OLDE BIRCH LN	1
	MAJID ANOUAR & MELISSA MAJID JTS	48 HEATHER RD PORTLAND, ME 04103	49 HEATHER RD	1
	MALONEY MARK A & JUDITH A JTS	45 OLDE BIRCH LN PORTLAND, ME 04103	45 OLDE BIRCH LN	1
	MANN WILLIAM J	90 ROARING BROOK RD PORTLAND, ME 04103	90 ROARING BROOK RD	1
	MCLEOD NORMAN T WWII VET & JUNE S OR SURV	85 SUMMIT ST PORTLAND, ME 04103	95 SUMMIT ST	1
	MEADER ROBERT & PAMELA JTS	151 SUMMIT ST PORTLAND, ME 04103	OLDE BIRCH LN	0
	MEADER ROBERT & PAMELA JTS	151 SUMMIT ST PORTLAND, ME 04103	151 SUMMIT ST	1
	MESERVE PAUL A & PATRICIA K JTS	82 ROARING BROOK RD PORTLAND, ME 04103	82 ROARING BROOK RD	1
	MONTELLO FRANCIS R JR & SYLVIE L JTS	34 DEEPWOOD DR PORTLAND, ME 04103	34 DEEPWOOD DR	1
	OSTWALD ANN C & JOSEPH H JTS	28 DEEPWOOD DR PORTLAND, ME 04103	28 DEEPWOOD DR	1
	PECK ABRAHAM J & JEAN M JTS	6 DEEPWOOD DR PORTLAND, ME 04103	6 DEEPWOOD DR	1
	PERRY FREDERICK W VN VET & MARISSA A PERRY JTS	45 PINELOCH DR PORTLAND, ME 04103	45 PINELOCH DR	1
	PERRY KAREN S	15 PINELOCH DR PORTLAND, ME 04103	15 PINELOCH DR	1
	PHILBROOK HOWARD G & MARILYN L JTS	10 DEEPWOOD DR PORTLAND, ME 04103	10 DEEPWOOD DR	1
	PICARD ROBERT F	51 OLDE BIRCH LN PORTLAND, ME 04103	51 OLDE BIRCH LN	1
	PIERCE LAWRENCE E & JOCELYN S PIERCE JTS	59 OLDE BIRCH LN PORTLAND, ME 04103	59 OLDE BIRCH LN	1
	PORTLAND WATER DIST	225 DOUGLASS ST PORTLAND, ME 04102	90 PINELOCH DR	0
	REYNOLDS MARK V & DENISE A	55 HEATHER RD PORTLAND, ME 04103	55 HEATHER RD	1
	RICKETT KEVIN J & TAMMY J RYAN JTS	62 PINELOCH DR PORTLAND, ME 04103	62 PINELOCH DR	1
	ROHDE CHRISTOPHER C & MARY BETH ROHDE JTS	56 PINELOCH DR PORTLAND, ME 04103	56 PINELOCH DR	1
	ROMA BETHANY A & MARK S ROMA JTS	17 HEATHER RD PORTLAND, ME 04103	17 HEATHER RD	1
	RYAN EDWARD J KW VET & MARY C JTS	61 PINELOCH DR PORTLAND, ME 04103	61 PINELOCH DR	1
	SCANLON PETER F & JEAN M SCANLON JTS	74 ROARING BROOK RD PORTLAND, ME 04103	74 ROARING BROOK RD	1
	SMITH JULIA I	40 PINELOCH DR PORTLAND, ME 04103	40 PINELOCH DR	1
	SMITH KEITH & NANCY SMITH JTS	46 OLDE BIRCH LN PORTLAND, ME 04103	46 OLDE BIRCH LN	1
	SULLIVAN PETER E & JUDITH ANNE JTS	72 PINELOCH DR PORTLAND, ME 04103	72 PINELOCH DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SWEATT ROBERT V & PATRICIA A JTS	80 OLDE BIRCH LN PORTLAND, ME 04103	60 OLDE BIRCH LN	1
	TALBOT ROBERT J	4452 LEGACY CT SARASOTA , FL 34241	52 PINELOCH DR	1
	THIMS JOSEPH T & COURTNEY M BERUBE JTS	24 PINELOCH DR PORTLAND , ME 04103	24 PINELOCH DR	1
	TURNER EDWARO G KW VET & BEATRICE E JTS	65 SUMMIT ST PORTLAND, ME 04103	65 SUMMIT ST	1
	WALLACE DAVID R & SUSAN M	16 PINELOCH DR PORTLAND, ME 04103	16 PINELOCH DR	1
	WALLACE WALTER H & HOLLY B WALLACE JTS	67 OLDE BIRCH LN PORTLAND , ME 04103	67 OLDE BIRCH LN	1
	WEBER WILLIAM J & ANN P WEBER TRUSTEES	66 ROARING BROOK RD PORTLAND, ME 04103	66 ROARING BROOK RD	1
	WHITE JONATHAN M	32 ROUNDSTONE WAY PORTLAND , ME 04103	32 ROUNDSTONE WAY	0
	WHITE PAUL G & MAUREEN WHITE JTS	83 SUMMIT ST PORTLAND , ME 04103	83 SUMMIT ST	1
	WISE RICHARD B KW VET & AMELIA P WISE	16 HEATHER RD PORTLAND, ME 04103	16 HEATHER RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	62			58

