

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

October 24, 2011

Richard Libby
495 Allen Avenue
Portland, ME 04103

RE: 491-501 Allen Avenue
CBL: 400 D012
ZONE: R-3

Dear Mr. Libby:

At the October 20, 2011 meeting, the Zoning Board of Appeals voted 6-0 to grant your conditional use appeal to allow you to add an accessory dwelling unit to your house. I am enclosing a copy of the Board's decision.

You will also find an invoice for \$77.25 for the fees that are still owed on the appeal for the cost of the noticing. Please submit your payment on receipt of the invoice.

Now that your conditional use appeal has been approved, I will move your change of use permit to add the accessory dwelling unit forward in the review process. Once the permit is issued you need to complete the work to add the accessory dwelling unit. Last year, you applied for the Administrative Authorization Application (#10-6990037) with the Planning Division. It was granted on November 3, 2011. This approval expires after a year. You can extend the approval by sending a request in writing to extend the approval to Barbara Barhydt in the Planning Division. It does not cost anything to request a year extension of the administrative Authorization.

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

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

Yours truly,



Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 21, 2011

RE: Action taken by the Zoning Board of Appeals on October 20, 2011.

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

Members Absent: Matthew Morgan

1. Old Business

A. Interpretation Appeal:

512 Island Avenue, Peaks Island, Keith Ivers, prospective buyer, Tax Map 090, Block AA, Lots 001, 002 & 005, I-B Island Business Zone: The applicants are challenging the Zoning Administrator's determination that the proposed parking of fuel trucks and other trucks is permitted in the I-B Zone as "off-street parking" [sections 14-233(f) & 14-331]. Representing the appeal is David A. Lourie, esquire. The Zoning Board of Appeals heard the appeal on October 13, 2011. The Board will vote on the final findings of fact and take the final vote at the October 20, 2011 meeting. **The Zoning Board of Appeals voted 5-0 to approve the findings of fact and voted 5-0 to deny the appeal (Phil Saucier recused himself).**

2. New Business

A. Practical Difficulty Variance Appeal:

96-100 Dorset Street, Sally B. Trice, owner, Tax Map 275, Block I, Lot 031, R-3 Residential Zone: The applicant is proposing to replace an existing side entry porch with a larger entry porch. The appellant is requesting a variance for the front setback from the required twenty-five feet to twenty-four feet, four inches [section 14-90(d)(1)]. Representing the appeal is the owner. **The Board voted 6-0 to deny the variance to reduce the required front setback in order to expand the side porch.**

B. Conditional Use Appeal:

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The applicant was granted a Conditional Use Appeal on October 7, 2010 to add an accessory dwelling unit to his single family dwelling [section 14-88(a)(2)]. The Conditional Use approval expired. The appellant is again seeking a

Conditional Use appeal to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Board voted 6-0 to grant the conditional use appeal to add an accessory dwelling unit to the single family home.**

3. Other Business:

Election of Chair and Secretary for the Zoning Board of Appeals. **Gordon Smith was elected chair and Sara Moppin was elected secretary.**

Enclosure:

Decisions for Agenda from October 20, 2011

One dvd

CC: Mark Rees, City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-3 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: October 20, 2011

Name and address of applicant: Richard Libby
495 Allen Avenue
Portland, ME 04103

Location of property under appeal: 495 Allen Avenue

For the Record:

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

Richard Libby, Applicant

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

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory unit to his existing single family dwelling. The gross floor area of the principal building is 2,556 sq. feet. The accessory unit will be 754.75 sq. ft., which is equal to 29% of the gross floor area of the principle building. There will be no open outside stairways or fire escapes above the ground floor. The lot size is 22,490 sq. ft.

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. 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 and supporting facts:

Proposed accessory unit would constitute 29% of gross floor area + would be 754 sq. feet.

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

Satisfied Not Satisfied

Reason and supporting facts:

Plans indicate no outside stairways or fire escapes

3. 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 and supporting facts:

Appropriate materials in drab color so.

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied Not Satisfied

Reason and supporting facts:

lot is 22,490 sq. ft.

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied Not Satisfied

Reason and supporting facts:

Per plans, existing unit will remain above 1,000 sq. ft.

6. 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 and supporting facts:

Per plans

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 and supporting facts:

Testimony from Applicant is that he will remain in house; letter from Abbotter regarding Mr. Libby's plans is speculative

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:

Record does not indicate unique characteristics.

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 evidence that any adverse effects will result.

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:

Standard Accessory mit planned.

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:

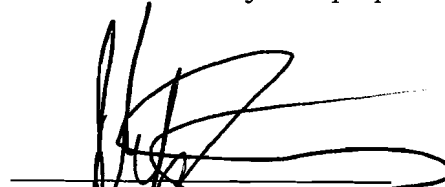
Option 3: The Board finds that not all of the standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Please note that, pursuant to Portland City Code 14-88(a)(2)(i), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and
2. 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.

Dated:

OCT. 20, 2011


Board Chair

Handwritten signature

Phil Sawyer, Gordon Smith, Sara Mogan
Bill Gatz, Elyse Wilsen, Mark Bower

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

Start. 6:32

The Board of Appeals will hold a public hearing on Thursday, October 20, 2011 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. Old Business:

A. Interpretation Appeal:

SO
accept
findings

512 Island Avenue, Peaks Island, Keith Ivers, prospective buyer, Tax Map 090, Block AA, Lots 001, 002 & 005, I-B Island Business Zone: The applicants are challenging the Zoning Administrator's determination that the proposed parking of fuel trucks and other trucks is permitted in the I-B Zone as "off-street parking" [sections 14-233(f) & 14-331]. Representing the appeal is David A. Lourie, esquire. The Zoning Board of Appeals heard the appeal on October 13, 2011. The Board will vote on the final findings of fact and take the final vote at the October 20, 2011 meeting.

2. New Business

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6-0
denied

96-100 Dorset Street, Sally B. Trice, owner, Tax Map 275, Block I, Lot 031, R-3 Residential Zone: The applicant is proposing to replace an existing side entry porch with a larger entry porch. The appellant is requesting a variance for the front setback from the required twenty-five feet to twenty-four feet, three inches [section 14-90(d)(1)]. Representing the appeal is the owner. *Gov*

B. Conditional Use Appeal:

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The applicant was granted a Conditional Use Appeal on October 7, 2010 to add an accessory dwelling unit to his single family dwelling [section 14-88(a)(2)]. The Conditional Use approval expired. The appellant is again seeking a Conditional Use appeal to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner.

3. Other Business:

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

4. Adjournment:

End. 7:57.

Gordon chair.

Sara secretary



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

Applicant Information:

Name RICHARD Libby

Business Name N/A

Address 495 ALLEN AVE

PORTLAND, ME 04103

Telephone 207-653-4185

Subject Property Information:

Property Address 495 ALLEN AVE, PORTLAND, 04103

Assessor's Reference (Chart-Block-Lot) 400-D-12

Property Owner (if different):

Name N/A

Address _____

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

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

Current Zoning Designation: R-3

Existing Use of Property:

Single family

Type of Conditional Use Proposed:

Single-family unit w/
 accessory dwelling unit

Conditional Use Authorized by Section 14 - 88(a)(2)

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.

RECEIVED

OCT - 5 2011

I, undersigned hereby makes application for a conditional use permit as above described, and certified that information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Dept. of Building Inspections
 City of Portland Maine

Richard Libby
 Signature of Applicant

Oct 5, 2011
 Date

495r Allen Avenue
Portland, ME 04103
September 17, 2010

To the Zoning Board:

I thank you for the opportunity to present my request to the zoning board. I have enclosed in my application packet all information requested. I believe that the details should be more than adequate to make a decision. I reviewed the three Standards on the application form. I believe the documentation I've provided will show that the answer to each is a no.

What do I want to do? Quite simply, I want to convert a portion of the total living space of my home into a small, separate living space, at the back of my home, for me. I can then rent out the remaining portion of my home. My home is a large, 200-year-old farm house that has grown too large and too expensive for me to maintain. I am 70-years-old, live alone and have lived in my home for 60 years. I would like to have the option to stay in my home. A conditional use permit would allow me to do so.

I retired in 2004. Since then my financial situation has deteriorated, as has the situation of many of my fellow retirees. While my income has dropped, I can't say the same for my expenses. Thus, it's important that I obtain this conditional use permit as without it I'll be forced to move and suffer a substantial loss from the sale of my home.

I thank you for your consideration and look forward to the October 7th meeting, at which time I can answer any remaining questions.

Yours truly,

A handwritten signature in cursive script that reads "Richard Libby". The signature is written in black ink and is positioned above the printed name.

Richard Libby

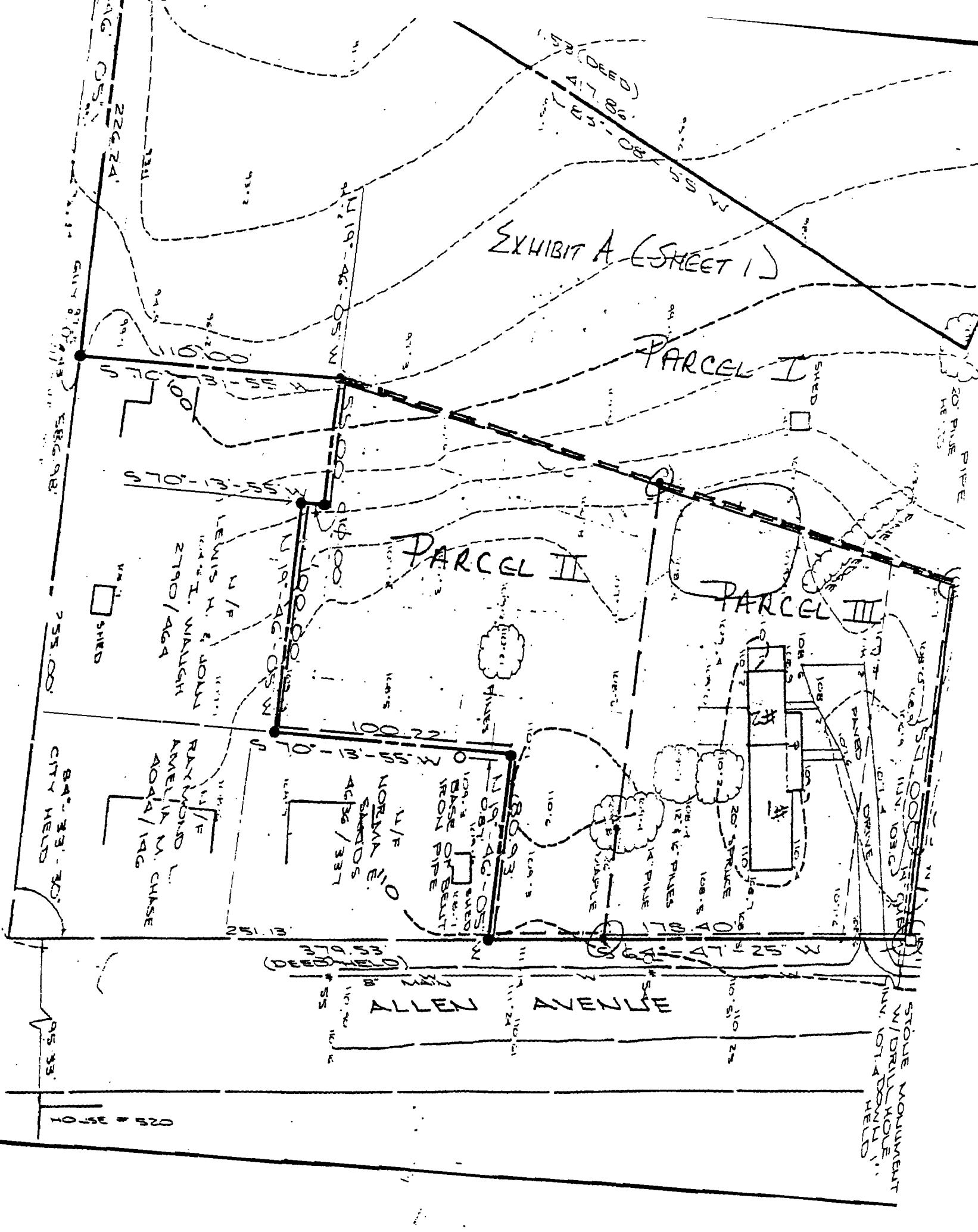
EXHIBIT A (SHEET 1)

PARCEL I

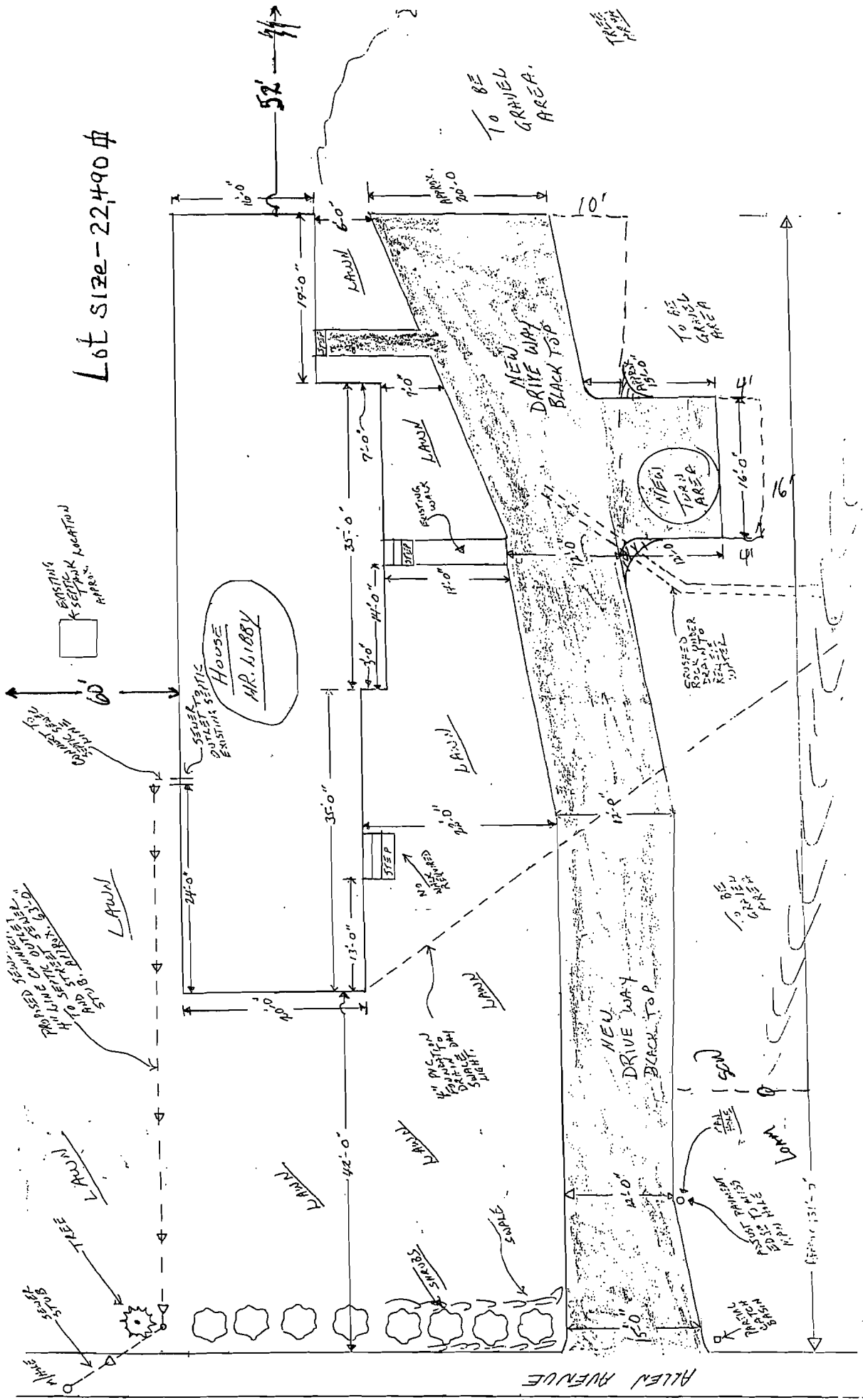
PARCEL II

PARCEL III

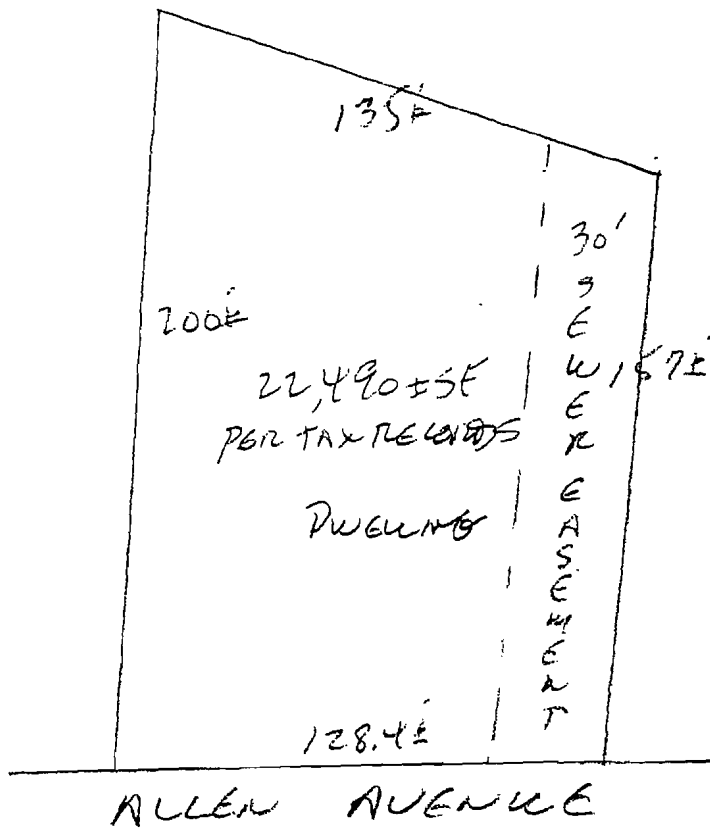
ALLEN AVENUE



Lot size - 22,490 sq ft



SITE SKETCH



SCALE: 1" = 50'

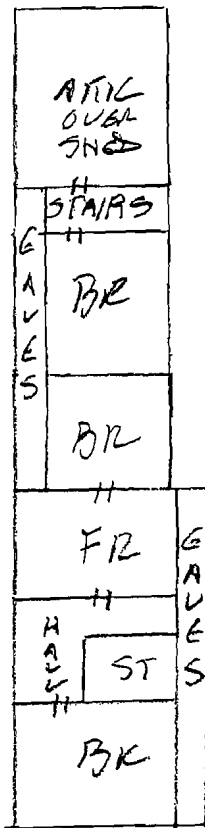
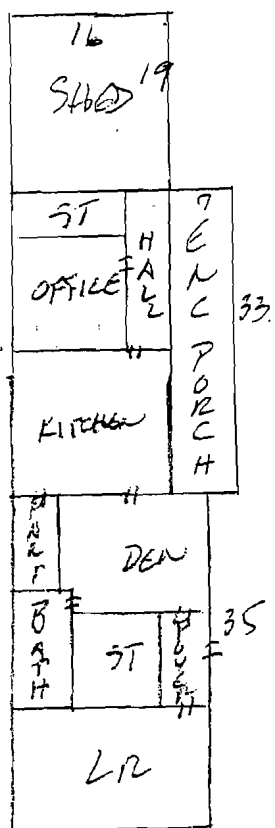
DWELLING SKETCH - FLOOR PLAN

1ST FLOOR

$$20 \times 35 = 700$$

$$16 \times 33 = 528$$

$$1228 \pm SF$$



2nd FLOOR

$$17 \times 35 = 595$$

$$13 \times 33 = 429$$

$$1024 \pm SF$$

total square footage = 485 (1st floor)
 269.75 (2nd floor)

 754.75

(OK)

30% = total floor area (2556 sq ft) = 766.8 sq ft

16 x 19 = 304

12 x 3 = 36

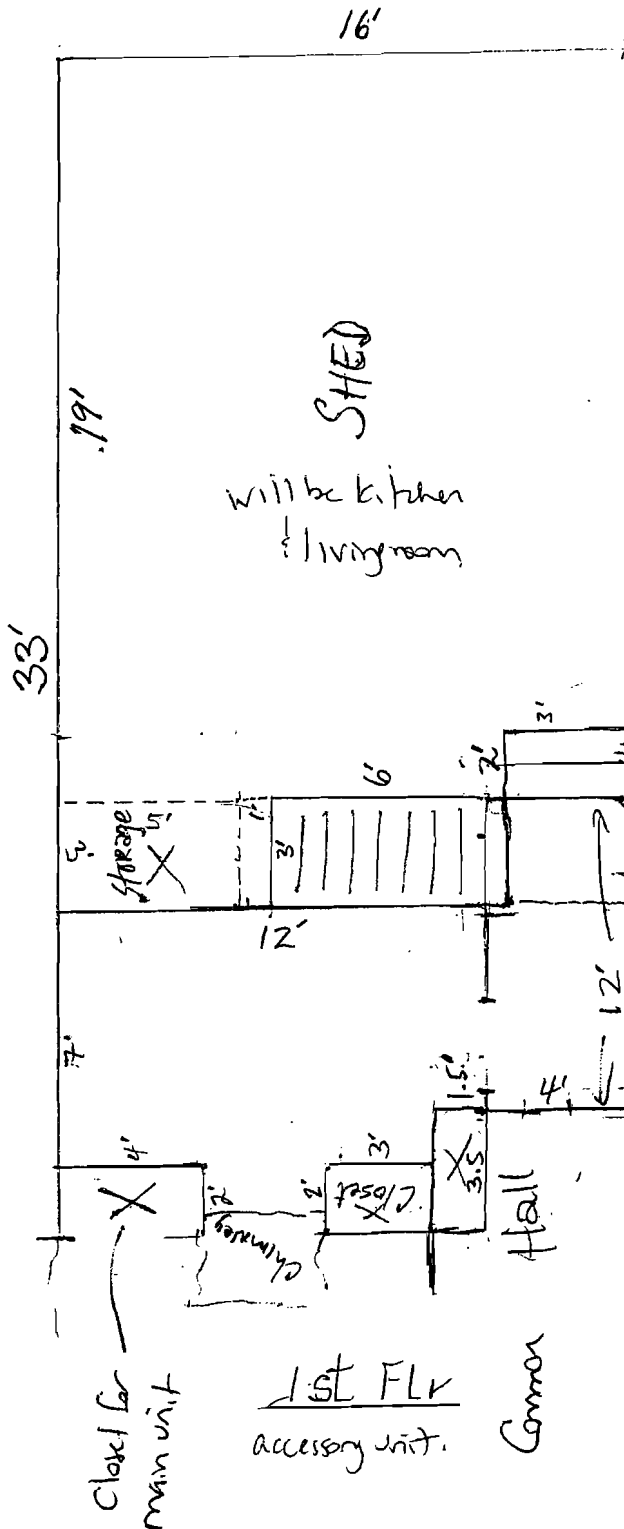
12 x 4 = 48

7 x 12 = 84

2 x 3.5 = 7

2 x 3 = 6

 485

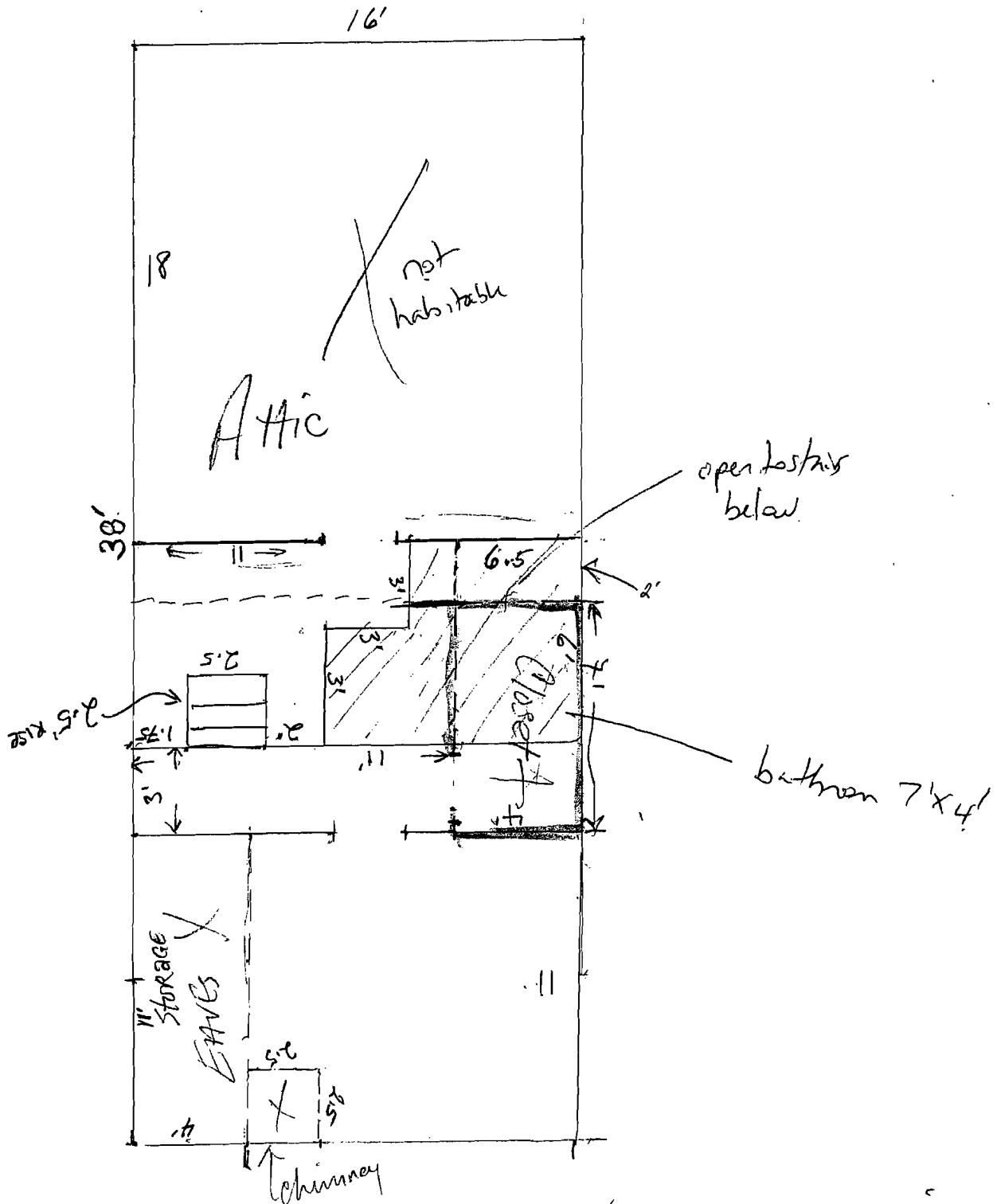


Scale - 3/16" = 1'

$$9 \times 16 = 144$$

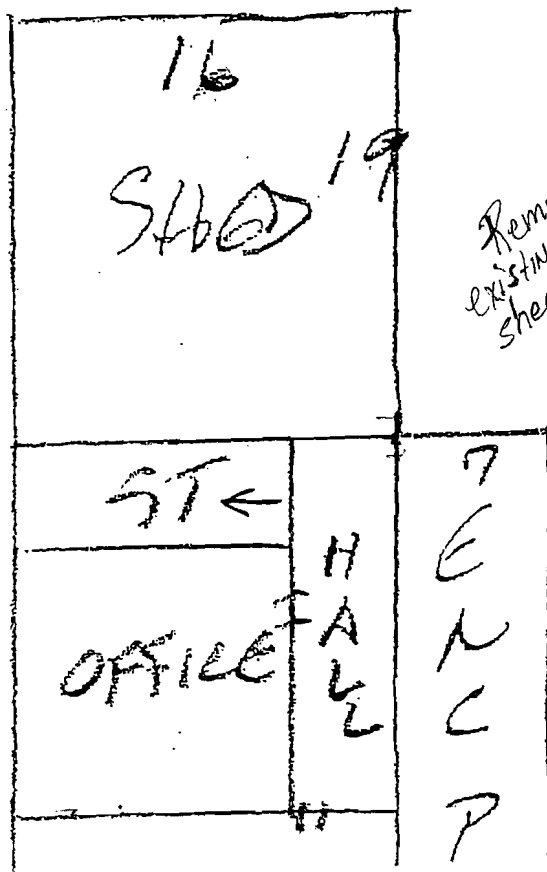
$$11 \times 12 = 132$$

$$\begin{array}{r} 276 \\ - 6.25 \text{ (chimney)} \\ \hline 269.75 \end{array}$$



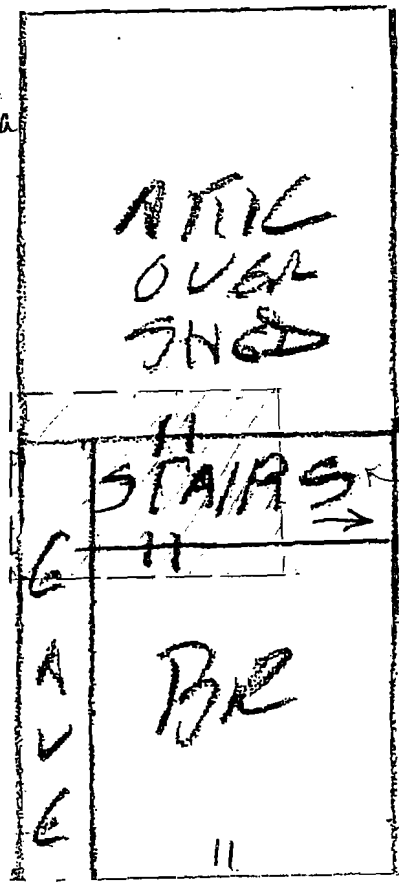
2nd Flr - accessory unit.

4951 ALLEN AVENUE



1st Floor

Remove this sect. of existing roof & replace w/ shed dormer.



2nd Floor

R+R stairs see schedule #2

Existing Roofing & vert. board sheathing to be removed. New vert. board sheathing (3/8" shiplap) will replace existing sheathing. S3S shiplap interior.

6" O.H. on new wall
 MOVE existing wall 2' forward
 (2x6 w/air, 16" o.c.)

LVL Ridge board - 117/8 x 1 3/4"
 2x8 rafters, 16" o.c.

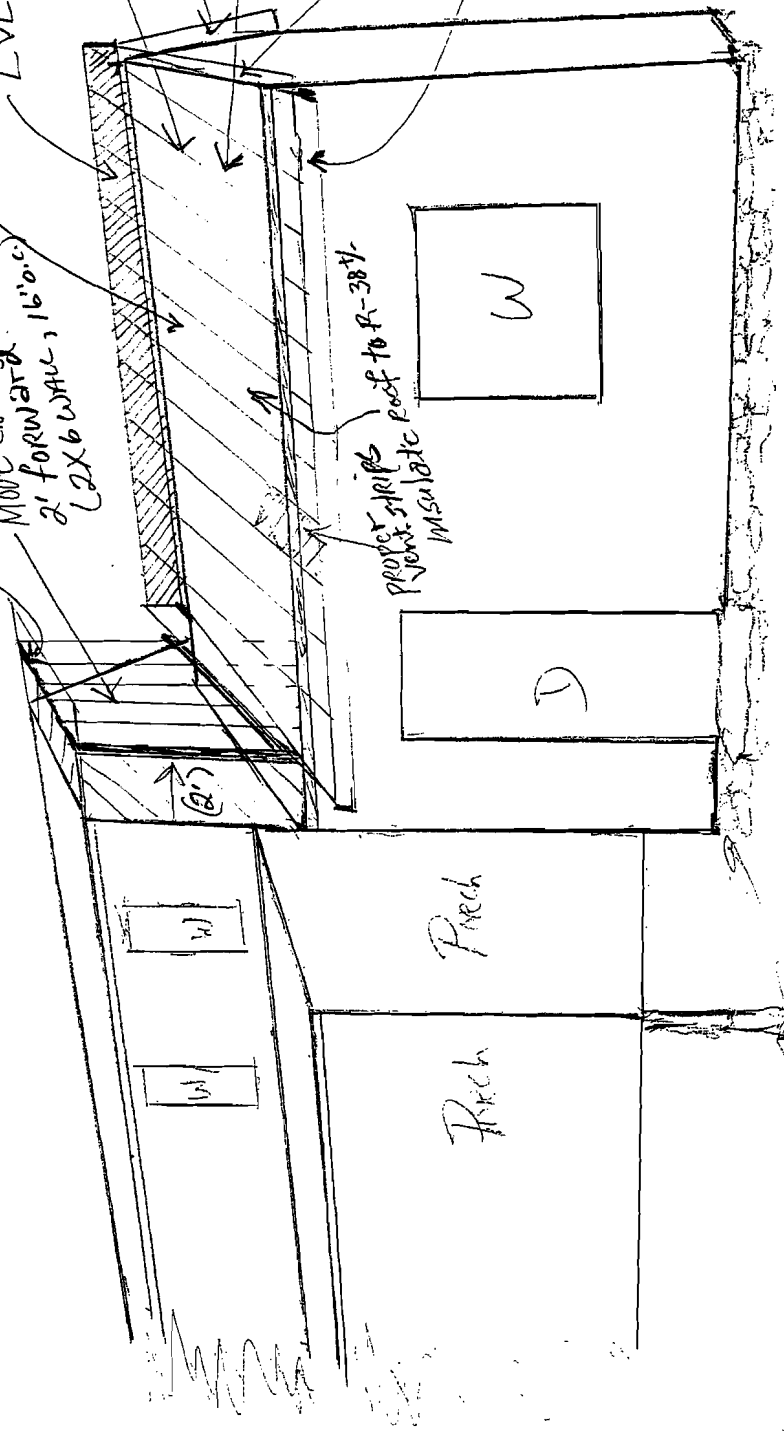
6" O.H.

Vycor, IWS, on full surface of OVER-ROOF

6" O.H. - MAKE EDGES

6" O.H. w/vented soffit & gutter

PROTECT STRIPS VENTILATE ROOF TO R-38+
 INSULATE



Ex.A 10/2 Side Elevation - W. Side

BK 13446PG299
WARRANTY DEED
Maine Statutory Short Form **069367**

KNOW ALL PERSONS BY THESE PRESENTS, That

Richard Libby and Virginia Crabtree

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to Richard D. Libby

of Portland, County of Cumberland, State of Maine,

whose mailing address is 135 Chadwick Street #5, Portland, Maine 04102

with warranty covenants, 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 Tenth day of November, 1997.

*Signed, Sealed and Delivered in
presence of:*

Diane L. Arsenault

Richard Libby
Richard Libby

to both

Virginia Crabtree
Virginia Crabtree

STATE OF MAINE

November 10, 1997

COUNTY OF Cumberland

Then personally appeared the above named Richard Libby and Virginia Crabtree and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Diane L. Arsenault

Notary Public

Printed Name:

My Commission Expires: DIANE L. ARSENAULT
Notary Public, Maine
My Commission Expires March 11, 2002

MAINE REAL ESTATE TAX PAID

BK 13446 PG 300

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Allen Avenue in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a stone monument with a drill hole at an angle point on the Southerly sideline of Allen Avenue at the Northeast corner of the land of Andrew H. and Frances J. Grant as set forth in a deed recorded in the Cumberland County Registry of Deeds in Book 3649, Page 68, which monument is shown on "Plan of Land Ray Street Development, Ray Street, Portland, Maine for Liberty Group by Owen Haskell, Inc. September 9, 1985";

Thence S 19° 24' 05" E by the land of Grant 157.00 feet to the above-described premises;

Thence N 83° 13' 15" E by the above-described premises 135 feet more or less to a point;

Thence N 19° 24' 05" W parallel to the Easterly Line of Grant 200 feet more or less to an iron pipe on the Southerly sideline of Allen Avenue;

Thence S 64° 47' 25" W by the sideline of Allen Avenue 128.40 feet to the point of beginning.

RECEIVED
CUMBERLAND COUNTY REGISTRY OF DEEDS

1997 NOV 18 PM 1:54

CUMBERLAND COUNTY

John B. O'Brien

No 400

No 400

AVENUE SHEET 377-C

SHEET 376-B

ALLEN

RACINE AVE.

WYOMING AVENUE

KANSAS AVENUE

PINE GROVE PARK

7.36 AC
 FALL BROOK CONDOMINIUM
 NOTE: For further reference
 see Cumberland County Registry
 of Deeds, Declaration recorded
 in Bk 8730 Pg 206 on 4-20-85

459 ALLEN AVENUE
 THE RESIDENCES

NOTE: For further reference
 see Cumberland County Registry
 of Deeds, Declaration recorded
 in Bk 7247 Pg 211 Dated 7-30-85

SHEET 401-A

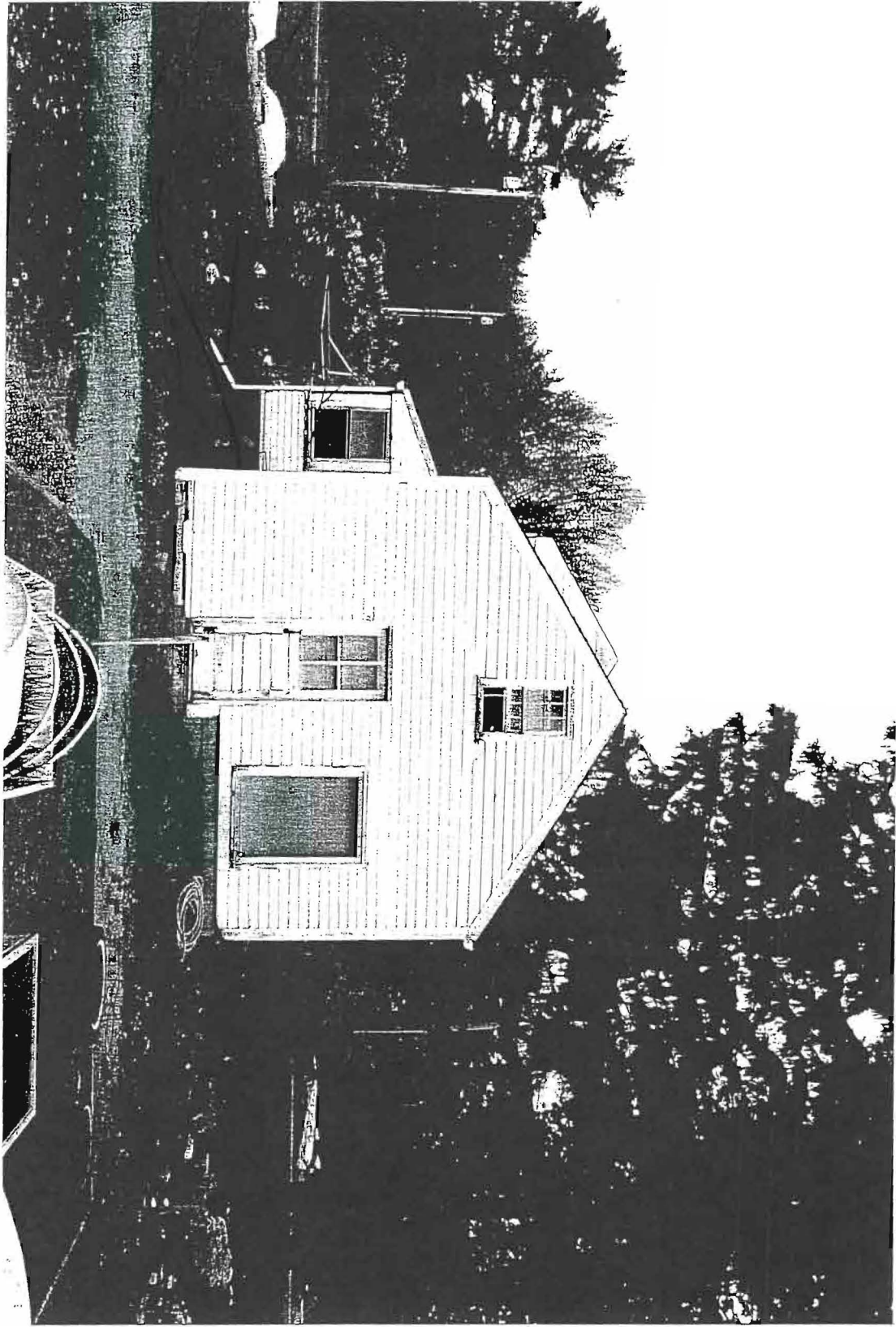
SHEET 401-B

SHEET 403-A

CITY OF PORTLAND
 ASSESSORS PLAN
 SCALE 1"=50' ±

REVISED 4-1-78
 1/23/80

1

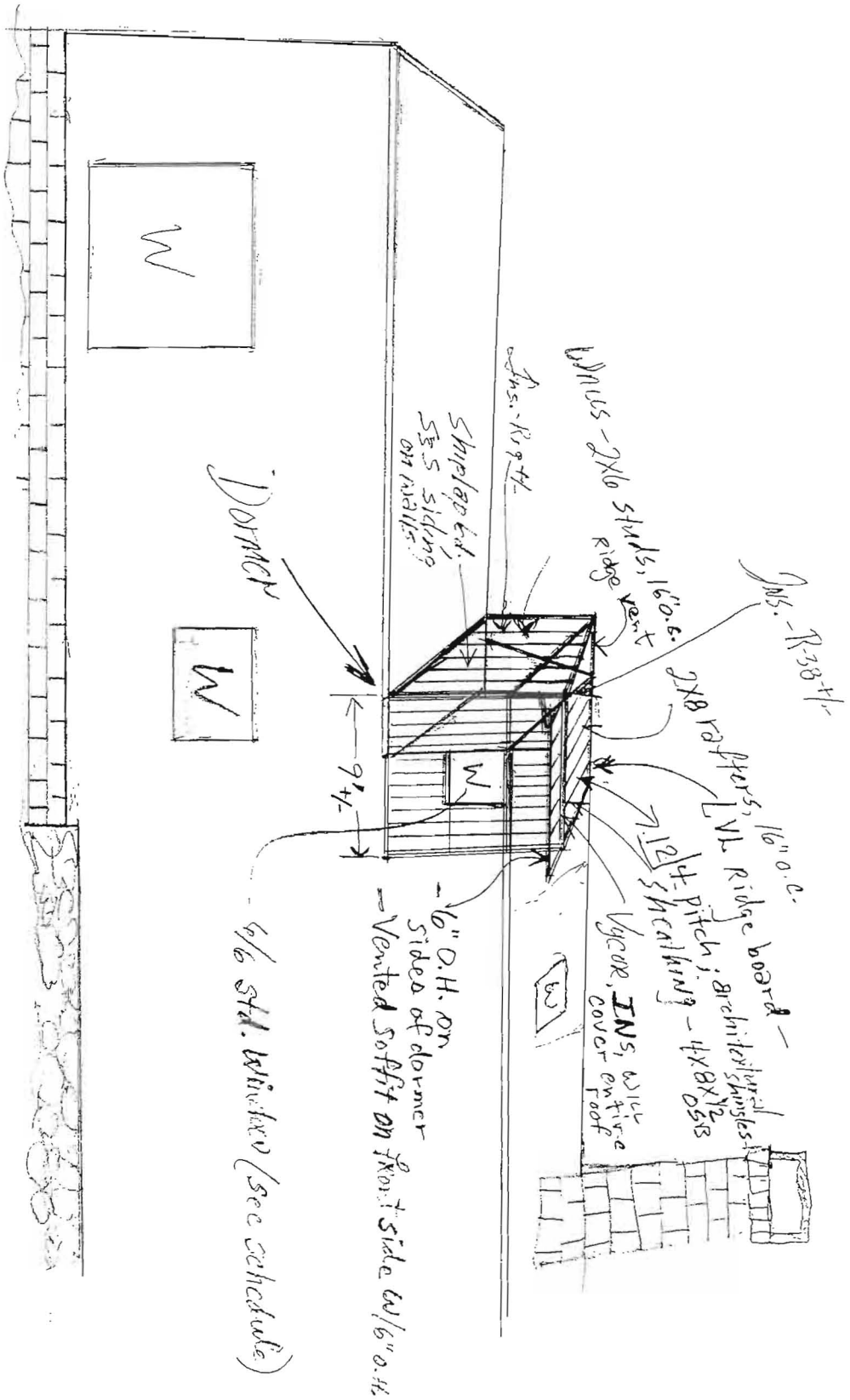


Ex. B. - 3093

9

9

(4)

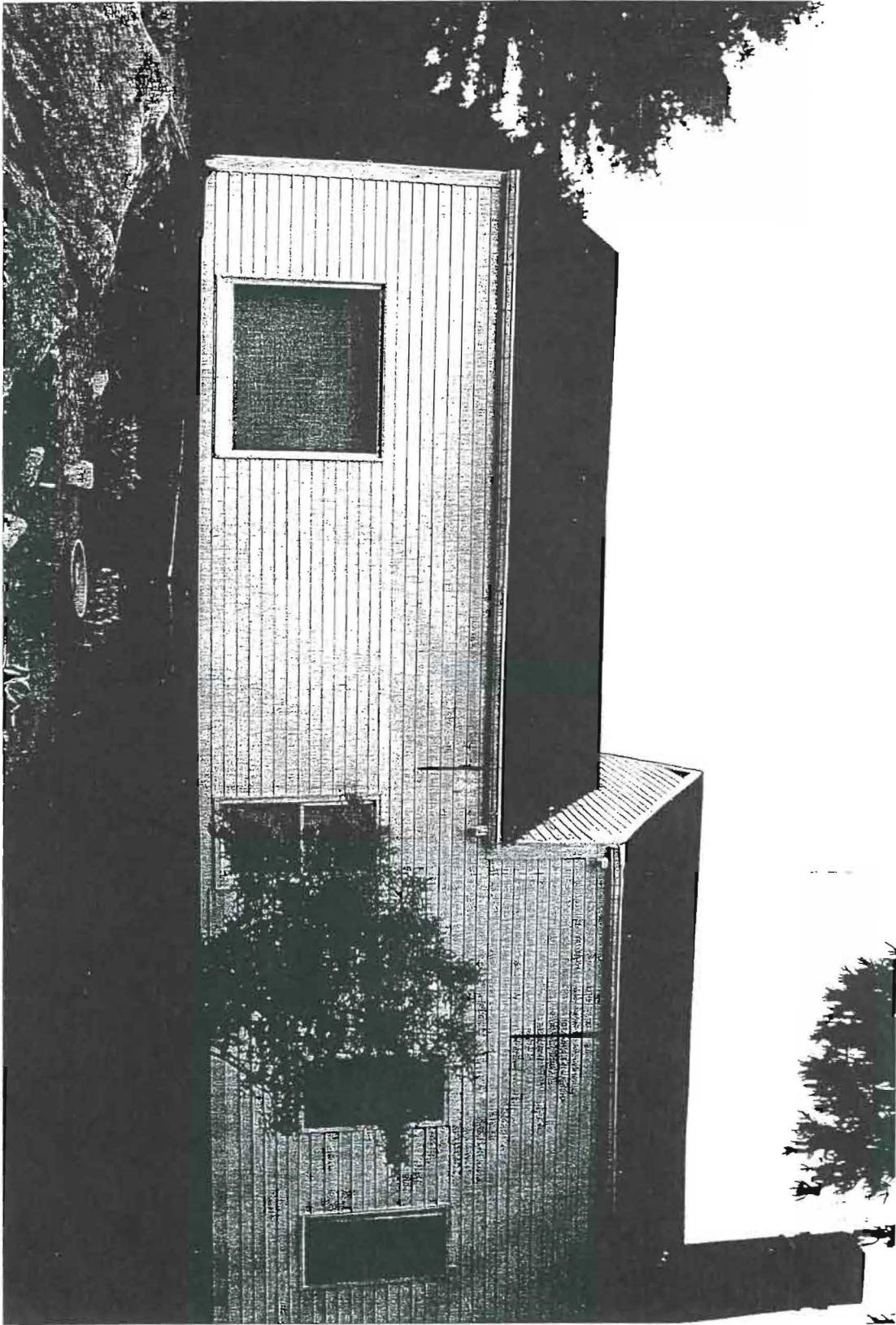


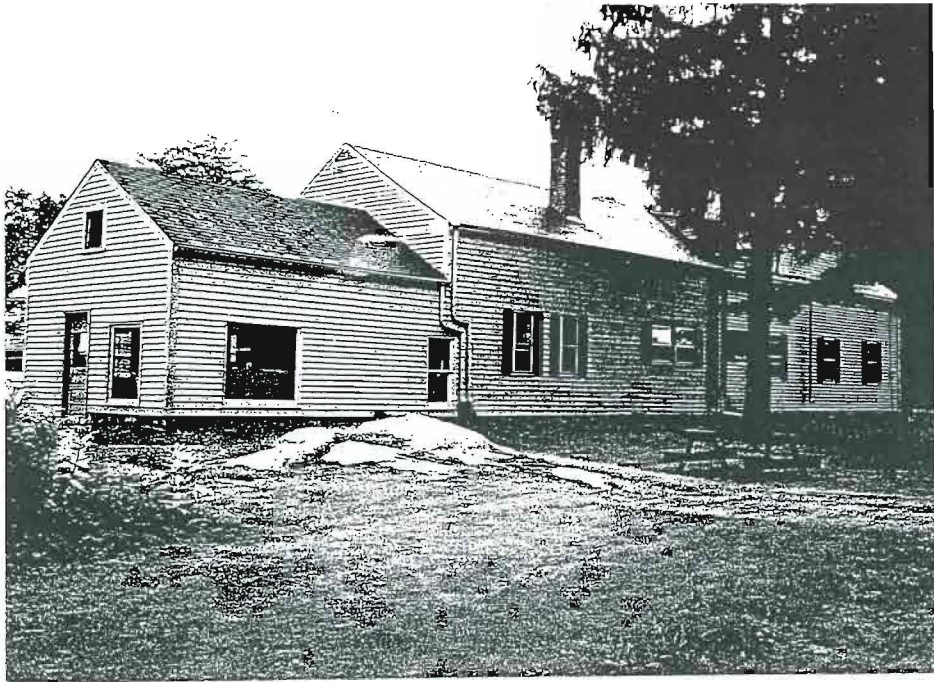
Side Elevation - East Side
 EX. C-1 of 4

(10)

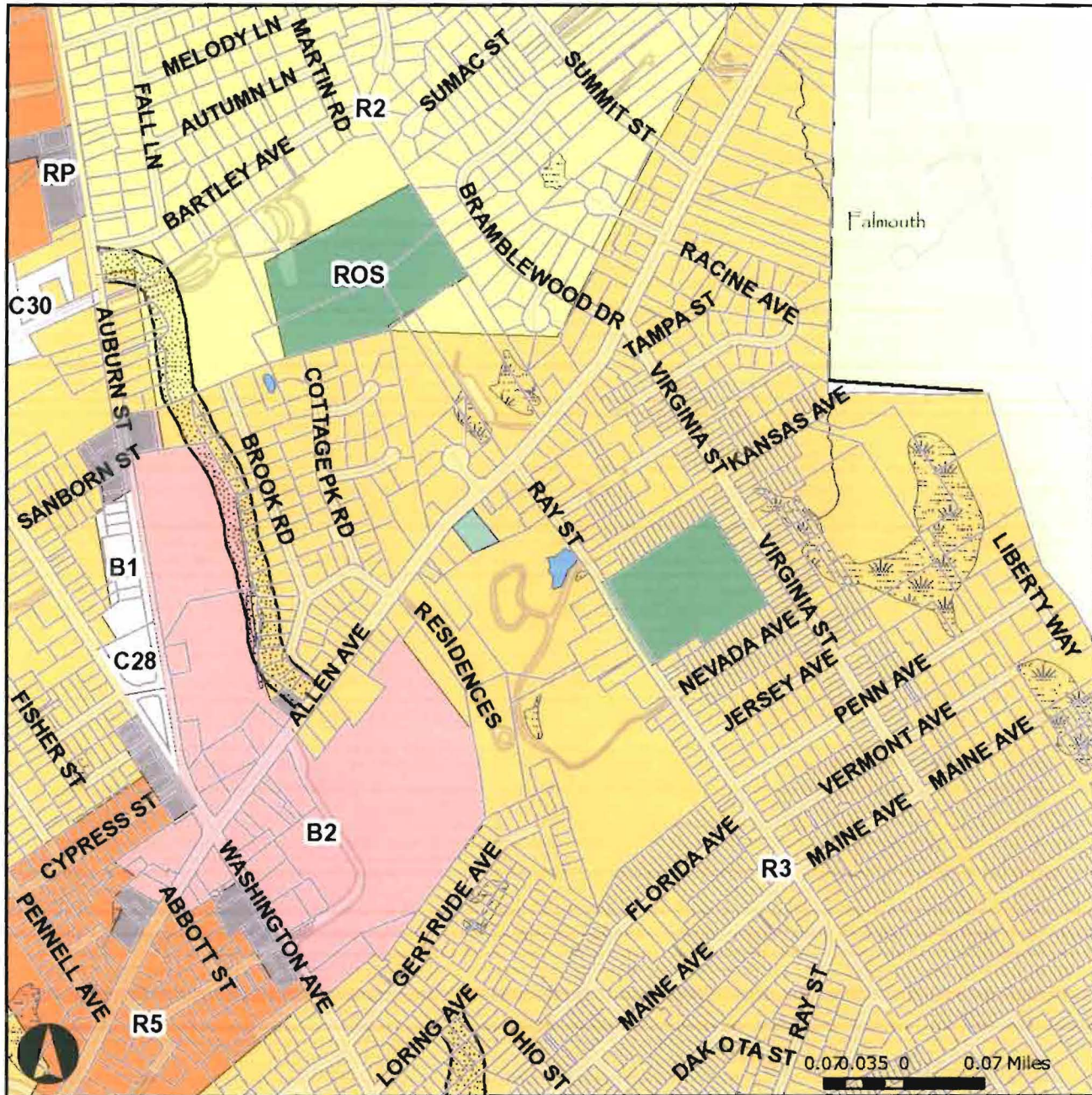
(7)

EX. C - 4 of 4





Map



Parcels	Island Zoning (continued)	Zoning (continued)	Zoning (continued)
Interstate	I-R1	R6 Residential	C28
Streets	I-R2	ROS Recreation Open	C29
Parcels	I-R3	Space	C30
Traveled Ways	ROS	RP Residential	C31
	RPZ	Professional	none
	Zoning	RPZ Resource Protection	B2c
	AB Airport Business	WCZ* Waterfront	C32

Ann Machado - Conditional Use Appeal 491-501 Allen Ave

From: <audetland@aol.com>
To: <amachado@portlandmaine.gov>
Date: 10/19/2011 4:25 PM
Subject: Conditional Use Appeal 491-501 Allen Ave

Dear Ann Machado and Board of Appeals Members:

I'm unable to attend the Zoning Board of Appeals meeting that is scheduled for 10/20, but I have reviewed the application and wanted to express some concerns with the appeal of Mr. Libby. It appears as he is requesting a re-approval of his 2010 submission to add an accessory unit to his single family home on Allen Ave. In the submission material on file, there is a September 17, 2010 letter stating that Mr. Libby was intending to stay living in the home. It seems as that no longer the case, Mr. Libby's property is currently on the market for sale and is being marketed as "Currently a single family w/accessory apt. in process.....jump in and make it your own."

According to Sec.14-88 2(j) "Either the accessory unit or principal unit shall be occupied by the lot owner, except in bona fide temporary absences". In Mr. Libby's case, he is attempting to sell his property, he is clearly demonstrating that he **does not** intend to occupy the property, which does not meet the spirit of the Ordinance provision.

In that case, every homeowner before selling, would be rushing to the City for approvals to convert their homes to higher valued Two Family property, with no intent to occupy.

How can the City be assured that the new owners will comply with the Ordinance and occupy the property as required. I believe the answer is to deny this application and let the new owners make their own representation to the City versus allowing Mr. Libby to sell or assign his approvals to a prospective investor.

Thank you for taking the time to consider my concerns,

Best regards,

Willie Audet, Jr.
Northgate Plaza Associates, LLC
400 Allen Ave.
Portland, Maine 04103

RECEIVED

OCT 20 2011

Dept. of Building Inspections
City of Portland Maine

From: Penny St. Louis
To: Marge Schmuckal, Ann Machado
Date: 10/4/2011 2:28 PM
Subject: 695 Allen

Pls include in the agenda a cond use variance for the above property (Dick Libby). His appl will be the same as his last one. Pls call my cell and I will explain. 653 6658. Tx.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 2011-356 **Applicant:** Richard Libby
CBL: 400 D012 **Application Type:** Conditional Use Appeal
Location: 495 Allen Avenue **Invoice Date:** 10/12/11 pd 10/26/11
425

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	0	\$0.00
Notices	103	\$77.25
Processing Fee	0	\$0.00
Application Fee	0	\$0.00

Total Current Fees: \$77.25
Total Current Payments: -\$0.00

Amount Due Now: \$77.25

Bill to: **CBL:** 400 D012 **Application No:** 2011-356
Richard Libby **Invoice Date:** 10/12/11 **Total Amount Due: \$77.25**
495 Allen Avenue (due on receipt)
Portland, ME 04103



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 425

Tender Amount: 77.25

Receipt Header:

Cashier Id: amachado

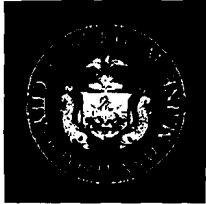
Receipt Date: 10/26/2011

Receipt Number: 11530

Receipt Details:

Referance ID:	1259	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	77.25	Charge Amount:	77.25
Job ID: Project ID: 2011-356 - 495 Allen Avenue - Conditional Use			
Additional Comments:			

Thank You for your Payment!



PORTLAND MAINE

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

Receipts Details:

Tender Information: Cash
Tender Amount: 0

Receipt Header:

Cashier Id: amachado
Receipt Date: 10/5/2011
Receipt Number: 10783

Receipt Details:

Referance ID:	1235	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	0.00	Charge Amount:	100.00
Job ID: Project ID: 2011-356 - 495 Allen Avenue - Conditional Use			
Additional Comments:			

Thank You for your Payment!

From: Penny St. Louis
To: Lannie Dobson, Marge Schmuckal, Ann Machado
Date: 10/5/2011 1:29 PM
Subject: Re: Allen Avenue
Attachments: Allen Avenue

Mr Libby is going to try and make it in this afternoon to sign a new ZBA application. We will bill him for notices only. I am waiving the application fee. I anticipate this will require some tweak to permit entry in One Solution. Be prepared. Call my cell (653 6658) with any questions

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

From: Penny St. Louis
To: Lannie Dobson <LDobson@portlandmaine.gov>

Sent: 9/21/2011 8:35:34 AM
Subject: Allen Avenue

Lannie: I am looking for any information on a deck or addition with an expired permit. The property owner's name is Dick Libby (Richard Libby). I know this isn't much information but could you dig a little? Thanks.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	1321 ASSOCIATES LLC	1976 WASHINGTON AVE PORTLAND, ME 04103	15 NORTHPORT DR UNIT 1	1
	ACETO NICHOLAS C	6 MERRYMEETING DR PORTLAND, ME 04103	6 MERRYMEETING DR	1
	ALCOTT RUBY B WID WWII VET	21 MERRYMEETING DR PORTLAND, ME 04103	21 MERRYMEETING DR	1
	ALLEN AVENUE UNITARIAN UNIVERSALIST CHURCH	524 ALLEN AVE PORTLAND, ME 04103	524 ALLEN AVE	0
	ANASTOS ELLEN B	459 ALLEN AVE # 25 PORTLAND, ME 04103	459 ALLEN AVE UNIT 25	1
	ANDERSON ROBERTA R	455 ALLEN AVE PORTLAND, ME 04103	455 ALLEN AVE	1
	BLINK NANCY	480 ALLEN AVE PORTLAND, ME 04103	480 ALLEN AVE	1
	CAIRNS IRENE ISOBEL	19 MERRYMEETING DR PORTLAND, ME 04103	19 MERRYMEETING DR	1
	CALHOUN ERIK C & DANIELLE L CALHOUN JTS	20 FARMHOUSE LN PORTLAND, ME 04103	20 FARM HOUSE LN	1
	CAMPBELL BRUCE O & MARCELLA R CAMPBELL	7714 REMINGTON RD MONTGOMERY, OH 45242	459 ALLEN AVE UNIT 1	1
	CHASE DAVID A & BETTI J CHASE JTS	23 MERRYMEETING DR PORTLAND, ME 04103	23 MERRYMEETING DR	1
	CHEN CHUN-MING & SHU-YA TSENG JTS	17 SLOCUM DR FALMOUTH, ME 04105	459 ALLEN AVE UNIT 5	1
	CLARKE ELIZABETH C	459 ALLEN AVE # 21 PORTLAND, ME 04103	459 ALLEN AVE UNIT 21	1
	COLUCCI RICHARD M & MARTHA J COLUCCI JTS	477 ALLEN AVE PORTLAND, ME 04103	477 ALLEN AVE	1
	COOMBS PATRICIA L	459 ALLEN AVE APT 24 PORTLAND, ME 04103	459 ALLEN AVE UNIT 24	1
	COURNOYER PAUL B & KYMBERLEY T JTS	27 MERRYMEETING DR PORTLAND, ME 04103	27 MERRYMEETING DR	1
	CROCKER PHYLLIS N WID KW	2 MERRYMEETING DR PORTLAND, ME 04103	2 MERRYMEETING DR	1
	CUMMINGS LEONARD W SR & MARY JANE CUMMINGS JTS	543 ALLEN AVE PORTLAND, ME 04103	543 ALLEN AVE	1
	DALBEC WILLIAM E & JANET M ALEXANDER JTS	445 RAY ST PORTLAND, ME 04103	445 RAY ST	1
	DEARBORN CLAUDIA	7 COTTAGE PARK RD PORTLAND, ME 04104	7 COTTAGE PARK RD	1
	DECAMILLIS CODY J & LISA M CAMPEAU JTS	485 ALLEN AVE PORTLAND, ME 04103	485 ALLEN AVE	1
	DEMAKIS STRATOS G	20 BRENTON ST SOUTH PORTLAND, ME 04106	23 WOODMERE RD	0
	DEMAKIS STRATOS G	20 BRENTON ST SOUTH PORTLAND, ME 04106	25 WOODMERE RD	1
	DISCATIO LOUIS A	18 SMITH FARM LN PORTLAND, ME 04103	459 ALLEN AVE UNIT 9	1
	DLUGOSZ HEATHER A & RYAN R DLUGOSZ JTS	7 FARM HOUSE LN PORTLAND, ME 04103	7 FARM HOUSE LN	1
	DOWNS KENNETH W & JANICE E JTS	469 ALLEN AVE PORTLAND, ME 04103	469 ALLEN AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DUNLAP KYAN J	459 ALLEN AVE # 14 PORTLAND , ME 04103	459 ALLEN AVE UNIT 14	1
	FARMER WENDY L	12 WOODMERE RD PORTLAND , ME 04103	12 WOODMERE RD	1
	GOWEN WILLIAM W	468 ALLEN AVE PORTLAND , ME 04103	468 ALLEN AVE	1
	GRIFFIN MAUREEN H	15 MERRYMEETING DR PORTLAND , ME 04103	15 MERRYMEETING DR	1
	GRUND RYAN D	406 RAY ST PORTLAND , ME 04103	406 RAY ST	0
	HEO YOOHEE & KWANGDO KIM JTS	517 ALLEN AVE PORTLAND , ME 04103	517 ALLEN AVE	1
	HITZROT ANN H	459 ALLEN AVE # 13 PORTLAND , ME 04103	459 ALLEN AVE UNIT 13	1
	HOCHADEL JOSEPH M	16 FARM HOUSE LN PORTLAND , ME 04103	16 FARM HOUSE LN	1
	HUNT DANIEL P	20 MERRYMEETING DR PORTLAND , ME 04103	20 MERRYMEETING DR	1
	JAMISON ELLEN F	7 MERRYMEETING DR PORTLAND , ME 04103	7 MERRYMEETING DR	1
	JIMINO ROBERT M & JENNIFER M JIMINO JTS	7 WOODMERE RD PORTLAND , ME 04103	7 WOODMERE RD	1
	JOHNSON RONALD S & LINDA J JTS	26 MERRYMEETING DR PORTLAND , ME 04103	26 MERRYMEETING DR	1
	JORDAN JOHN R	450 RAY ST PORTLAND , ME 04103	452 RAY ST	1
	JOYCE RICHARD E JR & JULIE BEAULIEU-JOYCE JTS	19 PORCH ST PORTLAND , ME 04103	19 PORCH ST	1
	KEELEY BENJAMIN M & SARAH B NORTHROP JTS	19 FARM HOUSE LN PORTLAND , ME 04103	19 FARM HOUSE LN	1
	KIMBALL RICHARD L & CATHERINE E KIMBALL JTS	447 RAY ST PORTLAND , ME 04103	447 RAY ST	1
	KJELLGREN ERIK JASON	4 MERRYMEETING DR PORTLAND , ME 04103	4 MERRYMEETING DR	1
	KROLL ERIN	459 ALLEN AVE # 19 PORTLAND , ME 04103	459 ALLEN AVE UNIT 19	1
	LEE THERESA	459 ALLEN AVE # 6 PORTLAND , ME 04103	459 ALLEN AVE UNIT 6	1
	LEMOULT KENNETH W & MARYLOU JTS	5 PORCH ST PORTLAND , ME 04103	5 PORCH ST	1
	LEONARD SUSAN A & RUTH N ABRAMSON JTS	1 MERRYMEETING DR PORTLAND , ME 04103	1 MERRYMEETING DR	1
	LESLIE GORDON D & HOLLY B LESLIE JTS	488 ALLEN AVE PORTLAND , ME 04103	488 ALLEN AVE	0
	LIBBY RICHARD	495 ALLEN AVE PORTLAND , ME 04103	495 ALLEN AVE	1
	LINSCOTT DONALD W & ROBIN A LINSCOTT JTS	531 ALLEN AVE PORTLAND , ME 04103	531 ALLEN AVE	1
	LL BEAN INC	15 CASCO ST FREEPORT , ME 04033	43 NORTHPORT DR UNIT 3	1
	LL BEAN INC	15 CASCO ST FREEPORT , ME 04033	49 NORTHPORT DR UNIT 4	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	LL BEAN INC	15 CASCO ST FREEPORT , ME 04033	75 NORTHPORT DR UNIT 6	1
	LL BEAN INC	15 CASCO ST FREEPORT , ME 04033	1361 WASHINGTON AVE	1
	LYNCH KELLY J	459 ALLEN AVE # 7 PORTLAND , ME 04103	459 ALLEN AVE UNIT 7	1
	MALLO CHARLES J & CAROLYN L ARCAND JTS	459 ALLEN AVE # 22 PORTLAND , ME 04103	459 ALLEN AVE UNIT 22	1
	MARTIN'S POINT HEALTH CARE INC	PO BOX 9746 PORTLAND, ME 04112	27 NORTHPORT DR UNIT 2	1
	MINVIELLE PETER M VN VET	25 MERRYMEETING DR PORTLAND, ME 04103	25 MERRYMEETING DR	1
	MITCHELL MICHAEL D & KATHLEEN A MITCHELL JTS	463 RAY ST PORTLAND , ME 04103	453 RAY ST	1
	MOORADIAN ALICE Q	459 ALLEN AVE APT 8 PORTLAND, ME 04103	459 ALLEN AVE UNIT 8	1
	MOORE RANDALL K & PAMELA K MOORE JTS	15 FARM HOUSE LN PORTLAND, ME 04103	15 FARM HOUSE LN	1
	MOREAU CHERYL	459 ALLEN AVE # 10 PORTLAND, ME 04103	459 ALLEN AVE UNIT 10	1
	NADEAU PATRICIA J & NELSON JTS	520 ALLEN AVE PORTLAND , ME 04103	520 ALLEN AVE	1
	NEILAN DAVID M	459 ALLAN AVE # 18 PORTLAND , ME 04103	459 ALLEN AVE UNIT 18	1
	NEILL DONALD L & LINDA H LORD JTS	17 MERRYMEETING DR PORTLAND , ME 04103	17 MERRYMEETING DR	1
	NIZIOLEK CAROL A	22 MERRYMEETING DR PORTLAND, ME 04103	22 MERRYMEETING DR	1
	NORTHPORT UPHAM LLC	PO BOX 4894 PORTLAND , ME 04112	56 NORTHPORT DR UNIT 5	1
	NOVEY JUDITH A	502 ALLEN AVE PORTLAND , ME 04103	502 ALLEN AVE	1
	O'GRADY KATHERINE E	10 PORCH ST PORTLAND, ME 04103	10 PORCH ST	1
	OBLER HELENE L TRUSTEE	5 MERRYMEETING DR PORTLAND , ME 04103	5 MERRYMEETING DR	1
	PATTERSON DANIEL B & ARLENE M JTS	515 ALLEN AVE PORTLAND, ME 04103	515 ALLEN AVE	1
	PEIRCE CATHERINE A	28 MERRYMEETING DR PORTLAND , ME 04103	28 MERRYMEETING DR	1
	PETERSON CARLA E & RICKEY M CHURCHILL JTS	537 ALLEN AVE PORTLAND , ME 04103	537 ALLEN AVE	1
	PLOURDE ROBERT E	11 MERRYMEETING DR PORTLAND , ME 04103	11 MERRYMEETING DR	1
	RICE JULIANNE L	459 ALLEN AVE # 17 PORTLAND, ME 04103	459 ALLEN AVE UNIT 17	1
	ROBERTS RICHARD	10 MERRYMEETING DR PORTLAND , ME 04103	10 MERRYMEETING DR	1
	ROBINSON BEVERLY D	459 ALLEN AVE # 3 PORTLAND , ME 04103	459 ALLEN AVE UNIT 3	1
	RODMAN ROBERT H & SUSAN	12 MERRYMEETING DR PORTLAND, ME 04103	12 MERRYMEETING DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ROGERS BRUCE E & PATRICIA A JTS	450 ALLEN AVE PORTLAND, ME 04103	450 ALLEN AVE	1
	ROSS RUSSELL P & CLAIRE M JTS	25 PORCH ST PORTLAND, ME 04103	25 PORCH ST	1
	ROTHMAN RUTH S	18 MERRYMEETING DR PORTLAND, ME 04103	18 MERRYMEETING DR	1
	ROY KIMBERLY A	459 ALLEN AVE # 2 PORTLAND, ME 04103	459 ALLEN AVE UNIT 2	1
	RUTHMAN JARED L & CAITLIN B RUTHMAN JTS	446 RAY ST PORTLAND, ME 04103	446 RAY ST	1
	SARGENT RUTH M	16 MERRYMEETING DR PORTLAND, ME 04103	16 MERRYMEETING DR	1
	SEACOAST HARLEY-DAVIDSON TRUSTEES	90 LAYFAYETTE RD NORTH HAMPTON, NH 03862	9 MERRYMEETING DR	1
	SILVERNAIL DAVID L	459 ALLEN AVE APT 16 PORTLAND, ME 04103	459 ALLEN AVE UNIT 16	1
	SINCLAIR ROSE WID WWII VET	13 MERRYMEETING DR PORTLAND, ME 04103	13 MERRYMEETING DR	1
	SKOG DIANE E	459 ALLEN AVE # 4 PORTLAND, ME 04103	459 ALLEN AVE UNIT 4	1
	STRAUSS DARRELL Z & ALTHEA K JTS	20 PORCH ST PORTLAND, ME 04103	20 PORCH ST	1
	SZANTON NATHAN S & SARAH G JTS	499 ALLEN AVE PORTLAND, ME 04103	505 ALLEN AVE	1
	TAYLOR DAWN M	459 ALLEN AVE # 11 PORTLAND, ME 04103	459 ALLEN AVE UNIT 11	1
	THORNTON ELEANOR ROSE	3 MERRYMEETING DR PORTLAND, ME 04103	3 MERRYMEETING DR	1
	TOWLE IRENE H	24 MERRYMEETING DR PORTLAND, ME 04103	24 MERRYMEETING DR	1
	TOWLE WALTER D WWII VET & DONNA MARIE TOWLE JTS	8 MERRYMEETING DR PORTLAND, ME 04103	8 MERRYMEETING DR	1
	UNIVERSALIST CHURCH OF PORTLAND	524 ALLEN AVE PORTLAND, ME 04103	526 ALLEN AVE	1
	WAGNER THERESA	459 ALLEN AVE # 15 PORTLAND, ME 04103	459 ALLEN AVE UNIT 15	1
	WALKER MARY A	19 WOODMERE RD PORTLAND, ME 04103	19 WOODMERE RD	1
	WEBSTER VICTORIA A	14 MERRYMEETING DR PORTLAND, ME 04103	14 MERRYMEETING DR	1
	WGME INC	10706 BEAVER DAM RD COCKEYSVILLE, MD 21030	81 NORTHPORT DR UNIT 7	1
	WHALEN MAUREEN	459 ALLEN AVE APT 23 PORTLAND, ME 04103	459 ALLEN AVE UNIT 23	1
	WHITE LAUREEN D	459 ALLEN AVE #26 PORTLAND, ME 04103	459 ALLEN AVE UNIT 26	1
	WHITE STEVEN R & PATRICIA J JTS	11 PORCH ST PORTLAND, ME 04103	11 PORCH ST	1
	WHITTEN EVELYN F WID WWII	11 WOODMERE RD PORTLAND, ME 04103	11 WOODMERE RD	1
	WILKINS PHYLLIS W & TIMOTHY S WILKINS	32 PORCH ST PORTLAND, ME 04103	32 PORCH ST	1

10/06/2011

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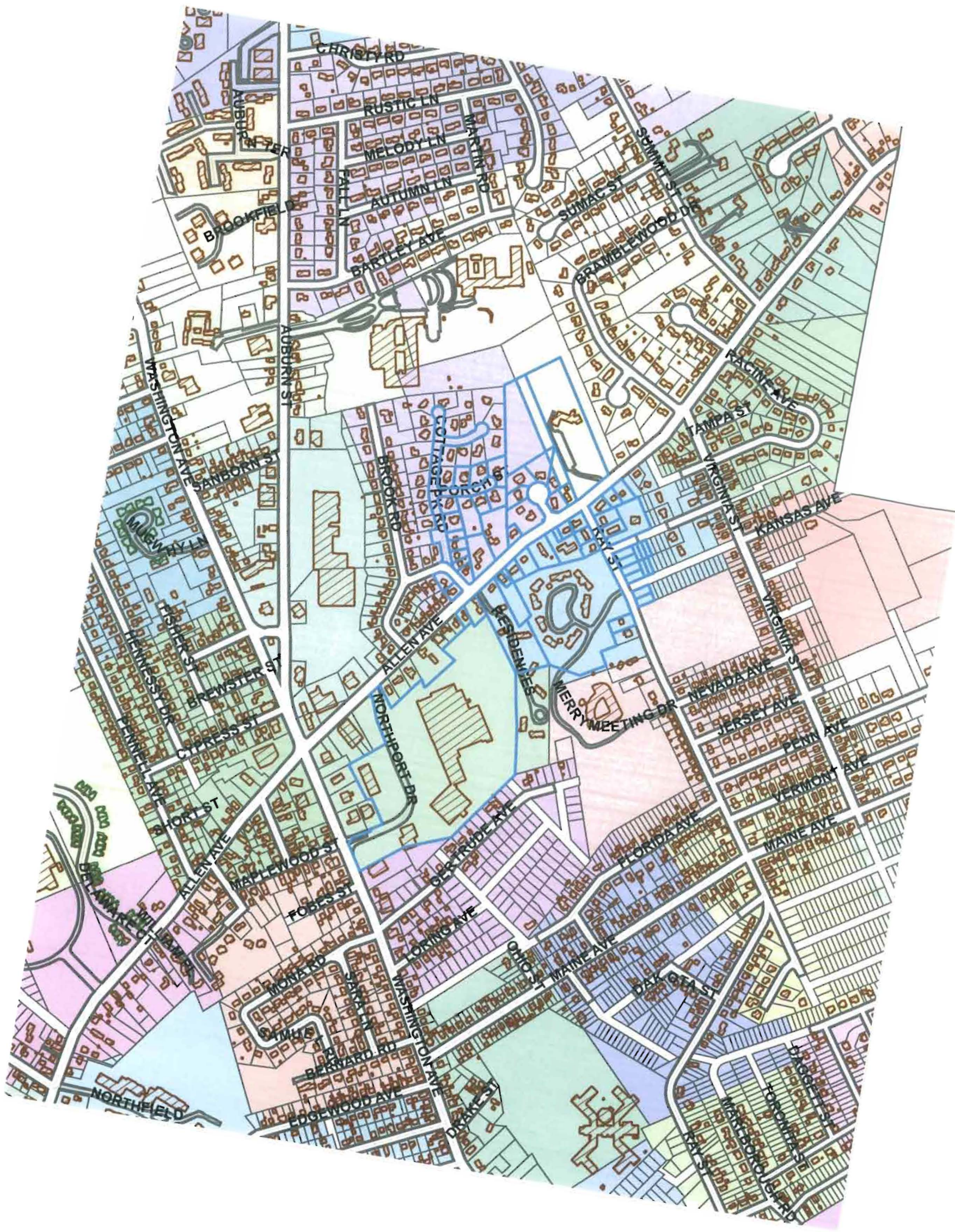
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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WILLIAMS GALEN TRUSTEE	7 OYSTER SHORES RD EAST HAMPTON , NY 11937	459 ALLEN AVE UNIT 20	1
	WINTERS ROSE & CHARLES JTS	445 ALLEN AVE PORTLAND , ME 04103	445 ALLEN AVE	1
	ZUB PATRICIA A	4 QUAKER LN PORTLAND , ME 04103	459 ALLEN AVE UNIT 12	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 107

103



CHRISTY RD

RUSTIC LN

MELODY LN

AUTUMN LN

BARTLETT AVE

WORTHFORD DR

ALLEN AVE

WORTHFORD DR

ALLEN AVE

WORTHFORD DR

ALLEN AVE

WORTHFORD DR

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WORTHFORD DR

WASHINGTON AVE

ALLEN AVE

ALLEN AVE

NORTHFIELD

SUMAC ST

BRAMBLEWOOD DR

WORTHFORD DR

WORTHFORD DR

WORTHFORD DR

SEMINOLE

WORTHFORD DR

WORTHFORD DR

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