

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-sec
Peter Thornton
Kate Knox
Jill E. Hunter
David Dore, chair
Gordan Smith

April 25, 2007

Robert William Stewart Sr.
33 Huntington Ave.
Portland, ME 04103

RE: 33 Huntington Ave.
CBL: 409 C030
ZONE: R3

Dear Mr. Stewart:

As you know, at its April 19, 2007, meeting, the board voted 4-0 the withdrawal of the Conditional Use Appeal without prejudice.

Enclosed is a copy of the board's decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

COPY

Peter Inghrton
David Dore
Catherine
Alexander
Kate Knopf

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-3 Residential Zone Additional Dwelling Unit:

Conditional Use Appeal

DECISION

Date of public hearing:

4.19.07

Name and address of applicant:

Robert Stewart
33 Huntington Ave.

Location of property under appeal:

33 Huntington Ave.

For the Record:

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

1. Robert Stewart
33 Huntington Ave.

Withdrawn
w/o Prejudice

COPY

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

- application form
- application letter
- tax summary / tax receipt
- tax map
- letter from Fred Parico
- quitclaim deed
- site plan
- garage addition

Findings of Fact and Conclusions of Law:

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:

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

Satisfied _____ Not Satisfied _____

Reason:

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:

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

Satisfied _____ Not Satisfied _____

Reason:

COPY

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:

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:

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:

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:

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

Yes _____ No _____

Reason:

COPY

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

Yes ____

No ____

Reason:

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

COPY

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:

4/19/01


Board Chair

O:\OFFICE\FORMS\R-3 residential zone conditional use appeal.doc

COPY

members present: Peter Nathan, Kate Knox, DAVID Dore,
Catherine Alexander
CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

members Absent: Peter Coyne - Philip Saucier

APPEAL AGENDA

called to order: 6:35pm

The Board of Appeals will hold a public hearing on Thursday, April 19, 2007 at 6:30 p.m. on the second floor room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeal:

Google: The web site said that the ZBA meeting started at 7:00pm - Can you check that out? Thanks

1. Old Business:

A. Variance Appeal:

request to withdraw - Accepted by the Board -
57 Center Street, Justin O'Reilly, Daniel Steele, Laurence Kelly, owners
Tax Map #038 Block C Lot #030 in the B3 Downtown Business Zone is seeking a Variance Appeal under section 14-220 (h) of the City of Portland Zoning Ordinance. Appellants are requesting a Variance from the required 35' minimum building height. The proposed addition is 14' high and matches the existing height at the rear of the property. Representing the Appeal are the owners.

2. New Business:

A. Conditional Use Appeal:

4-0
Withdrawn without prejudice
26 Johansen Street corner of Illsley Street, Allen Drew, owner, Tax Map #167 Block C Lots #011 and #18 in the R3 Residential Zone. The Appellant is seeking a Conditional Use Appeal under section 14-88 (2) of the City of Portland Zoning Ordinance. Appellant is requesting a Change of Use from a single family dwelling with a preschool, to a single family dwelling with an accessory in dwelling unit, of 660 square feet. Representing the Appeal is the owner.

B. Conditional Use Appeal:

4-0
Granted
182 Ocean Avenue, Owen Pickus owner, Tax Map # 140 Block C Lot #012 in the B1 Neighborhood Business Zone. The Appellant is seeking a Conditional Use Appeal under section 14-163 of the City of Portland Zoning Ordinance. Appellant is requesting a change of use from a deli / ice cream shop to a restaurant. Representing the Appeal is applicant Eloise Humphrey, business owner.

C. Conditional Use Appeal:

4-0
Granted
476 Stevens Avenue, Joseph N. Pompeo / Rock Properties, LLC owner, Tax Map #135 Block E Lot #012 in the B1 Neighborhood Business Zone is seeking a Conditional Use Appeal under section 14-163 of the City of Portland Zoning Ordinance. Appellant is requesting a Pizza restaurant in an existing structure. Representing the Appeal is the owner.

D. Interpretation Appeal:

4-0
Denied - Interpretation is upheld
745 Forest Avenue, Stephen Mardigan owner, Tax Map #130 Block K Lot 001 in the B2 Community Business Zone. The Appellant is seeking an

COPY

Interpretation Appeal regarding section 14-47 "yard dimensions" of the City of Portland Zoning Ordinance and a Zoning Determination letter given by Marge Schmuckal. The appellant is requesting a reversal of the determination letter. Representing the appeal is the owner and Robert Greenlaw (surveyor).

E. Conditional Use Appeal:

105-107 Allen Avenue, White Memorial Seventh Day Adventist Church, owner Tax Map #436 Block A Lot #001-2- 4 to 8 in the R5 Residential Zone. The Appellant is seeking a Conditional Use Appeal under section 14-118 (c) (3) of the City of Portland Zoning Ordinance. Appellant is requesting a Change of Use from a church community building with an after school program for a day care facility for 28 to 30 girls at a church community. Representing the Appeal is applicant Jennifer Indeglia.

4-Ø
Granted

F. Conditional Use Appeal:

33 Huntington Avenue, Robert William Stewart Sr. owner, Tax Map #409 Block C Lot #030 in the R3 Residential Zone is seeking a Conditional Use Appeal under section 14-88 (a) 2 of the City of Portland Zoning Ordinance. Appellant is requesting the Change of Use from a single family dwelling to a garage with an above accessory unit. Representing the Appeal is the owner.

4-Ø
Withdraw
without prejudice

2. Other Business:

3. Adjournment:

9:30



City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Conditional Use Appeal Application

Applicant Information:

Robert William Stewart SR.
Name

Business Name

33 Huntington Ave.
Address

Portland, Me. 04103

(207) 797-6649 (207) 767-5559
Telephone Fax
615-6852

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

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

Current Zoning Designation: R-3

Existing Use of Property:

Residential, S.F.

Split Level

Subject Property Information:

33 Huntington Ave.
Property Address

409-6-30
Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

X
Name

X
Address

X
Telephone Fax

Conditional Use Authorized by Section 14 - 88

Type of Conditional Use Proposed:

Accessory unit garage +
in law

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.

See Attached Site and Floor Plan

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

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

Robert W. Stewart SR.
Signature of Applicant

03-30-07
Date

April 2, 2007

PLANNING / DESIGN ASSOCIATES
ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS
9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207-882-2640

March 17, 2007

Planning & Development Department
Portland City Hall
Portland, ME

Project: Stewart Residence, 33 Huntington Ave.
conditional use application

Sir / Ma:

On behalf of the Stewarts, we are pleased to submit the attached application and support documentation to construct a garage addition and accessory unit. This structure will be attached to the existing split foyer residence. This is allowed in the R3 zone provided the accessory unit does not exceed 30% of the gross floor area.

Building Data

existing residence—1000 sf

additions (garage, entry, area over garage)—2320 sf

total gfa—3320 sf

accessory unit—1016 sf

1016 sf / 3320 sf = 30%

Hopefully these plans will address the concerns listed on the checklist.

Sincerely



Fred Penico LA
FRP/md

Enclosures

site plan
building plans
boundary survey
photos
application

April 2, 2007

Robert W. Stewart, Sr.
33 Huntington Avenue
Portland, Maine 04103

City of Portland, Maine
Planning and Development Department
Zoning Board of Appeals
Conditional Use Appeal Application

Re: Building Garage and an above Inlaw Apartment

To whom it may concern:

Please take note that this information is given regarding the Conditional Use of Appeal Application Standards section.

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:

The following information has been changed to reflect the correct required information:

- a) There is not any unique or distinctive characteristics or effects associated with the proposed conditional use;
- b) There will not be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- c) Such impact does not differ substantially from the impact which would normally occur from such a use in that zone.

Please now note a switch to another section of the Conditional Use Appeal Application changes and or additional information added:

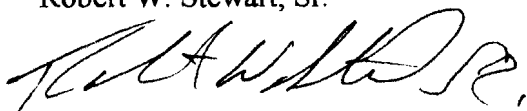
- 2. Alteration or construction of a detached single family dwelling to accommodate one (1) additional dwelling unit for the benefit of homeowners or tenants, provided that:
 - a. The accessory unit shall be no more than thirty (30) percent of the gross floor area of four hundred (400) square feet; gross 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;

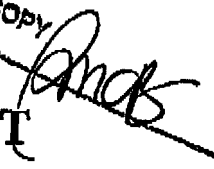
- b. There shall be no open outside stairways or fire escapes above the ground floor. Entry is at ground level inside of garage.
- c. Any building additions or exterior alterations such as façade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling. Garage and inlaw apartment is designed and will maintain the original appearance of home.
- d. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required. Lot size of area is eight thousand six hundred fifty six (8,656) square feet.
- e. No dwelling unit shall be reduced in size to less than one thousand (1000) square feet of floor area, exclusive of common areas and storage in basement or attic. No reduction in original dwelling.
- f. Parking shall be provided as required by division 20 of this article. There will be 2 spaces in the garage as required.
- g. 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 architectural style of the building;
 - ii. 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; and
 - iii. Either the accessory unit or principal unit shall be occupied by the lot owner, except for the bona fide temporary absences. Owner along with owners mother occupy unit.

If additional information is needed please contact me at 207-615-6852.

Thank you,

Robert W. Stewart, Sr.



A TRUE COPY
ATTEST: **QUITCLAIM DEED WITH COVENANT**

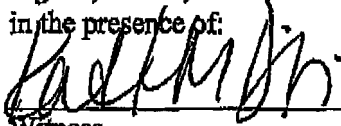
(Maine Statutory Short Form)


KNOW ALL PERSONS BY THESE PRESENTS, that I, Richard Stewart, III of the City of Portland, County of Cumberland and State of Maine, for consideration paid, do hereby GRANT to Robert Stewart, Sr. of the City of Portland, County of Cumberland and State of Maine, whose mailing address is 33 Huntington Avenue, Portland, Maine 04103, with Quitclaim Covenants, the land together with all buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

See attached Exhibit A -- Property Description

WITNESS my hand and seal this 30th day of June, 2006

Signed, Sealed, and Delivered
in the presence of:


Witness


Richard Stewart, III

STATE OF Maine
COUNTY OF Cumberland

June 30, 2006

Personally appeared the above-named Richard Stewart, III, and acknowledged the foregoing instrument to be his free act and deed.

Before me:


Attorney at Law/Notary Public

My commission expires:

Printed Name

Katherina M. Dikos
Notary Public, Maine
My Commission Exp: 12-30-10

Order No: 1203938 ()

EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED IN PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

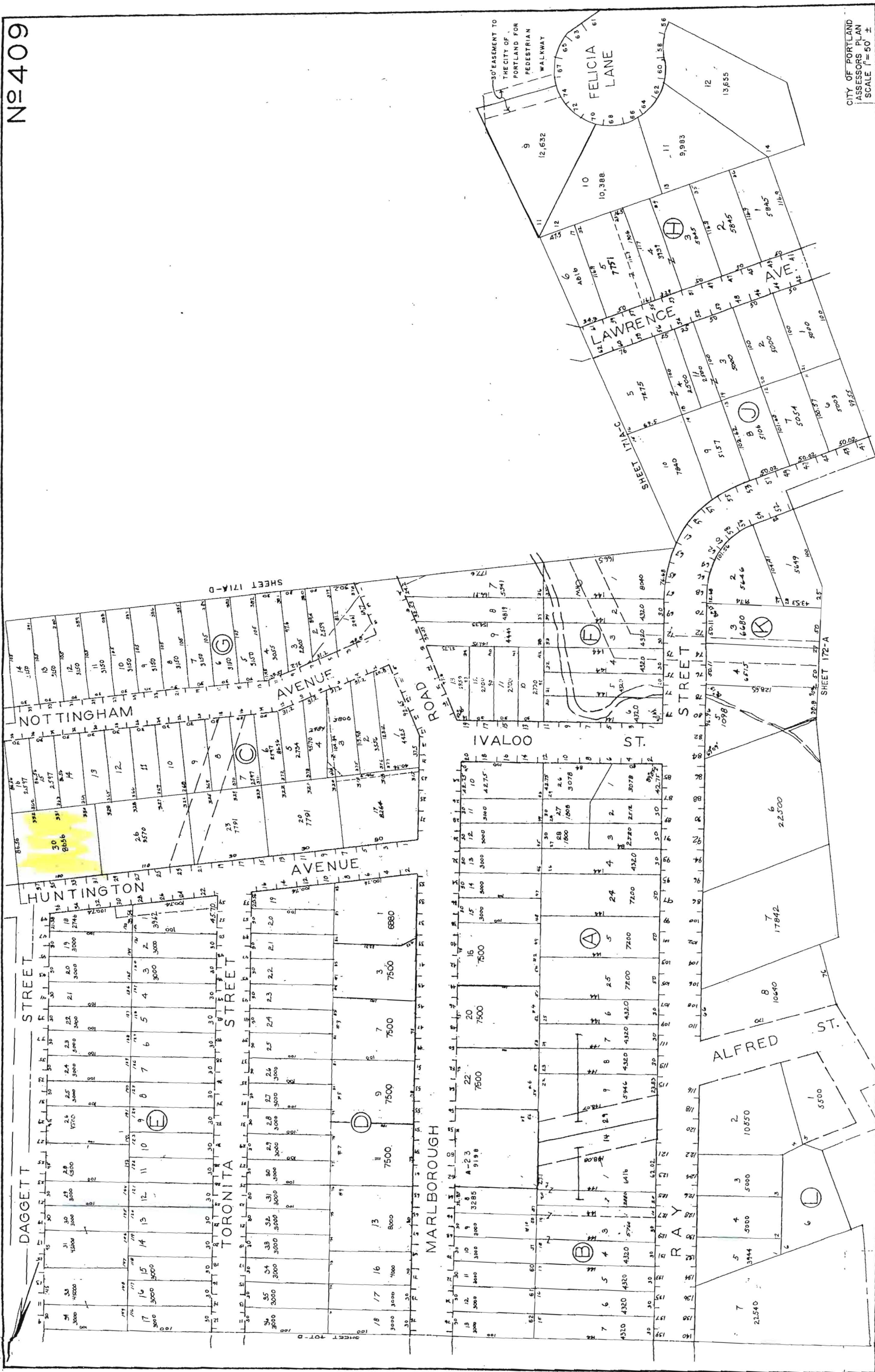
BEING ALL LOTS NUMBER 332, 331, 330 AND A PORTION OF LOT NO. 329 AS SHOWN ON A PLAN OF RAY GARDENS, MADE BY A. L. ELIOT, C. E. FOR J. W. WILBUR, DATED SEPTEMBER 1, 1914 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 103. SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF SAID HUNTINGTON AVENUE AT THE NORTHEASTERLY CORNER OF SAID LOT 332; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY SIDELINE OF SAID LOT 332 A DISTANCE OF EIGHTY-SIX (86) FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LOT 332; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY SIDELINES OF SAID LOTS 332, 331, 330 AND ALONG TEN (10) FEET OF THE SOUTHERLY SIDELINE OF SAID LOT 329 A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT, WHICH SAID POINT BEING TEN (10) FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 329; THENCE IN A NORTHWESTERLY DIRECTION ON A LINE PARALLEL TO THE EASTERLY SIDELINE OF SAID LOT 329, AND MAINTAINING A DISTANCE THEREFROM OF TEN (10) FEET; A DISTANCE OF EIGHTY-SIX (86) FEET MORE OR LESS TO A POINT AT THE SOUTHERLY SIDELINE OF SAID HUNTINGTON AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDELINE OF SAID HUNTINGTON AVENUE A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING.

ALSO, THE FOLLOWING PROPERTY BUT WITH QUITCLAIM COVENANTS ONLY:

TWO CERTAIN LOTS OR PARCELS OF LAND SITUATED ON NOTTINGHAM AVENUE IN PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BEING LOTS #362 AND 363 AS SHOWN ON A PLAN OF LOTS AT RAY GARDENS BELONGING TO J. W. WILBUR, SAID PLAN BEING MADE BY A. L. ELLIOT, SURVEYOR, DATED SEPTEMBER 1, 1914 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 103, TO WHICH MAY BE HAD FOR MORE PARTICULAR DESCRIPTION.

No 409



HUNTINGTON AVENUE

(PAVED) (SEE NOTE 8.a.)
EXISTING DRIVE
N64°24'43"E

SEWER
MANHOLE

WATER
VAI

SITE PLAN 1" = 20'

STEWART RESIDENCE GARAGE ADDITION

PLANNING / DESIGN ASSOCIATES
RESIDENTIAL DESIGNERS / SITE PLANNERS
9 Alexander drive, Windham, Maine p/f 207-892-2640



N/F
EVELYN M. GILLESPIE
6119/215
PARCEL 26

327

328

N25°35'17"W
86.50' (86.56')



332

331

330

329

N64°24'43"E
170.00'
(170')

N/F
RICHARD ALLEN STEWART III AND
ROBERT WILLIAM STEWART
13525/57 AND 12730/188
PARCELS 8-15 AND 30
31,994 S.F., 0.73 AC.

N/F

N25°35'17"W
86.56'
(86.56')

371

372

370

369

368

367

366

365

364

363

362

(270')
269.84'

S64°24'43"W

36" CORRUGATED
PLASTIC
CULVERT

FLOW

D11

DA C. HEAL
72
4-7

3" WIDE
DITCH

3" WIDE
DITCH

24" PVC
CULVERT

24" WILLOW

24" WILLOW

HEDGE

ORNAMENTAL
BUSH
(TYPICAL)

GRANITE
CURB
(TYPICAL)

WOODEN
FENCE
POST

CONCRETE WALK

CRUSHED
STONE
DRIVE

DECK

BULB HEAD

GARAGE ADDITION

14'

(173.12')

173.06'

S25°35'17"E

D11









PORTLAND MAINE

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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

June 7, 2007

Fred Panico
Planning / Design Associates
9 Alexander Drive
Windham, ME 04062

RE: 33 Huntington Avenue – 409 C030 – R3 – Conditional Use Application to add an accessory dwelling unit

Dear Mr. Panico,

This letter is a follow up to the telephone conversation we had yesterday. You submitted a revised plan on June 5, 2007 for the garage addition and accessory dwelling unit for Robert Stewart's application for the Zoning Board of Appeals for a conditional use to add an accessory dwelling unit to his house at 33 Huntington Avenue. Your revised plan and letter addresses many of the concerns I had on the plan and letter you submitted on May 9, 2007. Your revised plan has raised a new concern though. In trying to create a greater amount of gross floor area in the house so that the accessory dwelling unit may be bigger, you have proposed an addition to the house, which would create a second floor. Section 14-90(d)(3) of the ordinance states that the setback for a side yard for a two-story building is fourteen feet. The site plan that you submitted for the addition shows the side yard setback as nine feet, so your proposal to put a second floor on the existing house does not meet the required setback. Section 14-47 of the ordinance gives a definition of what constitutes a story. Since the side setback does not allow you to add a second story to the existing house, you are not able to create as much gross floor area. As a result, the area of the proposed accessory dwelling unit exceeds the thirty percent maximum square footage allowed. We will need to see a revised plan that meets the criteria under section 14-88(a)(2) for an accessory dwelling unit.

I am sending a copy of this letter to Robert Stewart. Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

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



PORTLAND MAINE

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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Windham zip?

May 18, 2007

Fred Panico
Planning / Design Associates
9 Alexander Drive
Windham, ME ~~84067~~ 04067

RE: 33 Huntington Avenue – 409 C030 – R3 – Conditional Use Application to add an accessory dwelling unit

Dear Mr. Panico,

In reviewing your letter and plans that our office received on May 9, 2007, for the Conditional Use Application to add an accessory dwelling unit to the property at 33 Huntington Avenue, I have found some issues that need to be addressed.

- ✓ First of all, you state that the structure is located on a 30,000 sf parcel on Huntington and Wellington Streets. The lot that Robert Stewart, Sr. owns is actually only 13850 s.f. Richard Allen Stewart III and Robert William Stewart own the rest of the land.
- ✗ Second, the information about the applicant's goal to create a 9,000 sf lot out of his property in the future does not relate to the conditional use appeal, and therefore should not be included in the letter.

Third, you give the floor area of the existing dwelling as 1040 sf. The picture of the house submitted with the original appeal application shows that there is a two feet by six feet indent at the front of the house where the door is. The approximate square footage of living space of the existing house with this indent is 1028 sf. You need to provide a floor plan of the existing living space in the existing house as part of the application. This will show exactly what the existing living space is.

Fourth, you state that the addition consists of 1260 sf of living space. My calculations from the floor plans that you provided is that the garage and entry will add 1160 sf of living space. If you add the existing living space and proposed living space the total is approximately 2188 sf. Thirty percent of 2188 sf is 656.4 sf. The proposed accessory dwelling unit may not exceed 656.4 sf.

PLANNING / DESIGN ASSOCIATES

ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS
9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207-892-2640

TRANSMITTAL

DATE: 5.9.07

PROJECT: STEWART ZBA APPLICATION

TO AND MACHADO

FROM FRANK PANICO

FAX NO _____

FOR REVIEW ☒
FOR YOUR INFO ☒
REPLY REQUESTED
FOR BID
FOR CONSTRUCTION

SKETCH PLAN
PRELIM PLAN
FINAL PLAN

12 COPIES
SITE PLAN
FLUOR PLAN (R/SB)

PLANNING / DESIGN ASSOCIATES
ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS
9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207-892-2640

May 5, 2007

Ann Machido
Building Inspections Department
Portland City Hall
Portland, ME

Project: Stewart Residence, 33 Huntington Ave.
conditional use application
This letter is a follow-up to the March 17 application.

Ann,

On behalf of the Stewarts, we are pleased to submit support documentation to construct a garage addition and accessory unit. This structure will be attached to the existing split foyer residence. This is allowed in the R3 zone provided the accessory unit does not exceed 30% of the gross floor area. The structure is located on a 30,000 sf parcel on Huntington and Wellington Streets. It is the applicant's goal to construct this addition, then create a 9000 sf lot around it which will meet all space and bulk standards. The remaining parcel will be subdivided in the future. The proposed lot will have 27% coverage.

Building Data

existing residence--1040 sf →

additions (entry, area over garage)--1260 sf - 1160

total gross floor area-- 2300 sf 2200

wave) 2300 sf x 30% = 660 sf allowed for accessory apartment 660
accessory unit--660 sf

Hopefully these plans will address the concerns listed on the checklist.

Sincerely


Fred Panico LA
FRP/md

Enclosures

site plan
building plans

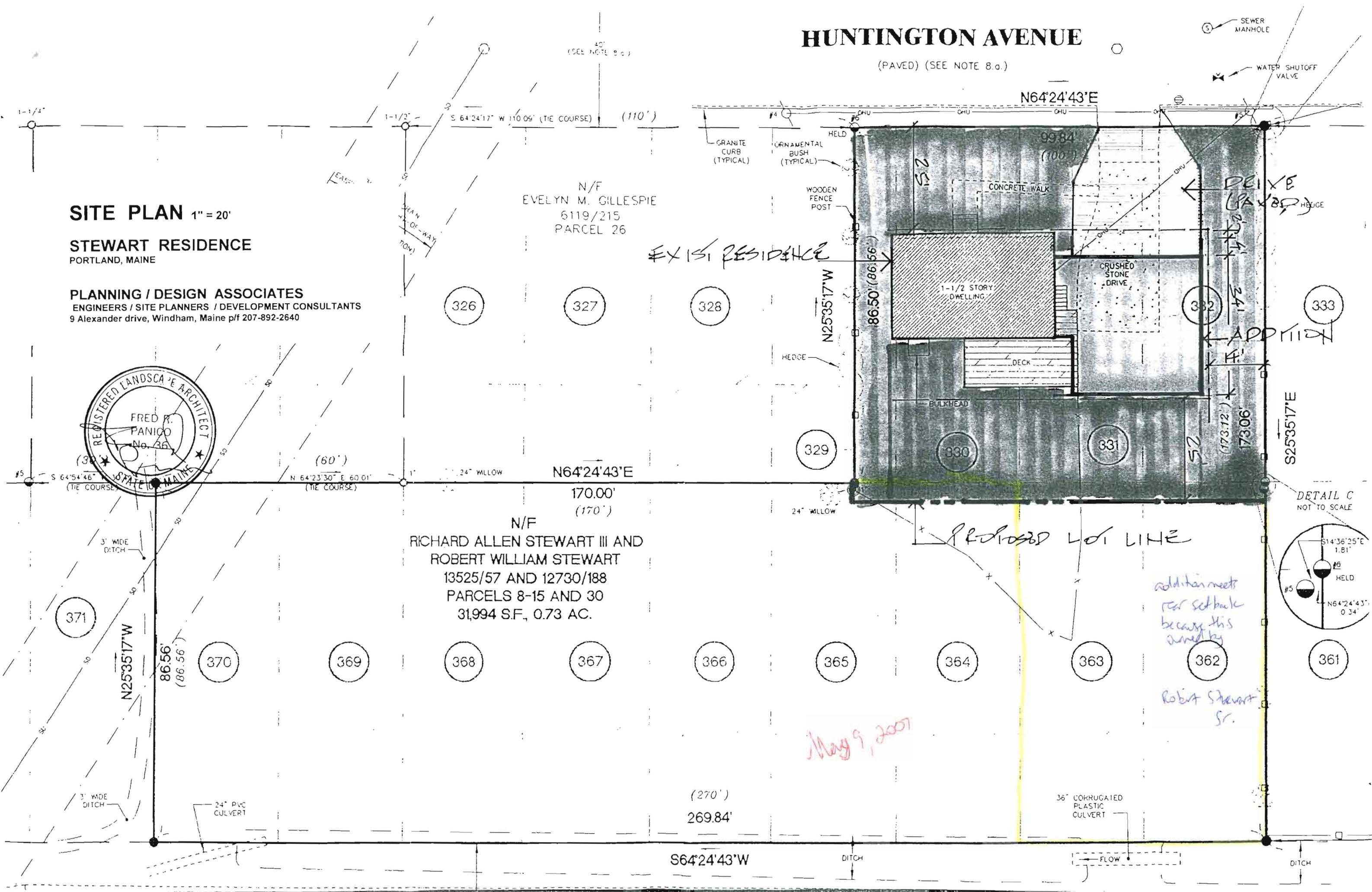
HUNTINGTON AVENUE

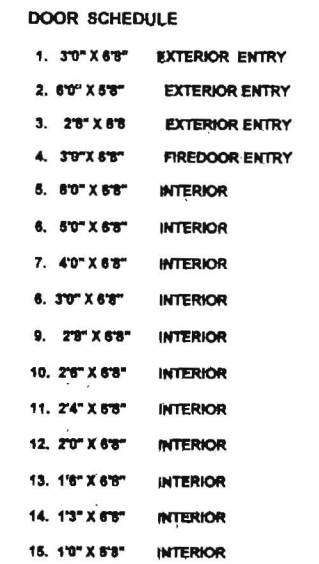
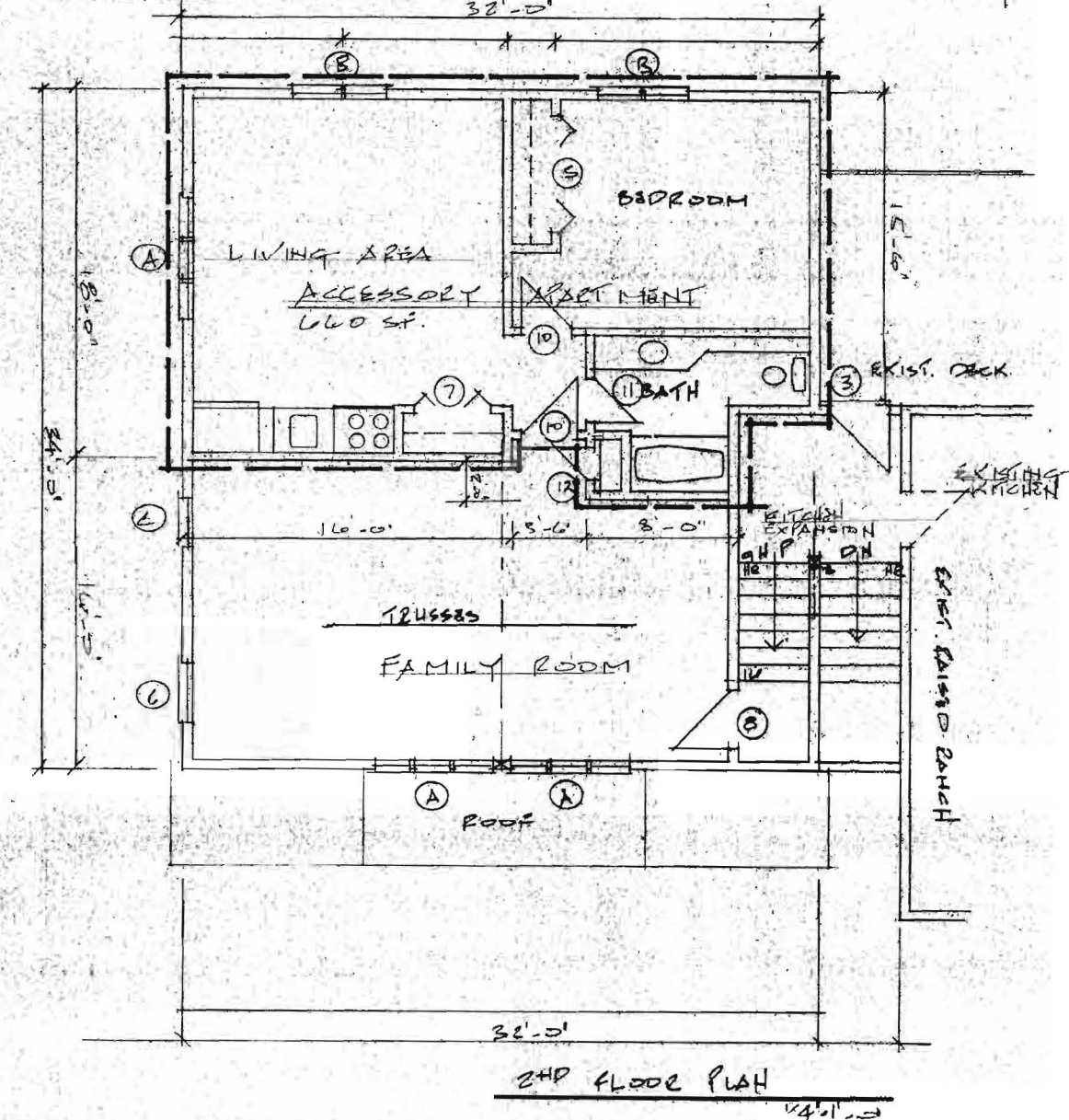
(PAVED) (SEE NOTE 8.a)

SITE PLAN 1" = 20'

STEWART RESIDENCE
PORTLAND, MAINE

PLANNING / DESIGN ASSOCIATES
ENGINEERS / SITE PLANNERS / DEVELOPMENT CONSULTANTS
9 Alexander drive, Windham, Maine p/f 207-892-2640





A. ICA2888-JW with transform IAWH2523-JW

MARVIN INTEGRITY SERIES / STEWART

May 9, 2007

PLANNING / DESIGN ASSOCIATES
RESIDENTIAL DESIGNERS / SITE PLANNERS
8 Alexander drive, Windham, Maine 0707-983-3849

SCALE: $\frac{1}{4}'' = 1'$		APPROVED BY:	DRAWN BY:
DATE: 3.15.07			REVISED: 3.7.07
		DRAWING NUMBER	2 of 8

PLANNING / DESIGN ASSOCIATES
ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS
9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207-892-2640

TRANSMITTAL

DATE: 6.5.07

PROJECT: SIGNATURE RESIDENCES 42 CEDAR (ACCESSORY P.U.)
HUNTINGTON PKB

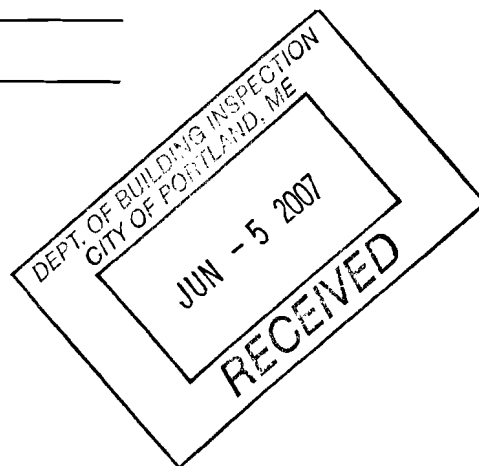
TO AND MACHADO

FROM FRED PANDIC

FAX NO _____

FOR REVIEW ☒
FOR YOUR INFO
REPLY REQUESTED
FOR BID
FOR CONSTRUCTION

SKETCH PLAN
PRELIM PLAN
FINAL PLAN



- REVISOR SITE & BUILDING PLANS
- COPY OF DEED OF LOT

PLEASE CALL
Fred Pandic

PLANNING / DESIGN ASSOCIATES

ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS

9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207-892-2640

fax

June 5, 2007

Ann Machido
Building Inspections Department
Portland City Hall
Portland, ME

Project: Stewart Residence, 33 Huntington Ave.
conditional use application
This letter is a follow-up to the March 17 application.

Ann,
On behalf of the Stewarts, we are pleased to resubmit support documentation to construct a garage addition and accessory unit. This structure will be attached to the existing split foyer residence. This is allowed in the R3 zone provided the accessory unit does not exceed 30% of the gross floor area. The structure is located on a 13,829 sf parcel on Huntington and Nottingham Avenues. It is the applicant's goal to construct a two car garage with the accessory unit above and a partial second floor addition over the split foyer residence. The remaining parcel will be subdivided in the future.

Site Data:

land of Robert Stewart Sr.—portion of lot 239, lots 330, 331, 332, 362, 363
setbacks —25' front, 8' / 14' / 16' side, 25' rear

Building Data:

existing first floor (25.5 x 40) —1011 sf

additions:

proposed 2 story addition over garage / connector —1232 sf
proposed second floor addition —816 sf

total gross floor area when complete— 3059 sf (1011 + 1232 + 816)
3059 sf x 30% = 918 sf allowed for accessory apartment
accessory unit—918 sf / 903 sf — common area.

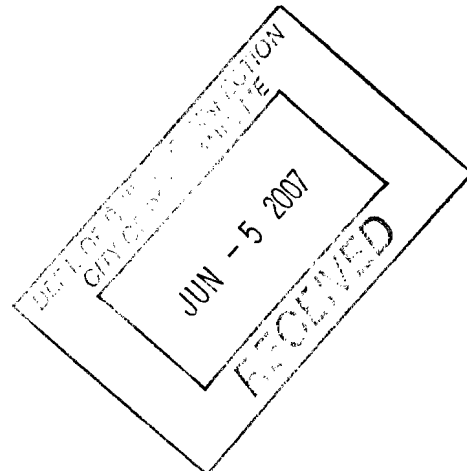
Hopefully these plans will address the concerns listed on the checklist.

Sincerely,

Fred Panico LA
FRP/md

Enclosures

site plan
building plans

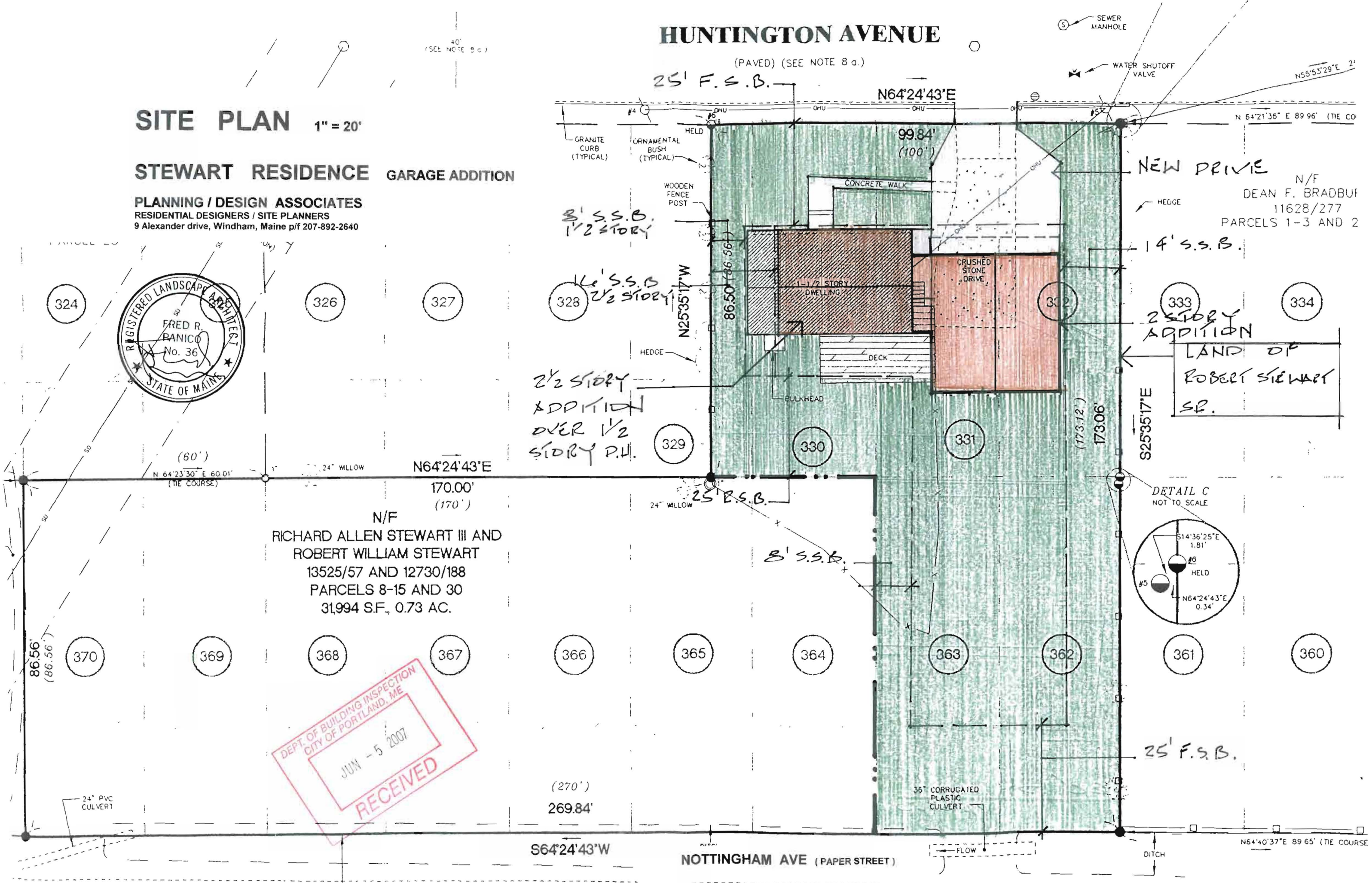


SITE PLAN

1" = 20'

STEWART RESIDENCE GARAGE ADDITION

PLANNING / DESIGN ASSOCIATES
RESIDENTIAL DESIGNERS / SITE PLANNERS
9 Alexander drive, Windham, Maine p/f 207-892-2640



HUNTINGTON AVENUE

(PAVED) (SEE NOTE 8 a.)

25' F.S.B.

N64°24'43"E

99.84'
(100')

GRANITE CURB
(TYPICAL)

ORNAMENTAL BUSH
(TYPICAL)

WOODEN FENCE POST

CONCRETE WALK

CRUSHED STONE DRIVE

DECK

BULKHEAD

HEDGE

NEW DRIVE

N/F
DEAN F. BRADBURY
11628/277
PARCELS 1-3 AND 2

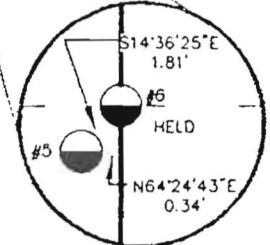
HEDGE

14' S.S.B.

2 STORY ADDITION

LAND OF
ROBERT STEWART
SR.

DETAIL C
NOT TO SCALE



25' F.S.B.

36" CORRUGATED PLASTIC CULVERT

FLOW

DITCH

S64°24'43"W

NOTTINGHAM AVE (PAPER STREET)

N64°40'37"E 89.65' (TIE COURSE)



Doc#: 43421 Sk:24153 Pg: 262

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Richard Stewart, III of the City of Portland, County of Cumberland and State of Maine, for consideration paid, do hereby GRANT to Robert Stewart, Sr. of the City of Portland, County of Cumberland and State of Maine, whose mailing address is 33 Huntington Avenue, Portland, Maine 04103, with Quitclaim Covenants, the land together with all buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

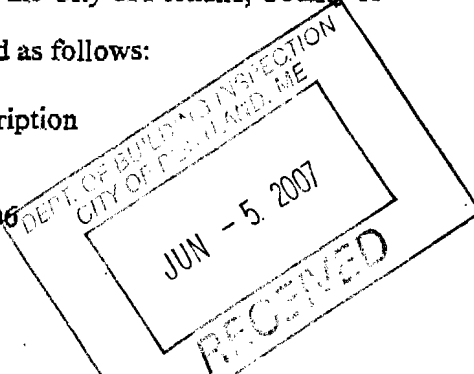
See attached Exhibit A -- Property Description

WITNESS my hand and seal this 30th day of June, 2006

Signed, Sealed, and Delivered
in the presence of:

Katherine M. Dilios
Witness

Richard A. Stewart III
Richard Stewart, III

STATE OF Maine
COUNTY OF Cumberland

June 30, 2006

Personally appeared the above-named Richard Stewart, III, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Katherine M. Dilios
Attorney at Law/Notary Public

My commission expires:

Katherine M. Dilios
Notary Public, Maine

My Commission Exp: 12-30-10

Printed Name

MAINE REAL ESTATE TAX PAID

Doc# 42421 Bk:24153 Pg: 263

Order No: 1203938 ()

EXHIBIT 'A'

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED IN PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL LOTS NUMBER 332, 331, 330 AND A PORTION OF LOT NO. 329 AS SHOWN ON A PLAN OF RAY GARDENS, MADE BY A. L. ELIOT, C. E. FOR J. W. WILBUR, DATED SEPTEMBER 1, 1914 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 103. SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF SAID HUNTINGTON AVENUE AT THE NORTHEASTERLY CORNER OF SAID LOT 332; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERLY SIDELINE OF SAID LOT 332 A DISTANCE OF EIGHTY-SIX (86) FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LOT 332; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY SIDELINES OF SAID LOTS 332, 331, 330 AND ALONG TEN (10) FEET OF THE SOUTHERLY SIDELINE OF SAID LOT 329 A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT, WHICH SAID POINT BEING TEN (10) FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 329; THENCE IN A NORTHWESTERLY DIRECTION ON A LINE PARALLEL TO THE EASTERLY SIDELINE OF SAID LOT 329, AND MAINTAINING A DISTANCE THEREFROM OF TEN (10) FEET; A DISTANCE OF EIGHTY-SIX (86) FEET MORE OR LESS TO A POINT AT THE SOUTHERLY SIDELINE OF SAID HUNTINGTON AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY SIDELINE OF SAID HUNTINGTON AVENUE A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING.

ALSO, THE FOLLOWING PROPERTY BUT WITH QUITCLAIM COVENANTS ONLY:

TWO CERTAIN LOTS OR PARCELS OF LAND SITUATED ON NOTTINGHAM AVENUE IN PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BEING LOTS #362 AND 363 AS SHOWN ON A PLAN OF LOTS AT RAY GARDENS BELONGING TO J. W. WILBUR, SAID PLAN BEING MADE BY A. L. ELIOT, SURVEYOR, DATED SEPTEMBER 1, 1914 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 103, TO WHICH MAY BE HAD FOR MORE PARTICULAR DESCRIPTION.

Received
Recorded Register of Deeds
Jul 10, 2006 11:44:26A
Cumberland County
John B O'Brien

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1

Parcel ID 409 C008001

Location 18 NOTTINGHAM AVE

Land Use VACANT LAND

Owner Address ~~STEWART RICHARD ALLEN III & ROBERT WILLIAM STEWART JTS~~
33 HUNTINGTON AVE
PORTLAND ME 04103

Book/Page ~~12730/188~~

Legal ~~409-C-0-TO-1-0~~

NOTTINGHAM AVE 18-32

18179 SF

Current Assessed Valuation

Land
\$15,500

Building
\$ 0.00

Total
\$15,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.417	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date
09/19/1996

Type
LAND

Price
\$2,500

Book/Page
12730-188

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	409 C030001
Location	33 HUNTINGTON AVE
Land Use	SINGLE FAMILY
Owner Address	STEWART ROBERT SR 33 HUNTINGTON AVE PORTLAND ME 04103
Book/Page	24153/262
Legal	409-C-30 HUNTINGTON AVE 31-37 8656 SF

13,850 combined w/
409-C-15316

Current Assessed Valuation

Land	Building	Total
\$69,200	\$108,900	\$178,100

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1980	Raised Ranch	1	1528	0.199	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/10/2006	LAND + BLDING	\$120,000	24153-262
12/30/1997	LAND + BLDING	\$107,000	13525-057

Picture and Sketch

Picture	Sketch	Tax Map
-------------------------	------------------------	-------------------------

[Click here](#) to view Tax Roll Information.

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New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	409 C015001
Location	NOTTINGHAM AVE
Land Use	VACANT LAND
Owner Address	STEWART ROBERT SR 33 HUNTINGTON AVE PORTLAND ME 04103
Book/Page	24153/262
Legal	409-C-15-16 NOTTINGHAM AVE 34-38
	5194 SF

Current Assessed Valuation

Land	Building	Total
\$4,400	\$ 0.00	\$4,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.119	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
07/10/2006	LAND	\$120,000	24153-262
12/30/1997	LAND + BLDING	\$107,000	13525-057

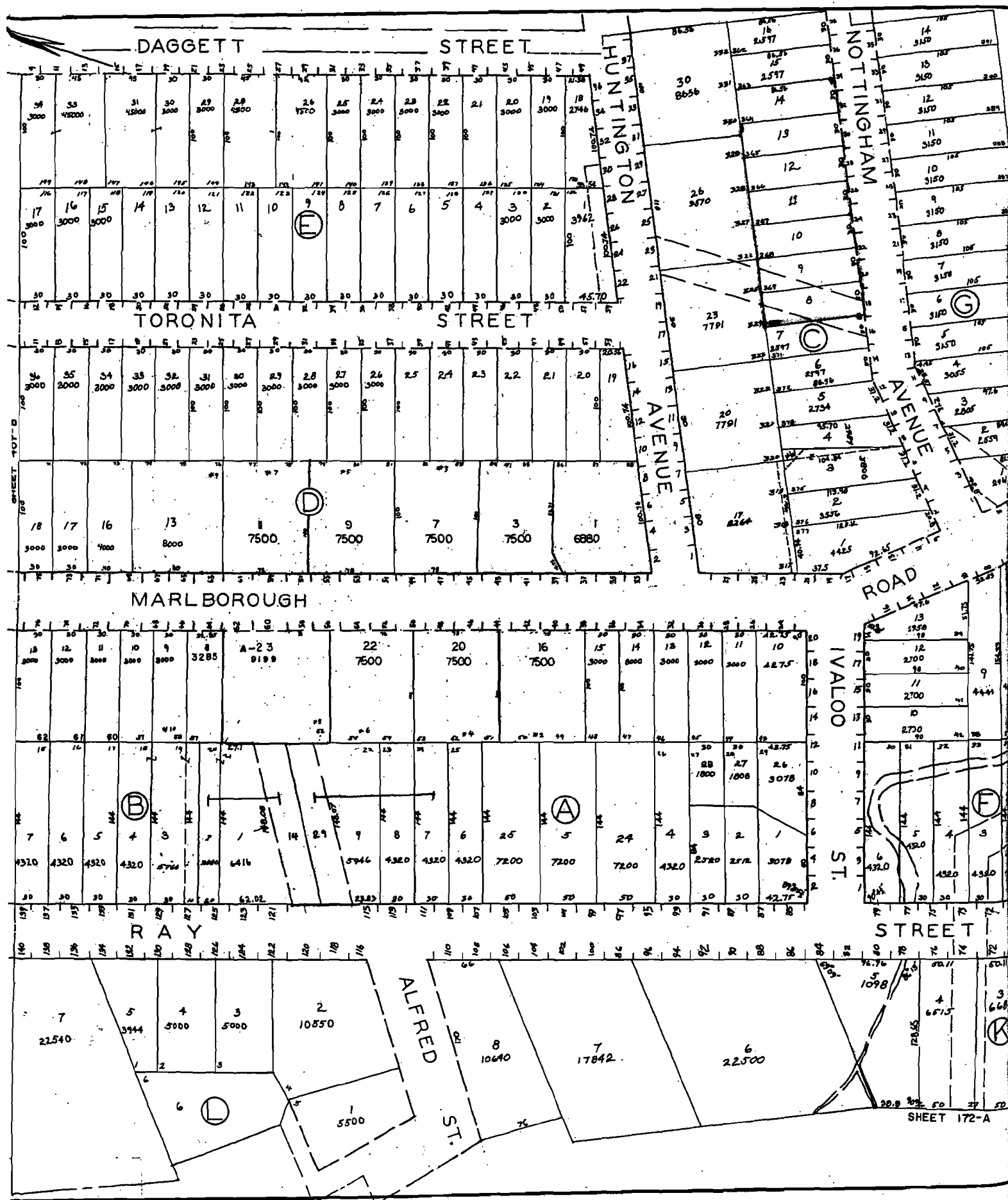
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!





City of Portland Zoning Board of Appeals

April 17, 2007

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before The Zoning Board of Appeals on **April 19, 2007 at 6:30 p.m.** on the second floor of City Hall in Room 209.

Please remember to bring a copy of the 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 the procedures of the meeting for you to familiarize yourself with.

I have also included the bill for the legal ad and notices. The check should be written as follows:

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

Please feel free to contact me at 207-874-8701 if you have any questions.

Sincerely,

Gayle Guertin
Office Assistant

COPY

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1138	Applicant: Stewart Robert Sr
Project Name: 33 Huntington Ave	Location: 33 HUNTINGTON AVE
CBL: 409 C030001	Application Type: Conditional Use Appeal
Invoice Date: 04/17/2007	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$294.80		\$294.80		\$0.00	On Receipt

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$120.00
Notices	136	\$74.80
Appeal Fee	1	\$100.00
		<u>\$294.80</u>

Total Current Fees: + **\$294.80**

Total Current Payments: - **\$294.80**

Amount Due Now: **\$0.00**

COPY

COPY

CBL 409 C030001

Application No: 0000-1138

Invoice Date: 04/17/2007

Invoice No: 27214

Total Amt Due: \$0.00

Payment Amount: \$294.80

Bill to: Stewart Robert Sr
33 Huntington Ave
Portland, ME 04103

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND
INSPECTIONS DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 33 HUNTINGTON AVENUE**

WHAT Conditional Use Appeal:
33 Huntington Avenue, Robert William Stewart Sr. owner, Tax, Map #409 Block C Lot #030 in the R3 Residential Zone is seeking a Conditional Use Appeal under section 14-88 (a) 2 of the City of Portland Zoning Ordinance. Appellant is requesting a Change of Use from a single family dwelling to a garage with an above accessory unit. Representing the Appeal is the owner.

WHEN The Zoning Board of Appeals meeting will be held on Thursday, April 19, 2007 at 6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will take place on the second floor in Room 209, 2nd Floor, City Hall.

FOR MORE INFORMATION

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

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
171A A005001	FINBERG STEPHEN & MELISSA FINBERG	85 COUNTRY LN PORTLAND, ME 04103	85 COUNTRY LN	1
171A A006001	TROUBH WILLIAM B & NANCY S TROUBH JTS	101 COUNTRY LN PORTLAND, ME 04103	101 COUNTRY LN	1
171A A008001	BRACKETT CLAIRE	84 COUNTRY LN PORTLAND, ME 04101	84 COUNTRY LN	1
171A A017001	COLLINS A BENTLEY & BRENDA K JTS	49 GRAYSTONE LN PORTLAND, ME 04103	49 GRAYSTONE LN	1
407 B001001	HARMON JAMES E	59 CURTIS RD PORTLAND, ME 04103	MARLBOROUGH RD	1
407 B002001	HARMON JAMES E	59 CURTIS RD PORTLAND, ME 04103	MARLBOROUGH RD	1
407 B004001	HARMON JAMES E & WENDY L	59 CURTIS RD PORTLAND, ME 04103	MARLBOROUGH RD	1
407 B005001	PITAS THEODORE & ASSOC	3 ORCHARD CIR WESTBROOK, ME 04092	TORONITA ST	1
407 B008001	PITAS THEODORE & ASSOC	3 ORCHARD CIR WESTBROOK, ME 04092	TORONITA ST	1
407 C001001	TOWNS JAMES G ETAL JTS	45 FOGG RD SCARBOROUGH, ME 04074	MARLBOROUGH RD	1
407 C005001	DEFORTE ANDREW	11 DAGGETT ST PORTLAND, ME 04103	5 DAGGETT ST	1
407 D014001	PIROZZI ELEANOR A TRUSTEE	519 BRIDGE ST APT 201 MANCHESTER, NH 03104	MARLBOROUGH RD	1
407 D017001	POMPEO ROCCO JOSEPH	130 VERANDA ST PORTLAND, ME 04103	0 MARLBOROUGH RD	1
407 F001001	PURINGTON DOROTHY F DIANNA JTS	190 RAY ST PORTLAND, ME 04103	174 RAY ST	1
407 F002001	SAINT JOSEPH'S MANOR	1137 WASHINGTON AVE PORTLAND, ME 04103	IDAHO ST	1
407 F004001	JOHNSON MARGARET R	40 DAKOTA ST PORTLAND, ME 04103	IDAHO ST	1
409 A001001	BAILEY LESLIE	85 RAY ST PORTLAND, ME 04103	85 RAY ST	1
409 A004001	ANDERSON M CATHERINE	97 RAY ST PORTLAND, ME 04103	93 RAY ST	1
409 A005001	GORDON DURWARD R JR & DENISE A JTS	101 RAY ST PORTLAND, ME 04103	101 RAY ST	1
409 A006001	BOARDMAN JULIE	105 RAY ST PORTLAND, ME 04103	105 RAY ST	1
409 A007001	ROMANO ALFRED W KW VET & JANET E JTS	113 RAY ST PORTLAND, ME 04103	113 RAY ST	1
409 A010001	TIDD JEFFREY & KRISTIN R CARLSON JTS	18 IVALOO ST PORTLAND, ME 04103	18 IVALOO ST	1
409 A022001	MANGO MALLING & CATHERINE	54 MARLBOROUGH RD PORTLAND, ME 04103	54 MARLBOROUGH RD	1
409 A023001	ACETO ANTHONY J & STACEY M ACETO JTS	60 MARLBOROUGH RD PORTLAND, ME 04103	60 MARLBOROUGH RD	1
409 A024001	ANDERSON M CATHERINE WID WWII VET BLIND	97 RAY ST PORTLAND, ME 04103	97 RAY ST	1
409 A026001	FLAHERTY ANNE M	8 IVALOO ST PORTLAND, ME 04103	8 IVALOO ST	1
409 B001001	ALLEN MICHAEL B & THERESE ALLEN JTS	123 RAY ST PORTLAND, ME 04103	123 RAY ST	1
409 B003001	BERNARD BARRY W & ANN E GOODRIDGE JTS	129 RAY ST PORTLAND, ME 04103	129 RAY ST	1
409 B005001	BERNARD BARRY	129 RAY ST PORTLAND, ME 04103	133 RAY ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
409 B006001	TURNER GEORGE E JR & BRENDA B JTS	137 RAY ST PORTLAND, ME 04103	135 RAY ST	1
409 B008001	ROBERTSON ELIZABETH WID KW	66 MARLBOROUGH RD PORTLAND, ME 04103	66 MARLBOROUGH RD	1
409 B012001	TURNER GEORGE E JR & BRENDA B JTS	137 RAY ST PORTLAND, ME 04103	MARLBOROUGH RD	1
409 C001001	STROMSKY MARIA L	15 MARLBOROUGH RD PORTLAND, ME 04103	15 MARLBOROUGH RD	1
409 C004001	CHAREST GINA & JEFFREY C CHAREST JTS	23 NOTTINGHAM AVE PORTLAND, ME 04103	23 NOTTINGHAM AVE	1
409 C008001	STEWART RICHARD ALLEN III & ROBERT WILLIAM STEWART JTS	33 HUNTINGTON AVE PORTLAND, ME 04103	18 NOTTINGHAM AVE	1
409 C015001	STEWART ROBERT SR	33 HUNTINGTON AVE PORTLAND, ME 04103	NOTTINGHAM AVE	1
409 C017001	FORKAPIC SLOBODAN & LJUBICA FORKAPIC JTS	3 HUNTINGTON AVE PORTLAND, ME 04103	3 HUNTINGTON AVE	1
409 C020001	INJAC MIRKO & BOSILJKA INJAC JTS	11 HUNTINGTON AVE PORTLAND, ME 04103	11 HUNTINGTON AVE	1
409 C023001	WELSH GEOFFREY SYMONS & SHEILA MARY NICHOLS ETALS	17 HUNTINGTON AVE PORTLAND, ME 04103	17 HUNTINGTON AVE	1
409 C026001	GILLESPIE EVELYN M	25 HUNTINGTON AVE PORTLAND, ME 04103	25 HUNTINGTON AVE	1
409 C030001	STEWART ROBERT SR	33 HUNTINGTON AVE PORTLAND, ME 04103	33 HUNTINGTON AVE	1
409 D001001	PICKERING DANIEL & ANNE M JTS	37 MARLBOROUGH RD PORTLAND, ME 04103	37 MARLBOROUGH RD	1
409 D007001	LEON-PRADO FERNANDO A	47 MARLBOROUGH RD PORTLAND, ME 04103	47 MARLBOROUGH RD	1
409 D009001	HARRELL MEREDITH N	57 MARLBOROUGH RD PORTLAND, ME 04103	57 MARLBOROUGH RD	1
409 D011001	JAMISON ELIZABETH A	122 MIDDLE RD CUMBERLAND, ME 04021	59 MARLBOROUGH RD	1
409 D013001	PARKER DAVID J & MARTHA C	65 MARLBOROUGH RD PORTLAND, ME 04103	65 MARLBOROUGH RD	1
409 D026001	FERRAR ANTHONY	35 TORONITA ST PORTLAND, ME 04103	35 TORONITA ST	1
409 E001001	NICHOLAS JAMES T & ANNA C OR SURV	26 HUNTINGTON AVE PORTLAND, ME 04103	26 HUNTINGTON AVE	1
409 E004001	MORALES RACHEL	3 TORONITA ST PORTLAND, ME 04103	40 TORONITA ST	1
409 E008001	DELL'AQUILA MICHELANGELO & HOLLY DELL'AQUILA JTS	362 SPURWINK AVE CAPE ELIZABETH, ME 04107	32 TORONITA ST	1
409 E010001	TOWNS JAMES G ETAL JTS	45 FOGG RD SCARBOROUGH, ME 04074	12 TORONITA ST	1
409 E018001	NICHOLAS DIANE D & THOMAS J JTS	34 HUNTINGTON AVE PORTLAND, ME 04103	34 HUNTINGTON AVE	1
409 E021001	NICHOLAS THOMAS J	34 HUNTINGTON AVE PORTLAND, ME 04103	41 DAGGETT ST	1
409 E022001	FALCONE JOSEPH R WWII VET & JOANNE R JTS	137 DAGGETT ST PORTLAND, ME 04103	37 DAGGETT ST	1
409 E025001	PLUTO JOHN M & ANNE D PLUTO JTS	29 DAGGETT ST PORTLAND, ME 04103	29 DAGGETT ST	1
409 E028001	HANNA ROY L & PAMELA J JTS	25 DAGGETT ST PORTLAND, ME 04103	25 DAGGETT ST	1
409 E030001	BAK CHANARY & VANN VOR JTS	15 DAGGETT ST PORTLAND, ME 04103	15 DAGGETT ST	1
409 E033001	CHASE CUSTOM HOMES &	1 PERCY HAWKES RD WINDHAM, ME 04092	13 DAGGETT ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
409 F007001	MCGONAGLE JOHN F & KATHLEEN E HAYES JTS	10 MARLBOROUGH RD PORTLAND, ME 04103	10 MARLBOROUGH RD	1
409 G001001	WOODWARD STEVEN R	20 NOTTINGHAM AVE PORTLAND, ME 04103	NOTTINGHAM AVE	1
409 G005001	TIBBALS RICHARD M VN VET & DOROTHY C OR SURV	22 NOTTINGHAM AVE PORTLAND, ME 04103	22 NOTTINGHAM AVE	1
409 G009001	DOBSON DANIEL & HEIDI DOBSON JTS	24 NOTTINGHAM AVE PORTLAND, ME 04103	24 NOTTINGHAM AVE	1
410 A001001	MARSTON PETER F & LAURA M RUEDIG JTS	41 NOTTINGHAM AVE PORTLAND, ME 04103	NOTTINGHAM AVE	1
410 A002001	MARSTON PETER F & LAURA M RUEDIG JTS	41 NOTTINGHAM AVE PORTLAND, ME 04103	41 NOTTINGHAM AVE	1
410 A005001	MARSTON PETER F & LAURA M RUEDIG JTS	41 NOTTINGHAM AVE PORTLAND, ME 04103	NOTTINGHAM AVE	1
410 A008001	HARMON JAMES E	59 CURTIS RD PORTLAND, ME 04103	DEMEREST ST	1
410 A015001	CAIAZZO HENRY A JR & WILLIAM I CAIAZZO	21 THUNDER RD SACO, ME 04072	71 NOTTINGHAM AVE	1
410 A018001	CROCKETT GEORGE W	39 GRAYSTONE LN PORTLAND, ME 04103	39 GRAYSTONE LN	1
410 A019001	HABITAT FOR HUMANITY/ GREATER PORTLAND INC	PO BOX 10505 PORTLAND, ME 04101	79 NOTTINGHAM AVE	1
410 A021001	SHAW CARL ENTERPRISES INC	P O BOX 10985 PORTLAND, ME 04104	85 NOTTINGHAM AVE	1
410 A025001	COHEN SCOTT	DEPT # 02541136 SIOUX FALLS, SD 57186	202 PHEASANT HILL DR	1
410 B001001	BRADBURY DEAN F	43 HUNTINGTON AVE PORTLAND, ME 04103	43 HUNTINGTON AVE	1
410 B004001	SMITH CRAIG C & OLOF I JTS	49 HUNTINGTON AVE PORTLAND, ME 04103	48 NOTTINGHAM AVE	1
410 B007001	TARKINSON CHARLES G III & JAIME KASSELMAN JTS	55 HUNTINGTON AVE PORTLAND, ME 04103	54 NOTTINGHAM AVE	1
410 B009001	HARRISON JOEL E & LORI A JTS	61 HUNTINGTON AVE PORTLAND, ME 04103	61 HUNTINGTON AVE	1
410 B013001	BROWN TIMOTHY J SR & PATRICIA M JTS	67 HUNTINGTON AVE PORTLAND, ME 04103	67 HUNTINGTON AVE	1
410 B016001	MADISON DAVID J	79 HUNTINGTON AVE PORTLAND, ME 04103	79 HUNTINGTON AVE	1
410 B018001	RIDEOUT MICHAEL F & PATRICIA A RIDEOUT JTS	87 HUNTINGTON AVE PORTLAND, ME 04103	87 HUNTINGTON AVE	1
410 B025001	SMITH CRAIG C & OLOF I JTS	49 HUNTINGTON AVE PORTLAND, ME 04103	49 HUNTINGTON AVE	1
410 B029001	TARKINSON CHARLES G III & JAIME KASSELMAN JTS	55 HUNTINGTON AVE PORTLAND, ME 04103	55 HUNTINGTON AVE	1
410 C001001	ZGLOBICKI ANDREA L	42 HUNTINGTON AVE PORTLAND, ME 04103	42 HUNTINGTON AVE	1
410 C005001	DEFORTE ANDREW V	11 DAGGETT ST PORTLAND, ME 04103	11 DAGGETT ST	1
410 C007001	ACETO DOMINIC A & MARGARET G ACETO JTS	30 DAGGETT ST PORTLAND, ME 04103	30 DAGGETT ST	1
410 C010001	DEFILIPP STEVEN & DIANE M JTS	24 DAGGETT ST PORTLAND, ME 04103	24 DAGGETT ST	1
410 C013001	COUGHLIN GEORGE W JR	18 DAGGETT ST PORTLAND, ME 04103	18 DAGGETT ST	1
410 C016001	REED VIRGINA A	10 DAGGETT ST PORTLAND, ME 04103	10 DAGGETT ST	1
410 C020001	MCINTYRE KENNETH W & MAUREEN A JTS	56 HUNTINGTON AVE PORTLAND, ME 04103	56 HUNTINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
410 C026001	GIOBBI ARCHIE S	1183 WASHINGTON AVE PORTLAND, ME 04103	23 VAN VECHTEN ST	1
410 C030001	GIOBBI MATILDA A	1184 WASHINGTON AVE PORTLAND, ME 04103	13 VAN VECHTEN ST	1
410 C034001	QUINN JAMES J & ELIZABETH M JTS	190 VAN VECHTEN ST PORTLAND, ME 04103	9 VAN VECHTEN ST	1
410 C036001	QUINN JAMES J WWII VET & ELIZABETH M JTS	190 VAN VECHTEN ST PORTLAND, ME 04103	3 VAN VECHTEN ST	1
410 C038001	CLARKSON LYNN PETE	191 MARLBOROUGH RD PORTLAND, ME 04103	143 MARLBOROUGH RD	1
410 D001001	AUDETTE FRANCES B LIFE	5 VAN VECHTEN ST PORTLAND, ME 04103	60 HUNTINGTON AVE	1
410 D004001	AUDETTE FRANCES B WID WWII LIFE INTEREST	5 VAN VECHTEN PORTLAND, ME 04103	5 VAN VECHTEN ST	1
410 D006001	PESCE RALPH J	74 HUNTINGTON AVE PORTLAND, ME 04103	74 HUNTINGTON AVE	1
410 D009001	CAIAZZO HENRY A JR & WILLIAM I CAIAZZO	21 THUNDER RD SACO, ME 04072	15 VAN VECHTEN ST	1
410 D013001	CAIAZZO HENRY A	21 THUNDER RD SACO, ME 04072	7 HUMBOLT ST	1
410 D016001	MARDIGAN STEPHEN E	460 BAXTER BLVD PORTLAND, ME 04103	3 HUMBOLT ST	1
410 D031001	CAIAZZO HENRY A	21 THUNDER RD SACO, ME 04072	11 HUMBOLT ST	1
410 E003001	CAIAZZO HENRY A	21 THUNDER RD SACO, ME 04072	34 HUMBOLT ST	1
410 E006001	MENDOZA ARCADIO C JR & SUSAN L JTS	28 HUMBOLT ST PORTLAND, ME 04103	28 HUMBOLT ST	1
410 E009001	ARMITAGE GREGG H & LINDA L	22 HUMBOLT ST PORTLAND, ME 04103	22 HUMBOLT ST	1
410 E011001	WEATHERBEE DONNA L	16 HUMBOLT ST PORTLAND, ME 04103	16 HUMBOLT ST	1
410 E014001	DAMREN LORNA A	10 HUMBOLDT ST PORTLAND, ME 04103	10 HUMBOLT ST	1
410 E016001	SMITH CHRISTINE M & ALFRED H III JTS	4 HUMBOLT ST PORTLAND, ME 04103	4 HUMBOLT ST	1
410 E021001	BRUNI JOSEPH J SR WWII VET	31 DEMEREST ST PORTLAND, ME 04103	31 DEMEREST ST	1
410 E024001	LUEBBERT EDWARD J JR & LORI S LUEBBERT JTS	25 DEMEREST ST PORTLAND, ME 04102	25 DEMEREST ST	1
410 E026001	LE THANH V & THUY H LE JTS	21 DEMEREST ST PORTLAND, ME 04103	21 DEMEREST ST	1
410 E033001	MIKULANECZ OREN W & NANCY A JTS	3 DEMEREST ST PORTLAND, ME 04103	3 DEMEREST ST	1
410 F001001	HABITAT FOR HUMANITY/ GREATER PORTLAND INC	PO BOX 10505 PORTLAND, ME 04101	66 DEMEREST ST	1
410 F002001	ORLANDELLO CIRIACO HEIRS	301 BRACKETT ST #1 PORTLAND, ME 04102	DEMEREST ST	1
410 F003001	WORK MARY ELIZABETH	PO BOX 10274 PORTLAND, ME 04104	DEMEREST ST	1
410 F004001	SHAW CARL ENTERPRISES INC	P O BOX 10985 PORTLAND, ME 04104	DEMEREST ST	1
410 F006001	SULLIVAN JACQUELINE C	P O BOX 10985 PORTLAND, ME 04104	DEMEREST ST	1
410 F007001	VANCE ANTHONY M	588 ROOSEVELT TRL WINDHAM, ME 04062	DEMEREST ST	1
410 F01101A	RINES EVELYN L WWII VET	1A APPLELEDGE DR PORTLAND, ME 04103	APPLE LEDGE DR	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
410 F01101B	DEHAIS CONSTANCE A	APPLE LEDGE DR # 1B PORTLAND, ME 04103	0001B APPLE LEDGE DR	1
410 F01102A	ROSEN ROBERT N & JUDITH H JTS	2A APPLE LEDGE DR PORTLAND, ME 04103	APPLE LEDGE DR	1
410 F01102B	NOONAN TRACI G	2B APPLE LEDGE DR PORTLAND, ME 04103	0002B APPLE LEDGE DR	1
410 F01103A	APPLE HOMES LLC	PO BOX 468 TYNGSBORO, MA 01879	APPLE LEDGE DR	1
410 F01103B	APPLE HOMES LLC	PO BOX 468 TYNGSBORO, MA 01879	0003B APPLE LEDGE DR	1
410 F01104A	APPLE HOMES LLC	PO BOX 468 TYNGSBORO, MA 01879	APPLE LEDGE DR	1
410 F01104B	APPLE HOMES LLC	PO BOX 468 TYNGSBORO, MA 01879	0004B APPLE LEDGE DR	1
410 F01105A	JARRELL SUSAN P	5A APPLE LEDGE DR PORTLAND, ME 04103	APPLE LEDGE DR	1
410 F01105B	JARMAN F ELAINE	5B APPLELEDGE DR PORTLAND, ME 04103	0005B APPLE LEDGE DR	1
410 F01105C	FIFIELD JOSHUA T & CATHERINE FIFIELD &	5C APPLELEDGE DR PORTLAND, ME 04103	0005C APPLE LEDGE DR	1
410 F01106A	MARTIN TRANG P H & RICHARD J MARTIN JTS	6A APPLE LEDGE DR PORTLAND, ME 04103	APPLE LEDGE DR	1
410 F01106B	HOSKINS JAMES C	APPLE LEDGE DR UNIT 6B PORTLAND, ME 04103	0006B APPLE LEDGE DR	1
410 F01107A	CRASNICK JONATHAN AARON & SEANNA L DYER JTS	7A APPLE LEDGE DR PORTLAND, ME 04103	APPLE LEDGE DR	1
410 F01107B	JOHNSON MARCIA H	7B APPLELEDGE DR PORTLAND, ME 04103	0007B APPLE LEDGE DR	1
410 F01118A	SCHOFIELD RUTH S TRUSTEE	18A APPLE LEDGE DR PORTLAND, ME 04103	1 APPLE LEDGE DR	1
410 F01118B	WARD SUSAN M	1 APPLELEDGE DR 18-B PORTLAND, ME 04103	0018B APPLE LEDGE DR	1
410 F01118C	BARNES WILLIAM STEWART JR & KATHLEEN P BARNES JTS	18C APPLE LEDGE DR PORTLAND, ME 04103	0018C APPLE LEDGE DR	1
410 F013001	LECLAIR MARY ANNE	99 HUNTINGTON AVE PORTLAND, ME 04103	97 HUNTINGTON AVE	1
410 F021001	HUNT RONALD B & DEREK J VILLEUX JTS	109 HUNTINGTON AVE PORTLAND, ME 04103	109 HUNTINGTON AVE	1
410 G033001	BIBEAU PERRY J & PIA C BIBEAU JTS	102 HUNTINGTON AVE PORTLAND, ME 04103	102 HUNTINGTON	1

CBL	OWNER		OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	136	UNITS	136		

409 C 030

11

33 Huntington

PLANCHBL
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91

09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

409-E-010	409-E-018	409-E-026	409-E-034	409-B-006
409-E-011	409-E-019	409-E-027	409-E-035	409-B-007
409-E-012	409-E-020	409-E-028	409-E-036	409-B-008
409-E-013	409-E-021	409-E-029	409-B-001	409-B-009
409-E-014	409-E-022	409-E-030	409-B-002	409-B-010
409-E-015	409-E-023	409-E-031	409-B-003	409-B-011
409-E-016	409-E-024	409-E-032	409-B-004	409-B-012
409-E-017	409-E-025	409-E-033	409-B-005	409-B-013

Continue ☐

Cancel ☐

Done ☐

409 C 030

11

111111-33 Huntington

PLAN/CBL
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City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91

09:24

CBL Listing for Post Cards:

Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

409--C-020 409--D-011 409--D-022 409--D-030 409--E-002
409--C-023 409--D-013 409--D-023 409--D-031 409--E-003
409--C-024 409--D-016 409--D-024 409--D-032 409--E-004
409--C-030 409--D-017 409--D-025 409--D-033 409--E-005
409--D-001 409--D-018 409--D-026 409--D-034 409--E-006
409--D-003 409--D-019 409--D-027 409--D-035 409--E-007
409--D-007 409--D-020 409--D-028 409--D-036 409--E-008
409--D-009 409--D-021 409--D-029 409--E-001 409--E-009

Continue ☐

Cancel ☐

Done ☐

409C030

11

112111-33 ~~Hamington~~

PLANCH
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91
09:24

CBL Listing for Post Cards:
Fill with '*' for all

Format - (CCC-1-BB-LLL)

C - Chart 1 - Chart letter B - Block L - Lot

409-F-006	409-G-001	409-G-009	409-C-003	409-C-011
409-F-007	409-G-002	409-G-010	409-C-004	409-C-012
409-F-008	409-G-003	409-G-011	409-C-005	409-C-013
409-F-009	409-G-004	409-G-012	409-C-006	409-C-014
409-F-010	409-G-005	409-G-013	409-C-007	409-C-015
409-F-011	409-G-006	409-G-014	409-C-008	409-C-016
409-F-012	409-G-007	409-C-001	409-C-009	409-C-017
409-F-013	409-G-008	409-C-002	409-C-010	---

Continue ☐

Cancel ☐

Done ☐

409 C 030

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11/11/33 Huntington

PLANHCL
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

171 A-A-005	407-B-004	407-C-003	407-D-008	407-D-016
171 A-A-006	407-B-005	407-C-004	407-D-009	407-D-017
171 A-A-007	407-B-006	407-C-005	407-D-010	407-D-018
171 A-A-008	407-B-007	407-C-006	407-D-011	409-F-001
171 A-A-017	407-B-008	407-C-007	407-D-012	409-F-002
407-B-001	407-B-009	407-C-008	407-D-013	409-F-003
407-B-002	407-C-001	407-D-006	407-D-014	409-F-004
407-B-003	407-C-002	407-D-007	407-D-015	409-F-005

Continue []

Cancel []

Done []

409 C030

11

11244-33 Huntington
NAB

PLAN/CBL

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City of Portland, Maine

Department of Planning & Urban Development

04 FEB 91

09:24

INVALID CURSOR POSITION

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

409--B-014 409--A-008 409--A-016 409--A-028 410--F-006
409--A-001 409--A-009 409--A-020 409--A-029 410--F-007
409--A-002 409--A-010 409--A-022 410--G-033 410--F-008
409--A-003 409--A-011 409--A-023 410--F-001 410--F-009
409--A-004 409--A-012 409--A-024 410--F-002 410--F-010
409--A-005 409--A-013 409--A-025 410--F-003 410--F-011
409--A-006 409--A-014 409--A-026 410--F-004 410--F-013
409--A-007 409--A-015 409--A-027 410--F-005 410--F-014

Continue []

Cancel []

Done []

409 C030

11

33 Huntington
C030

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City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91

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CBL Listing for Post Cards:

Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

410--F-015 410--A-007 410--A-015 410--B-001 410--B-023

410--F-021 410--A-008 410--A-016 410--B-002 410--B-024

410--A-001 410--A-009 410--A-017 410--B-003 410--B-025

410--A-002 410--A-010 410--A-018 410--B-004 410--B-029

410--A-003 410--A-011 410--A-019 410--B-005 410--B-009

410--A-004 410--A-012 410--A-020 410--B-006 410--B-013

410--A-005 410--A-013 410--A-021 410--B-007 410--B-016

410--A-006 410--A-014 410--A-022 410--B-022 410--B-018

Continue ☐

Cancel ☐

Done ☐

409C 030

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11/11/33 Handing for

PLANCH
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91

09:24

CBL Listing for Post Cards:

Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

410-B-019 410-A-025 410-E-011 410-E-026 410-D-007

410-B-020 410-E-001 410-E-014 410-E-033 410-D-008

410-B-021 410-E-002 410-E-016 410-D-001 410-D-009

410-B-040 410-E-003 410-E-018 410-D-002 410-D-010

410-B-041 410-E-004 410-E-019 410-D-003 410-D-011

410-B-042 410-E-006 410-E-020 410-D-004 410-D-012

410-B-043 410-E-007 410-E-021 410-D-005 410-D-013

410-A-018 410-E-009 410-E-024 410-D-006 410-D-016

Continue ☐

Cancel ☐

Done ☐

409 C030

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111111-337 Huntington

PLARCBL
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

410--D-019	410--D-027	410--C-004	410--C-012	410--C-021
410--D-020	410--D-028	410--C-005	410--C-013	410--C-022
410--D-021	410--D-029	410--C-006	410--C-014	410--C-023
410--D-022	410--D-030	410--C-007	410--C-015	410--C-024
410--D-023	410--D-031	410--C-008	410--C-016	410--C-025
410--D-024	410--C-001	410--C-009	410--C-017	410--C-026
410--D-025	410--C-002	410--C-010	410--C-018	410--C-027
410--D-026	410--C-003	410--C-011	410--C-020	410--C-028

Continue []

Cancel []

Done []

PLAN/CBL
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City of Portland, Maine
Department of Planning & Urban Development

04 FEB 91

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CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

410--C-029 410--C-037

410--C-030 410--C-038

410--C-031

410--C-032

410--C-033

410--C-034

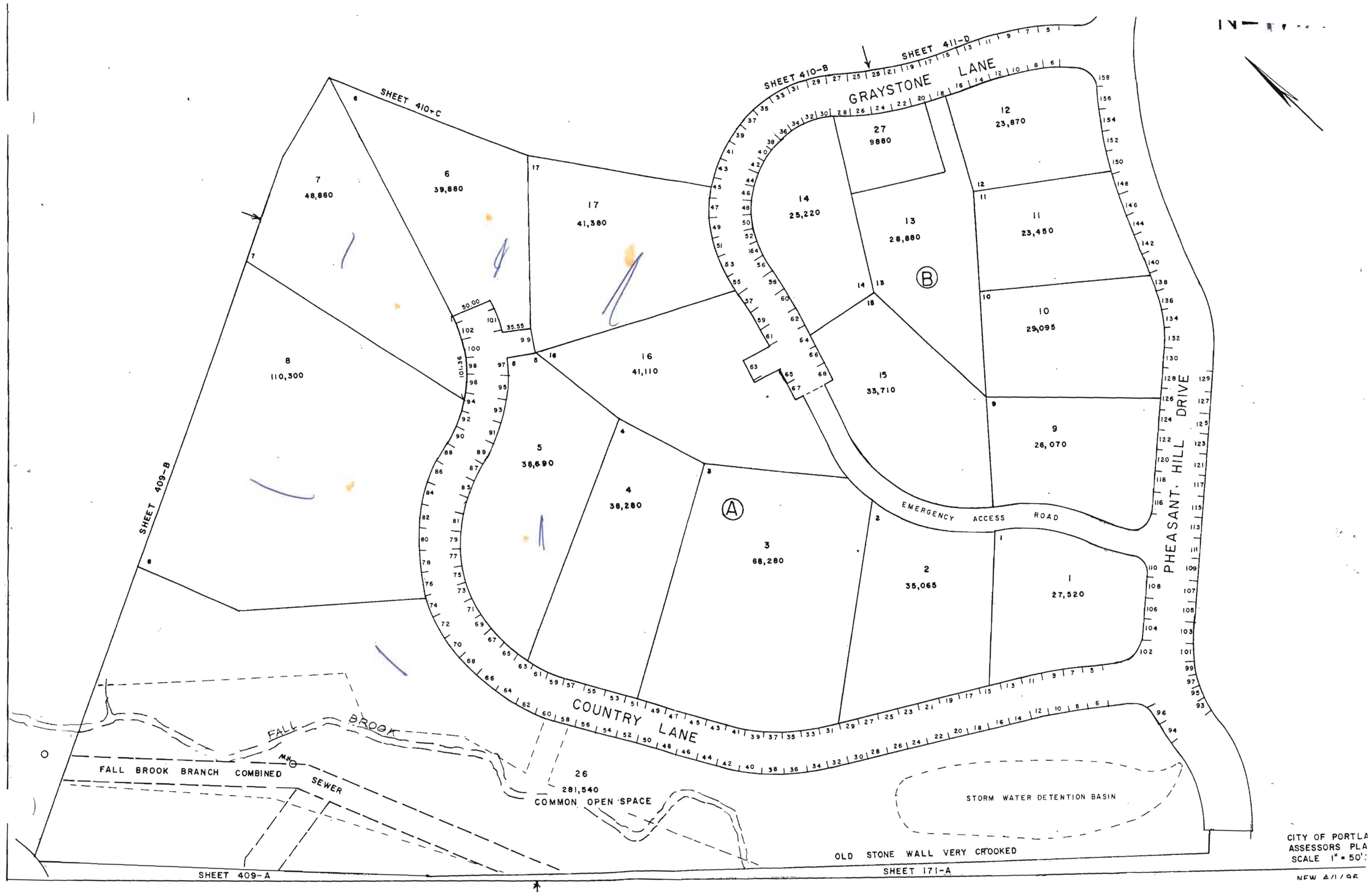
410--C-035

410--C-036

Continue []

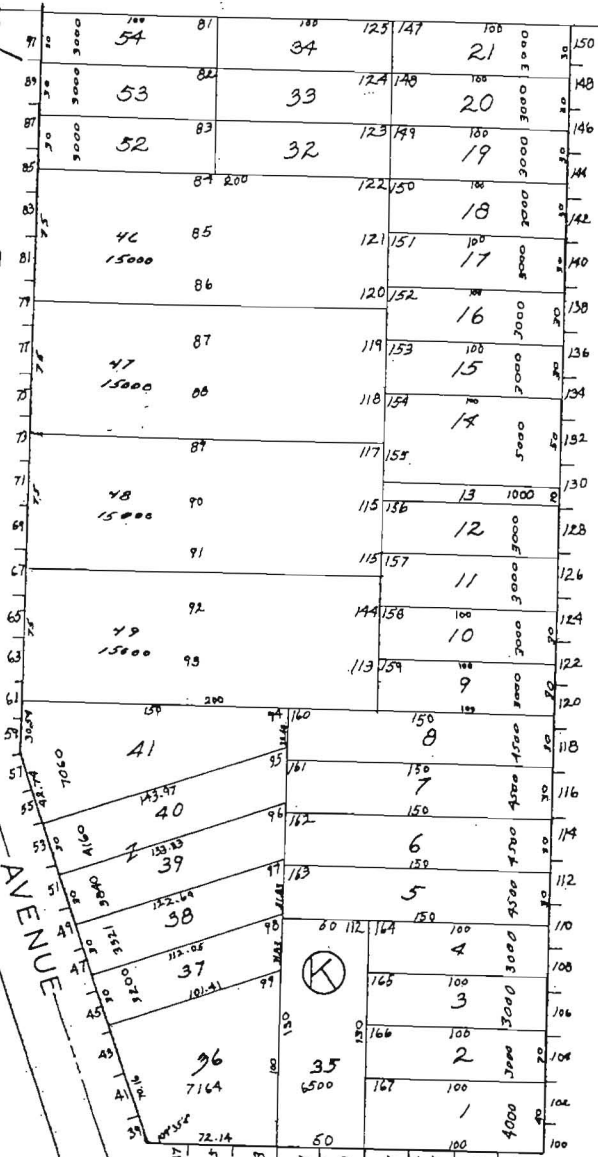
Cancel []

Done []

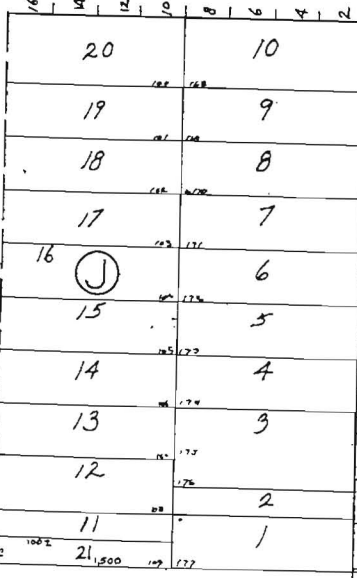


SHEET 402-C

FLORIDA



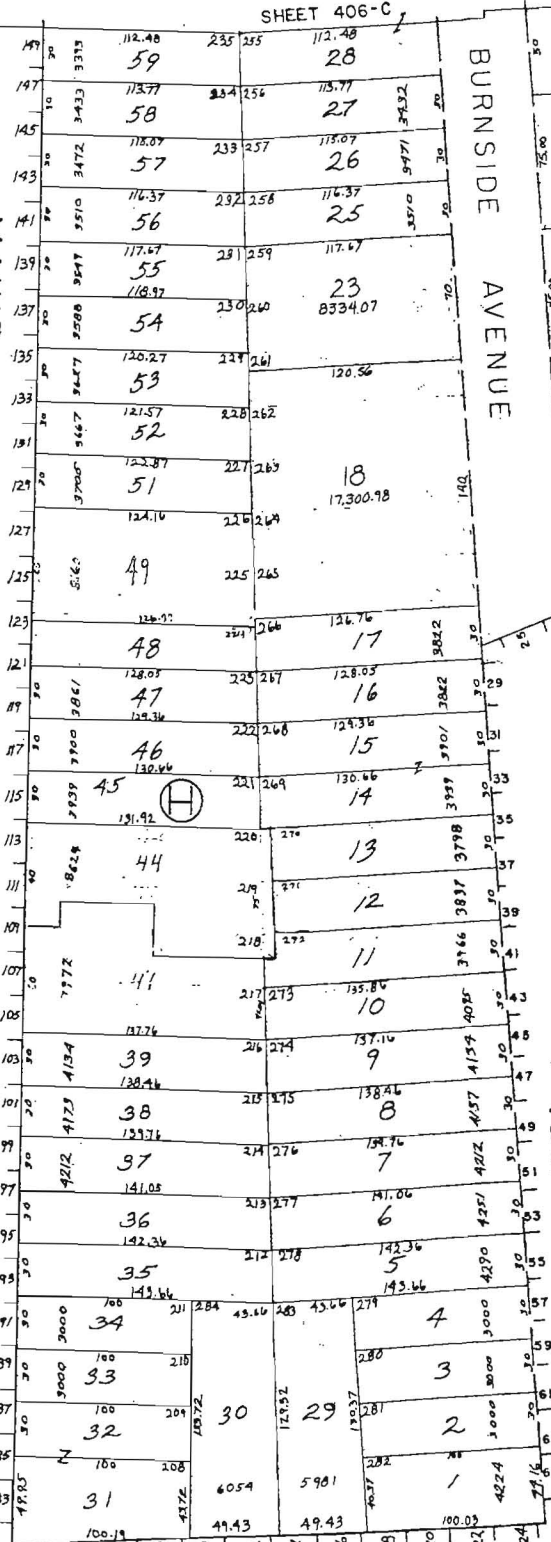
TEXAS STREET



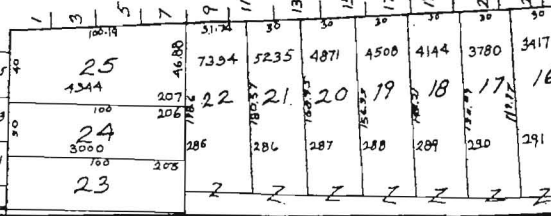
SHEET 406-C

MAINE

AVENUE

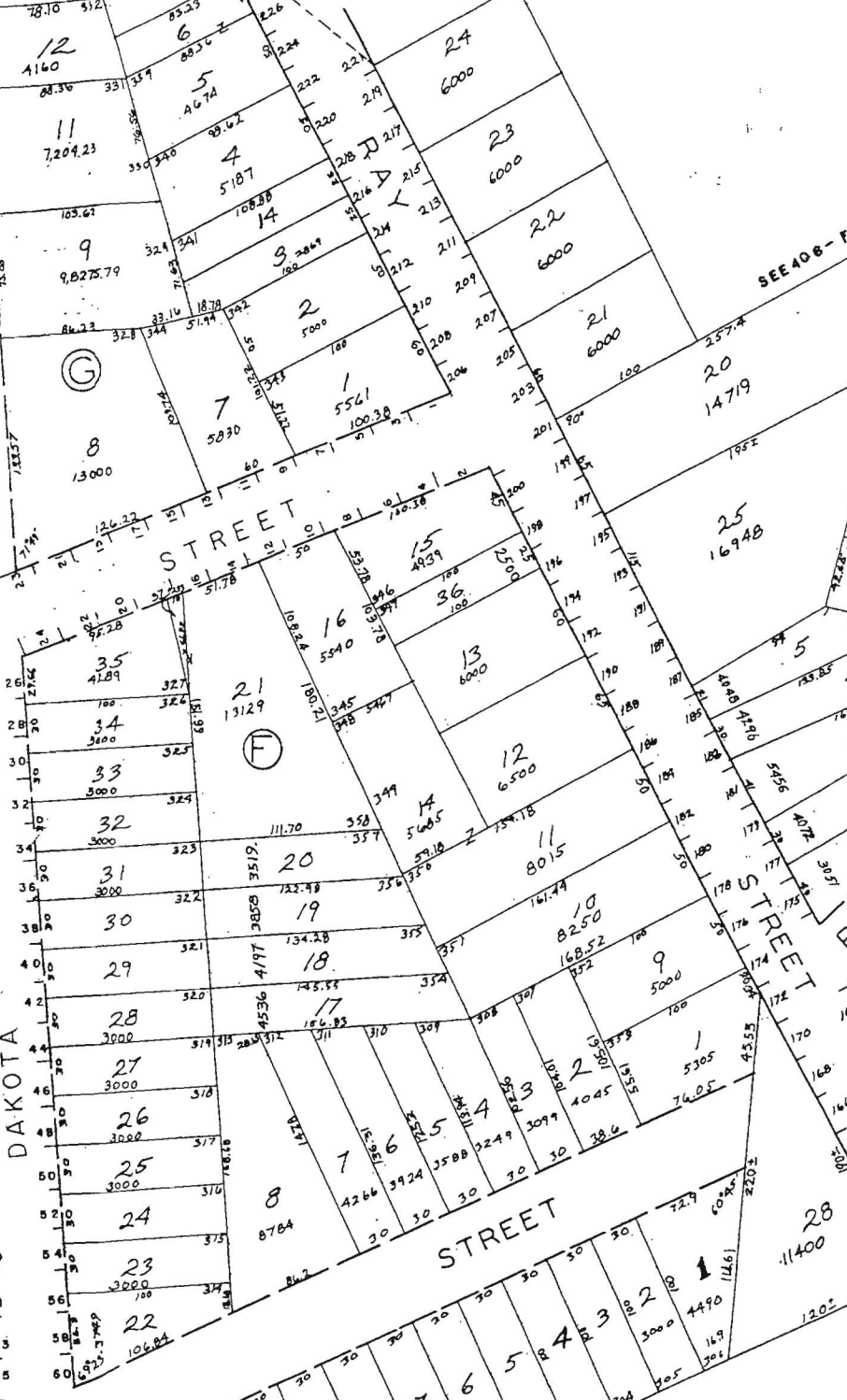


IDAHO



BURNSIDE AVENUE

DAKOTA



STREET

SEE 406-F

RAY PLACE

STREET

ROAD

Nº 407

MARLBOROUGH

TORONITA ST.

RAY PLACE

STREET

ROAD

Updated 7/14/2004

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

Revised 4/5/05 8/23/06

SHEET 408-A

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50' ±
Revised 3/11/05



Nº 410

SHEET 411 -

25
435,860
(TOTAL WITH
411-A-25)

18
43 560

SHEET 171A-A

GRAYSTONE LANE

Updated 7/14/2004
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50' ±

REVISED 4/5/05 8/21/06