

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Eric Larsson
Chip Gavin
Kent Avery
Donna Katsiaficus

March 10, 2014

Lucas Theriault
125 Sherwood Street
Portland, ME 04103

RE: 121-127 Sherwood Street
CBL: 428 A003
ZONE: R-5

Dear Mr. Theriault,

At the March 6, 2014 meeting, the Zoning Board of Appeals voted 5-0 to grant the Conditional Use Appeal to legalize one nonconforming dwelling unit for a total of three units. The approval is valid for six months. I am enclosing a copy of the Board's decision.

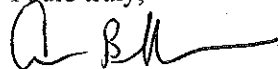
You will also find an invoice for the fees that are still owed for the processing fee, the legal ad and the notices for the appeal. Please submit your payment on receipt of this invoice. Your permit cannot be issued until your payment has been received.

Now that the conditional use appeal has been approved, you need to submit a building permit to address the work that needs to be completed for the building to meet the Housing Code and the NFPA Life Safety Code. Once the building permit has been issued and the work is completed, the building permit application (#2013-01303) to legalize the nonconforming dwelling unit can be approved by Zoning and moved forward in the review process. I have enclosed a building permit application, but you may also find it on the city website under the Inspections Division. You have six months from the date of the meeting, March 6, 2014, referenced under section 14-474(f) to obtain the permit, or your Zoning Board approval will expire.

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: March 10, 2014
RE: Action taken by the Zoning Board of Appeals on March 6, 2014

Members Present: Chip Gavin, Donna Katsiaticus, Eric Larsson, Sara Moppin (secretary), and Gordon Smith (chair)

Members Absent: Kent Avery and William Getz

1. New Business

A. Conditional Use Appeal:

121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building. Representing the appeal is the owner. **The Zoning Board of Appeals voted 5-0 to grant the appeal to legalize one nonconforming dwelling unit for a total of three dwelling units. This approval is valid for six months.**

Enclosure:

Decision for Agenda from March 6, 2014

One DVD

CC: Mark Rees, City Manager

Jeff Levine, AICP, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Attendance
Board members
present:
Erik Laarsen
Sara Mappin
Gardy Smith
Chip Garin
Dana Katsizaficas

R-5 Residential Zone
Recognition of Existing Structure as a Legal Non-Conforming 3-Unit Residence

Conditional Use Appeal

DECISION

Date of public hearing: March 6, 2014

Name and address of applicant: Lucas Theriault
125 Sherwood St.
Portland, ME 04103

Location of property under appeal: 125 Sherwood St.

For the Record:

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

Lucas Theriault - owner of 125 Sherwood Street
Richard York - next door neighbor on Sherwood Street
Jason Swinbourne - 132 Sherwood Street
Robert Haines

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

- written testimony and attachments from
Richard York
- email from Annie Cavallaro

Findings of Fact and Conclusions of Law:

applicant asserts that the

The applicant is requesting a conditional use permit for a property located within the R-5 zone, in order to gain City approval to use the existing structure as a 3-unit residence pursuant to Section 14-391. The building has been used as a 3-unit residence without legal approval for over 60 years. The applicant intends to comply with all building requirements as set forth by City fire and code inspectors.

A. Conditional Use Standards pursuant to Portland City Code §14-391 (c), Recognition of a structure that contains more dwelling units than the number permitted by the Land Use Code as a legal, nonconforming use is permitted, provided that:

1. The nonconforming dwelling units were either in existence April 1, 1995, or the structure in which they are located was originally designed to accommodate more than the number of such units presently in use.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Affidavit from prior owner and email from prior owner's daughter indicates that ^{consistent} 3rd dwelling unit has been in existence since ^{at least} April 1, 1995. There is no evidence before us that prior owner is

2. The applicant neither constructed nor established the non-conforming dwelling units.

incompetent.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Board is persuaded by Affidavit from prior owner, which indicates that 3rd dwelling unit was not constructed or established by the applicant.

3. The nonconforming dwelling units comply with or can be made to comply with current standards of the National Fire Protection Association Life Safety Code (§16-1) and the National Fire Protection Association 1: Fire Prevention Code (§10-16), as amended.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:


Per testimony,

plans, and documents from fire inspector and code inspector indicates that dwelling unit ~~can~~ ^{can} be made to comply w/ ~~relevant~~ ^{the} current standards.

4. Each of the nonconforming dwelling units complies with provisions of the City's Housing Code or can be made to conform with, as amended, including, but not limited to, the requirements of §6-110, Minimum Standards for Space and Occupancy and §6-111, Minimum Plumbing Standards, and §6-112 Minimum Ventilation Standards.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Same finding as # 3 above 

5. The structure containing the nonconforming dwelling units is located in the R-3, R-4, R-5, R-6 or R-7 Zones; or the B-1, B-1(b), B-2, B-2(b) or B-3 Zones.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Per zoning map, unit is located in R-5 zone.

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 5 No 0

Reason and supporting facts:

Even if 3rd unit is not approved, there will still be the same number of ~~units~~ bedrooms and perhaps then the same number of cars and parking issues. There are many other ~~3~~ 3 units and

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

Yes 5 No 0

Reason and supporting facts:

units in the neighborhood. R-5 zone permits 3 units
Same findings as #2 above. ~~ordinance~~ Also, ordinance expressly prohibits board from applying parking requirements that would otherwise apply.

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

Yes 5 No 0

Reason and supporting facts:

There are many other multi-units in the neighborhood and 3 units are ^{an} allowed use in the zone. See also findings above.

Conclusion: (check one)

Option 1: The Board finds that all of the standards (1 through 5) described in section A above have been satisfied and that not all of the factors (1 through 3) described in section B above are present, and therefore GRANTS the application.

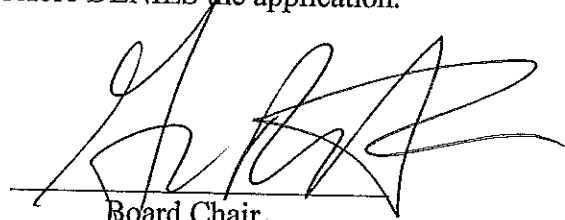
Approval is valid for 6 months.

Option 2: The Board finds that all of the standards (1 through 5) described in section A above have been satisfied, and that while not all of the factors (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 5) described in section A above have been satisfied and/or that all of the factors (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

3/6/14


Board Chair

Members present: Gordon Smith, Sara Moppin, ERIC Larson -
Donna Katsikas, Chip Gavin
CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Bill Hall - Kent Avery
6:30

APPEAL AGENDA

Called to order 6:30 PM

The Board of Appeals will hold a public hearing on Thursday, March 6, 2014 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 appeal:

Granted
5-0

1. New Business

A. Conditional Use Appeal:

121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5

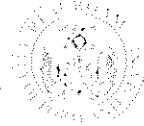
Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building. Representing the appeal is the owner.

2. Adjournment



7:45 PM

MR. ^{Jason} Sambor filed the objectionist
@ 132 Sherwood St



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

TO: ZONING BOARD CHAIR AND MEMBERS

FROM: MARGE SCHMUCKAL, ZONING ADMINISTRATOR

SUBJECT: INFORMATION CONCERNING THE LEGALIZATION OF NONCONFORMING DWELLING UNITS

DATE: FEBRUARY 27, 2014

Section 14-391 concerning the Legalization of nonconforming dwelling units went into effect in March of 24, 2004. The purpose of the Ordinance is to legalize illegal units that had never been approved by permits. The theory is to legalize illegal units that have been in place prior to April 1, 1995 which were not created by an existing building owner. The City Council did not want to reward the building owner who created the illegal units. The building must pass compliance with the Housing Code and the National Fire Protection Association (NFPA) Life Safety Code Prior to issuing the application request.

Every application is also subject to required notification to owners of abutting properties as well as owners of properties situated within 300 feet of the structure being reviewed. Any objection must be submitted in within ten (10) days of the notice sent to them.

If the applicant submits evidence that satisfies all the requirements, and both the office of Inspection Services and the Fire Prevention Bureau have certified that the nonconforming unit(s) conform with the applicable codes, and no person entitled to notice has placed an objection within 10 days, then the Zoning Administrator is able to issue the application to legalize the nonconforming unit.

When the Zoning Administrator cannot approve an application based upon the lack of evidence, or a timely objection is received by a notified person, the application is subject to a conditional use appeal for a final decision. Our office received an objection to the application. Therefore this conditional use appeal is before you for consideration.

125 Sherwood Street



Marge Schmuckal - 125 Sherwood St.

From: Jason Swinbourne <jswinbou@gmail.com>
To: <mes@portlandmaine.gov>
Date: 7/8/2013 6:07 PM
Subject: 125 Sherwood St.
CC: Ridge York <Ridge@ridgeyork.com>

Good evening Marge,

My name is Jason Swinbourne. I am the owner of 132 Sherwood St. My property lies within 300 feet of 125 Sherwood Street. Although I never received any notification that Mr. Therriault was applying to expand his two unit to a three unit; I am hoping this email reaches your desk in a timely fashion.

My email serves to formally contest the request by Lucas Therriault to expand the current two unit dwelling on 125 Sherwood Street to a three unit.

If there is anything else I need to do, please do not hesitate to contact me.

Also, should Mr. Therriault decide to appeal this decision and go in front of the board, what assurances do I have that I, and the surrounding neighbors will receive proper notice as to the time and date of appeal?

Respectfully,

Jason Swinbourne

Cell - 207-650-4715

Home - 207-219-8090

RECEIVED

JUL - 8 2013

Dept. of Building Inspections
City of Portland Maine

MEMORANDUM

TO: ZONING BOARD OF APPEALS COMMITTEE
FROM: RICHARD G. YORK
SUBJECT: OPPOSITION FOR CONDITIONAL USE APPEAL RE: 125 SHERWOOD STREET
DATE: MARCH 6, 2014
CC: JASON SWINBOURNE, WILLIAM & CAROLINE GREENLAW

RE: Opposition of Conditional Use Appeal: 121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building

1. Mr Theriault purchased the property in July 2012 will full knowledge & disclosure that the property was only a legal 2 unit. Attached are copies of the Multiple Listing Sheet & Assessor Records & sellers property disclosure. The only reason we are here today is because my neighbor Jason Swinbourne filed a complaint with the city because of his safety & parking concerns that Mr. Theriault has created since he purchased the building in the summer of 2012. Mr Theriault is an educated man. He knew he was renting the 3rd floor illegally. If you were to ask Mr. Theriault for a copy of his FHA mortgage application it would state the property is a 2-unit, his appraisal would also state a 2-unit, & his homeowners insurance a 2-unit, as well as the aforementioned MLS Sheet, which state clearly it is a 2-unit and "3 additional rooms & one bath on 3rd floor are included with 2nd floor or potential to use as in-law quarters".
2. The property does not meet the required lot SF to grant a variance. The subject property has 8,772 sf according to public records. Sect 14-117 Permitted uses, paragraph 2 a. state multiplex (with 3 or more units) shall be 6,000 sf per unit.
3. Sec 14-118 paragraph 3 alteration of a structure existing Jan 1984 to 3 or more dwelling units sect d. state 3,000 sf of land area per dwelling unit shall be required (the property only has 8,772 sf) and e. "on-site parking shall be required as specified in division 20 (off street parking) of this article, for the combined used of the site" The property only has parking for 1 – 2 vehicles which Mr Theriault reserves for his personal use only and not his tenants. They are all required to park on the street.
4. Mr. Theriault states in his application that the property "has been set up as a 3 unit building for the past 60 years." I submit the property has been a legal 2 unit with finished attic space for various family members over their entire 45 years of ownership. The terminology used in the affidavit signed by the previous owner Louis Cavallaro is misleading, confusing and more to the point completely untrue.

The finished space on the 3rd floor has never been used as a rental, only family members have occupied the space. Mr. Cavallaro's other occupant on the 2nd floor was his elderly sister & also not utilized as a public rental unit. I've attached an email from Mr. Cavallaro's daughter explaining the usage over the past 45 years dispelling Mr. Theriault's claim. The owners prior to the Cavallaro's, The Luntz family did not rent any portion of the property. The family occupied the building as a family and rented to no one during their ownership.

5. He also states "No modification other than cosmetics has been done to the building as of yet on my part". According to the family the 2nd floor unit was only a 2 bdr when Mr. Theriault purchased the property. Since then according to the floor plan that he submitted to this committee a wall has been erected in the 2nd floor unit so Mr. Theriault could rent the unit as a 3bdr vs a 2 bdr thus adding additional parking problems on Sherwood Street.
6. Mr. Theriault also states in his appeal to the zoning board "since it has been used as a 3 unit for so long the impact has already been present and appears to only be affect the usage of a couple additional parking spots, which there appears to be plenty on Sherwood" The reason, the ONLY reason I am here today to express my opposition to the approval is the terrible parking issue he has created. I honestly could not tell you how many people actually live in the property as there is a non-stop train of cars & trucks coming and going at all hours of the day & night. Sadly, the property is frankly more indicative of a Fraternity House than a home.

When Mr. & Mrs. Cavallaro lived in the property they owned a total of 1 car which they parked in the driveway. Their elderly sister did not drive & had no vehicle, and for the short period of time their grandson lived there (a year and a half) he had only 1 vehicle which he parked in front of their home & thus the "impact has already been present" is a complete fallacy.

Mr. Theriault has so many people living in the building, and girlfriends and friends staying the night & large landscape trucks at one point parked up and down the street it is impossible for others that live in the neighborhood & their guests to park in front of their own home. It's so bad that the neighbors on either side of Mr. Theriault are not able to park in front of their own properties. His tenants (and friends) easily take up all 3 spots in front of his house, the Greenlaw's as well as my property. (9+ spots on a daily / nightly basis). His assertion that there is plenty of parking on Sherwood St is completely false which is why Mr. Swinbourne filed the complaint to begin with. Mr & Mrs. Greenlaw, the previous owners Mr. & Mrs. Cavallaro & myself all support his complaint and request that you deny Mr. Theriault his request for a variance.

From: **Annie Cavallaro** acavallarojo@yahoo.com
Subject: **Re: Ridge York has shared a file with you using Dropbox**
Date: **March 6, 2014 at 4:56 PM**
To: **Ridge York** ridge@ridgeyork.com

Hello,

My name is Antoinette Cavallaro Johnson and I am the daughter of Louis and Margret Cavallaro. I am sending this email in regards to their previous home on 125 Sherwood Street in Portland, ME. I would like to confirm that there has never been an apartment on the third floor. Lucas is claiming that the home has been a 3 unit for 60 years. My parents are 70 years old and only owned the apartment for approximately 45 years. When they originally bought the house it was not used as an apartment unit, the owners used the entire home just for themselves. The third floor attic consisted of one room that was used as a bedroom for the previous owners daughter. The rest of the attic walls were made of studs and cardboard that were not efficient for living. When my parents bought the house, growing up, they never changed the original layout of the attic. My bedroom became the room on the third floor when I entered high school (the rest of the attic still remained unlivable). When my son was two years old, I was looking for a place to live with him until I was able to financially stay on my own to save money. It was then that the third floor finally was made into an economical place to live. No rent was ever paid. It was just a family based home. When I moved out the attic stayed vacant until my nephew moved in many years later. Still no rent was ever paid. He remained there for a year and a half until my parents finally sold the house as a TWO UNIT APARTMENT. The third floor was only used for family purposes and was never rented or given to anyone of the general public.

My dad is 73 years old and should not have signed that document without one of his children looking over it and approving it first. He has a medical condition and was clueless to what it was he was actually signing. He did not understand the nature of the document.

Thank you and sorry for the inconvenience,

Antoinette Cavallaro Johnson

On Thu, 3/6/14, Ridge York <ridge@ridgeyork.com> wrote:

Subject: Ridge York has shared a file with you using Dropbox

To: "Annie Cavallaro" <acavallarojo@yahoo.com>

Date: Thursday, March 6, 2014, 4:07 PM

Hi

Annie Here's a link to a file in my

Dropbox:<https://www.dropbox.com/s/z2a6cr5xl86cnla/PDF%20-012.pdf>

Ridge YorkCRS | CDPE | SRES | CIAS |

ABRBroker / Realtor

RE/MAX By The BayPortland |

MaineMobile | 207-650-0888

Sent from my iPhone

Multi-Family - AGENT SYNOPSIS



MLS#: 1055715 Status: Sold
125 Sherwood Street, Portland, ME 04103

List Price: \$ 229,900
Original Price: \$ 229,900
List Date: 06/01/12
Assoc. Fee /Mo:

Neigh'd/Assoc: East Deering

Directions: Wash. Ave. to Veranda St. to left on Sherwood, 3rd house down on right.

General/Land Information

Style: New Englander #Units: 2 # Full Baths: 3 #1 Brm/2 Brm/3 Brm: 0/1/1
Year Built+/-: 1900 Color: tan # Partial Baths: 0
Lot Size (Acr)+/-: 0.200 RdFrt+/-:
Surveyed: Unknown Seasonal: No Zone: R5
WtrFrt: No Water Body: Water Body Type:
Amt WtrFrt+/-: WtrFrt Owned+/-: WtrFrt Shared+/-:
SqFt Fin. Above Grade+/-: 2,740 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 2,740
Source of SqFt: Public Record

Unit Information

| Unit: | #1 | #2 | #3 | #4 | #5 | #6 |
|-----------------------------|-----|-----|----|----|----|----|
| Level: | 1 | 2 | | | | |
| Rm/Bd Rm: | 5/2 | 7/4 | | | | |
| Full / Partial Baths: | 1/ | 2/ | | | | |
| Gross Mnthly Rent per Unit: | | | | | | |

Remarks

East Deering Owner occupied 2 unit. Hardwood floors, 3 year old roof and porches, some tin ceilings and ornamental moldings. 3 additional rooms & one bath on 3rd floor are included with 2nd floor or potential to use as in-law quarters. Beautiful yard.

Property Features

Construction: Wood Frame
Basement Info: Full
Foundation Mtrls: Fieldstone, Brick
Exterior: Vinyl Siding
Roof: Shingle
Heat System: Forced, Hot Water, Baseboard
Heat Fuel: Oil, Electric
Water Heater: Off Heating System
Cooling: No Cooling
Floors: Vinyl, Wood, Carpet
Veh. Storage: Off Street Parking
Amenities: Deck, Laundry-Hookup, Patio
Access. Amntles:
Equipment:

Site Information

OTE: Check Detail Reports for complete list of Features.
Site: Level, Sidewalks, Well Landscaped
Driveway: Gravel
Parking: 1-4 Spaces
Location: Neighborhood, Near Shopping
Restrictions: No Restrictions
Rec. Water:
View:
Roads: Paved
Transportation: Major Road Access, Public Transport Access
Electric: Circuit Breakers, On Site
Gas: Natural-At Street
Waste Water Disp.: Public
Water: Public

Tax/Deed/Community Information

Book/Page/Partial: 2982/556/All Map/Block/Lot: 428/A/3 Full Tax Amount/Yr: \$4,724 / (11-12)
School District: Ptlid

Off Market Information

DOM: 6 Pending Date: 06/07/12 Expiration Date: 12/01/12
Sold Price: \$ 240,000 Sold Terms: FHA
Sold Date: 07/31/12 Sold Terms Other: NOTAPPL
Sell Office: The Maine Real Estate Network Sell Office#: 2484 Sell Office Phone: 207-774-4224
Sell Agent: Bridget King Sell Agent ID#: 00761
Appraiser: Marshall Pillsbury Appraiser ID#:

Listing Contact Information

List Office: Keller Williams Realty, 1898 Office: 207-879-9800
List Agent: Claire Garvey 002171 List Agt Ph: 207-553-2464 Ext.: 000
LAg Email: cgarvey@kw.com List Agt Cell: 207-831-7630
CoList Agt: Evan Lelansky 003952 CoList Agt Ph: 207-553-2465
CoList Email: EVANL@kw.com SAF/BAF/TBF: 0.00% / 3.00% / 3.00%

Virtual Tour:

Show Intr: Call Listing Broker, Leave Card/Sign In, Notice Required, Sign On Property
Internal Rmks

/Contingenc

Printed: 07/08/13



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright MREIS, Inc. 2013



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)
[Home](#)
[Departments](#)
[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 428 A003001
Land Use Type TWO FAMILY
Property Location 125 SHERWOOD ST
Owner Information CAVALLARO LOUIS A & MARGARET V OR SURV
 125 SHERWOOD ST
 PORTLAND ME 04103
Book and Page
Legal Description 428-A-3
 SHERWOOD ST 121-127
Acres 8772 SF
 0.201

Current Assessed Valuation:

[browse city services a-z](#)

[browse facts and links a-z](#)

TAX ACCT NO. 43456 **OWNER OF RECORD AS OF APRIL 2011**
 CAVALLARO LOUIS A &
 MARGARET V OR SURV
 125 SHERWOOD ST
 PORTLAND ME 04103
LAND VALUE \$67,800.00
BUILDING VALUE \$200,600.00
HOHESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$258,400.00
TAX AMOUNT \$4,723.56



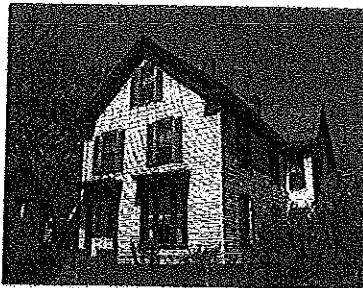
Any Information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Best Viewed at 800x600, with Internet Explorer

Building 1
Year Built 1900
Style/Structure Type OLD STYLE
Stories 2
Units 2
Bedrooms 6
Full Baths 2
Total Rooms 10
Attic FULL FINSH
Basement FULL
Square Feet 2918

[View Sketch](#)
[View Map](#)
[View Picture](#)



New Search

Zoning Division
Margo Schmuuckal
Zoning Administrator



RECEIVED

JUL 31 2013

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND

NFPA LIFE SAFETY CODE - FIRE PREVENTION CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the NFPA Life Safety Code - Fire Prevention Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuuckal) as to compliance or the ability to comply with these codes.

Location: 125 Sherwood St 428-A-003

Owner: Lycas Theriault

Address of Owner: 125 Sherwood St, Portland ME 04103 Telephone: 314-8479

Applicant information if different than above: ---

Current number of legal units: two (2)

Number of units to be legalized: one (1)

Total: three (3)
three

Comments of approval or disapproval (list any and all conditions):

- 1) Fire Doors need each unit; And BASEMENT. (S) 3rd floor 2nd means of Egress
- 2) SMOKE & CO ALARMS ALL UNITS AND BASEMENT.
- 3) STORAGE in HALLWAYS.

Signature: Robert Pouch

Date: 7/29/2013

Zoning Division
Marge Schmuckal
Zoning Administrator



~~CITY OF PORTLAND~~

CITY OF PORTLAND HOUSING CODE
DWELLING UNIT COMPLIANCE

Section 14-391 of the Land Use Ordinance allows illegal nonconforming dwelling units to become legalized thru a given process. Part of this process is that the dwelling unit(s) that are requested to be legalized must comply or be able to comply with the City of Portland's Housing Code PRIOR to issuing the requested permit.

Please return this form to the Zoning Administrator (Marge Schmuckal) as to compliance or the ability to comply with these codes.

Location: 125 Sherwood St. 428-A-003

Owner: Lucas Theriault

Address of Owner: 125 Sherwood St, Portland ME 04103 Telephone: 344-8979

Applicant information if different than above: _____

Current number of legal units: two (2)

Number of units to be legalized: one (1)

Comments of approval or (disapproval) (list any and all conditions): total: three (3)
would need to comply with a permit

Signature:

Date: 7/12/13

125 Sherwood – 428 A003

Legalization

Exterior:

- No exterior guard – hand rails

Interior:

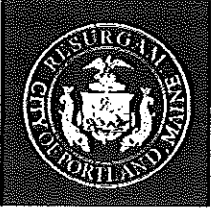
- No fire doors (60 min.)
- Several windows inop. – Missing sash cords
- Front hall rail non continuous & too low (29")
- Rear hall rail non continuous & not secure
- 3rd Floor egress stairs un usable run = 7 / rise = 9.5
- 3rd Floor front stair head room 6'-2"
- 3rd Floor front door 5'-1" In corner
- 3rd Floor bath head room at sink = 5'
- 3rd Floor bath head room at toilet = 5'-10"

Plumbing:

- 2nd Floor open abandoned drain line
- 3rd Floor "S" traps
- Basement – no boiler protection

Electrical:

- 3rd Floor unit must comply with NEC-2011 & CMP regulations



PORTLAND MAINE

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

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

September 12, 2013

Lucas Theriault
125 Sherwood Street
Portland, ME 04103

Re: 125 Sherwood Street – 428 A003 – R-5 Residential Zone – Permit #2013-01303
Legalization of Nonconforming Dwelling Unit

Dear Mr. Theriault,

I'm writing this letter to check in with you regarding your application (#2013-01303) to legalize a nonconforming dwelling unit at your property at 125 Sherwood Street. As you know both Code Enforcement Officer George Froehlich and Fire Prevention Officer Roland Pinette inspected your property on July 10, 2013 and found numerous Housing Code and Life Safety Code violations. In order for you to pursue the legalization of the third unit, you need to address all the violations that were found. You sent me an email on August 7, 2013, stating that you were in the process of hiring an architect to address all the code violations. At this point we have not received a building permit to complete the work that needs to be done to bring the building into compliance as a three family. At this point I am wondering if you are still pursuing the permit to legalize the nonconforming unit. If you are, can you give me an idea of when you will submit the building permit to correct the violations?

If you do continue to pursue the legalization of the nonconforming dwelling unit permit, I want to remind you that a neighbor has objected to your application. Since our office received the objection, once the work is complete, you will need to file a Conditional Use Appeal to appear before the Zoning Board of Appeals. You must file the appeal within thirty days of Building and Fire signing off on the building meeting the Housing and Life Safety Codes.

Please feel free to contact me if you have any questions.

Yours truly,

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

Cc. file



City of Portland Zoning Board of Appeals

February 21, 2014

Lucas Theriault
125 Sherwood Street
Portland, ME 04103

Dear Mr. Theriault,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, March 6, 2014 at 6:30 p.m.** in room 209 located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

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

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

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

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

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

| | |
|--------------------------------------|--|
| Application No: 0000-1861 | Applicant: THERIAULT LUCAS R |
| Project Name: 125 SHERWOOD ST | Location: 125 SHERWOOD ST |
| CBL: 428 A003001 | Application Type: Conditional Use |
| Invoice Date: 02/21/2014 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due | Payment Due Date |
| \$100.00 | | \$100.00 | | \$206.02 | | \$0.00 | | \$206.02 | On Receipt |

First Billing

| | |
|---|-----------------|
| Previous Balance | \$100.00 |
| Payment Received 2/18/2014 - Thank you | \$100.00 |

| Fee Description | Qty | Fee/Deposit Charge |
|--------------------------------|------------|---------------------------|
| Processing Fee | 1 | \$50.00 |
| Notices - ZBA | 82 | \$61.50 |
| Legal Advertisements - ZBA | 1 | \$94.52 |
| | | <hr/> \$206.02 <hr/> |
| Total Current Fees: | + | \$206.02 |
| Total Current Payments: | - | \$0.00 |
| Amount Due Now: | | \$206.02 |

 Detach and remit with payment

CBL 428 A003001
Bill to: THERIAULT LUCAS R
 125 SHERWOOD ST
 PORTLAND, ME 04103

Application No: 0000-1861
Invoice Date: 02/21/2014
Invoice No: 44221
Total Amt Due: \$206.02
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

| | |
|--------------------------------------|--|
| Application No: 0000-1861 | Applicant: THERIAULT LUCAS R |
| Project Name: 125 SHERWOOD ST | Location: 125 SHERWOOD ST |
| CBL: 428 A003001 | Application Type: Conditional Use |
| Invoice Date: 02/18/2014 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| Previous Balance | | Payment Received | | Current Fees | | Current Payment | | Total Due | Payment Due Date |
| \$0.00 | - | \$0.00 | + | \$100.00 | - | \$100.00 | = | \$0.00 | On Receipt |

Previous Balance **\$0.00**

| Fee Description | Qty | Fee/Deposit Charge |
|--------------------------------|----------|--------------------|
| Appeal Application Fee | 1 | \$100.00 |
| | | \$100.00 |
| Total Current Fees: | + | \$100.00 |
| Total Current Payments: | - | \$100.00 |
| Amount Due Now: | | \$0.00 |

CBL 428 A003001
Bill to: THERIAULT LUCAS R
 125 SHERWOOD ST
 PORTLAND, ME 04103

Application No: 0000-1861
Invoice Date: 02/18/2014
Invoice No: 44191
Total Amt Due: \$0.00
Payment Amount: \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 2/20/2014 3:45 PM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda feb 28.pdf

Hi Ann,

All set to publish your ad on Friday, February 28.
The cost is \$94.52 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
295 Gannett Drive
South Portland, ME 04106
Tel. 207-791-6157
Fax: 207-791-6910
Email: jjensen@mainetoday.com

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Thursday, February 20, 2014 1:38 PM
To: classified
Subject: Zoning Board of Appeals Legal Ad

Joan -

I'm on vacation next week, so I am getting this request to you a little early. I have attached the Zoning Board of Appeals legal ad for Friday, February 28, 2014.

Thank you.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 125 SHERWOOD ST

The Zoning Board of Appeals will hold a public hearing on Thursday, March 6, 2014 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 appeal.

Conditional Use Appeal:

121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building. Representing the appeal is the owner.

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 125 SHERWOOD ST

The Zoning Board of Appeals will hold a public hearing on Thursday, March 6, 2014 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 appeal.

Conditional Use Appeal:

121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building. Representing the appeal is the owner.

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 125 SHERWOOD ST

The Zoning Board of Appeals will hold a public hearing on Thursday, March 6, 2014 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 appeal.

Conditional Use Appeal:

121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building. Representing the appeal is the owner.

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

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 125 SHERWOOD ST

The Zoning Board of Appeals will hold a public hearing on Thursday, March 6, 2014 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 appeal.

Conditional Use Appeal:

121-127 Sherwood Street, Lucas Theriault, owner, Tax Map 428, Block A, Lot 003, R-5 Residential Zone: The applicant is seeking a Conditional Use Appeal under section 14-391(f) to legalize one nonconforming dwelling unit for a total of three dwelling units in the building. Representing the appeal is the owner.

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

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|--|-------------------|-------|
| 427 K001001 | LIBBY MADELINE F LIFE ESTATE | 29 DALTON ST PORTLAND, ME 04103 | F ST | 1 |
| 427 L005001 | LIBBY MADELINE F LIFE ESTATE | 29 DALTON ST PORTLAND, ME 04103 | 29 DALTON ST | 1 |
| 427 L009001 | NAPOLITANO EULAH V WID WWII VET | 27 DALTON ST PORTLAND, ME 04103 | 27 DALTON ST | 1 |
| 427 L010001 | BANK OF NEW YORK MELLON | 400 COUNTRYWIDE WAY SIMI VALLEY, CA 93065 | 19 DALTON ST | 1 |
| 427 M001001 | VIOLA ANTHONY F KW VET & BARBARA M VIOLA LIFE ESTATE | 24 DALTON ST PORTLAND, ME 04103 | 24 DALTON ST | 1 |
| 427 M003001 | RUSSO MATTHEW J | 28 DALTON ST PORTLAND, ME 04103 | 28 DALTON ST | 1 |
| 427 M004001 | QUEEN MARJORIE A TRUSTEE FLORENCE QUEEN WID WWII VET | 32 DALTON ST PORTLAND, ME 04103 | 32 DALTON ST | 1 |
| 427 M007001 | RUSSO MATTHEW J | 28 DALTON ST PORTLAND, ME 04103 | 30 DALTON ST | 1 |
| 428 A002001 | HARMON SHERMAN STREET ASSOCIATES LLC | PO BOX 10634 PORTLAND, ME 04104 | 62 VERANDA ST | 6 |
| 428 A003001 | THERIAULT LUCAS R | 125 SHERWOOD ST PORTLAND, ME 04103 | 125 SHERWOOD ST | 2 |
| 428 A004001 | YORK RICHARD G | 129 SHERWOOD ST PORTLAND, ME 04103 | 129 SHERWOOD ST | 2 |
| 428 A005001 | DUBE JILL | 149 SHERWOOD ST PORTLAND, ME 04103 | 149 SHERWOOD ST | 1 |
| 428 A006001 | WEBSTER MICHAEL P | 155 SHERWOOD ST PORTLAND, ME 04103 | 155 SHERWOOD ST | 1 |
| 428 A008001 | FORTUNE CAPITAL GROUP | 130 MADISON AVE SKOWHEGAN, ME 04976 | 11 F ST | 1 |
| 428 A014001 | COSTIGAN GEORGE III & LESLIE COSTIGAN JTS | 141 SHERWOOD ST PORTLAND, ME 04103 | 141 SHERWOOD ST | 2 |
| 428 A015001 | WELCH WILLIAM M & JODI M WELCH JTS | 16 CHARLOTTE DR FALMOUTH, ME 04105 | 135 SHERWOOD ST | 2 |
| 428 B001001 | NAPPI ANTOINETTE G | 154 SHERWOOD ST PORTLAND, ME 04103 | 154 SHERWOOD ST | 1 |
| 428 B004001 | KENNIE CHAD W & LAURIE M JTS | 37 PEMBROKE ST PORTLAND, ME 04103 | 37 PEMBROKE ST | 2 |
| 428 B005001 | HANLON-SMITH JAMES B | 33 PEMBROKE ST PORTLAND, ME 04103 | 33 PEMBROKE ST | 1 |
| 428 B006001 | KUMAGAE EVAN & EMILY KUMAGAE JTS | 23 PEMBROKE ST PORTLAND, ME 04103 | 23 PEMBROKE ST | 3 |
| 428 B007001 | RIDGE SHEILA M & RUTH E RIDGE JTS | 19 PEMBROKE ST PORTLAND, ME 04103 | 19 PEMBROKE ST | 1 |
| 428 B008001 | SALAMONE DEBORAH | 126 SHERWOOD ST PORTLAND, ME 04103 | 126 SHERWOOD ST | 2 |
| 428 B009001 | RUSSO MARIANNA G | 140 SHERWOOD ST PORTLAND, ME 04103 | 140 SHERWOOD ST | 1 |
| 428 B010001 | WAGABAZA DAVID A | 144 SHERWOOD ST PORTLAND, ME 04103 | 142 SHERWOOD ST | 3 |
| 428 B013001 | SWINBOURNE JASON | PO BOX 875 SCARBOROUGH, ME 04070 | 132 SHERWOOD ST | 1 |
| 428 B022001 | PORTLAND HOUSING AUTHORITY | 14 BAXTER BLVD PORTLAND, ME 04101 | 14 CHURCHILL ST | 25 |
| 428 B029001 | ESTEY LISA M | 166 SHERWOOD ST PORTLAND, ME 04103 | 166 SHERWOOD ST | 1 |
| 428 B030001 | HOW SCOTT W | 43 PEMBROKE ST PORTLAND, ME 04103 | 43 PEMBROKE ST | 1 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|---|------------------------|-------|
| 428 C001001 | SPARKOWICH ELIZABETH A | 22 PEMBROKE ST PORTLAND, ME 04103 | 22 PEMBROKE ST | 1 |
| 428 C003001 | WALTZ RICHARD P III | 537 WASHINGTON AVE PORTLAND, ME 04103 | 537 WASHINGTON AVE | 1 |
| 428 C004001 | WALTZ RICHARD P III | 537 WASHINGTON AVE PORTLAND, ME 04103 | 539 WASHINGTON AVE | 1 |
| 428 C005001 | R & M PROPERTIES LLC | 568 SOMBRERO BEACH RD MARATHON, FL 33050 | 549 WASHINGTON AVE | 2 |
| 428 C006001 | FULLI MAHFUZ | 30 WOODFIELD RD PORTLAND, ME 04102 | 553 WASHINGTON AVE | 2 |
| 428 C009001 | PORTLAND HOUSING AUTHORITY | 14 BAXTER BLVD PORTLAND, ME 04101 | 1 CHURCHILL ST | 12 |
| 428 C010001 | SAYWARD BEATRICE M & PETER R PETERSON | 40 PEMBROKE ST PORTLAND, ME 04103 | 40 PEMBROKE ST | 1 |
| 428 C011001 | ROGERS MICHAEL R & LISA A ROGERS JTS | 34 PEMBROKE ST PORTLAND, ME 04103 | 34 PEMBROKE ST | 1 |
| 428 C012001 | WOOL PETER J JR & KARYN JENKINS JTS | 38 PEMBROKE ST PORTLAND, ME 04103 | 38 PEMBROKE ST | 1 |
| 428 C014001 | BISCHOF JOHN E G & ANNE D BISCHOF JTS | 551 WASHINGTON AVE PORTLAND, ME 04103 | 551 WASHINGTON AVE | 1 |
| 428 C015001 | ADSHEAD CHRISTOPHER E & MICHELLE E ADSHEAD JTS | 14 HENNINGS WAY NORTH YARMOUTH, ME 04097 | 533 WASHINGTON AVE | 2 |
| 428 C021001 | WALTZ RICHARD P III | 537 WASHINGTON AVE PORTLAND, ME 04103 | 30 PEMBROKE ST | 1 |
| 428 F011001 | DUBAIL EDWARD J KW VET & GLORIA A OR SURV | 165 SHERWOOD ST PORTLAND, ME 04103 | 165 SHERWOOD ST | 1 |
| 429 A001001 | BURGESS CHRISTOPHER J | 56 VERANDA ST PORTLAND, ME 04101 | 56 VERANDA ST | 3 |
| 429 A002001 | DUPLISSIE COLLEEN | 82 SOLAR DR CARIBOU, ME 04736 | 115 SHERWOOD ST UNIT 1 | 5 |
| 429 A002002 | MOORE REBECCA A | 47 OREGON RD SOUTHBOROUGH, MA 01772 | 115 SHERWOOD ST UNIT 2 | 1 |
| 429 A002003 | HICKORY JULIA C | 115 SHERWOOD ST # 3 PORTLAND, ME 04103 | 115 SHERWOOD ST UNIT 3 | 1 |
| 429 A002004 | THORNTON ELIZABETH A | 115 SHERWOOD ST # 4 PORTLAND, ME 04103 | 115 SHERWOOD ST UNIT 4 | 1 |
| 429 A002005 | MERCHANT JENNIFER L | 115 SHERWOOD ST # 5 PORTLAND, ME 04103 | 115 SHERWOOD ST UNIT 5 | 1 |
| 429 A003001 | GREENLAW WILLIAM K & CAROLINE J OR SURV | 117 SHERWOOD ST PORTLAND, ME 04103 | 117 SHERWOOD ST | 2 |
| 429 A004001 | MACDONALD JAMES E | 74 COLLEGE ST PORTLAND, ME 04103 | 46 VERANDA ST | 1 |
| 429 B001001 | AASKOV DANA B TRUSTEE | 900 RIVERSIDE ST PORTLAND, ME 04103 | 38 VERANDA ST | 5 |
| 429 B002001 | GEARY CONSTANCE M WID WWII VET TD | 36 VERANDA ST PORTLAND, ME 04103 | 36 VERANDA ST | 1 |
| 429 B003001 | FERGUSON CATHERINE A & ROLAND C III | 32 VERANDA ST PORTLAND, ME 04103 | 32 VERANDA ST | 2 |
| 429 B004001 | BOULTON DARCY & WANDA J ESTES JTS | 112 WINDHAM CENTER RD WINDHAM, ME 04062 | 28 VERANDA ST | 2 |
| 429 B005001 | HARRISON PROPERTIES LLC | 10 FREEDOM RD SCARBOROUGH, ME 04074 | 116 SHERWOOD ST | 3 |
| 429 B008001 | FERGUSON ROLAND C III & CATHERINE A JTS | 32 VERANDA ST PORTLAND, ME 04103 | 30 VERANDA ST | 1 |
| 429 C001001 | D & D PROPERTIES LIMITED LIABILITY COMPANY | PO BOX 6007 FALMOUTH, ME 04105 | 523 WASHINGTON AVE | 6 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|---|--|--------------------|-------|
| 429 C002001 | D & D PROPERTIES LIMITED LIABILITY COMPANY | PO BOX 6007 FALMOUTH, ME 04105 | 521 WASHINGTON AVE | 6 |
| 429 C003001 | D & D PROPERTIES LIMITED LIABILITY COMPANY | PO BOX 6007 FALMOUTH, ME 04105 | 519 WASHINGTON AVE | 1 |
| 429 C004001 | EAST DEERING PROPERTIES LLC | 110 MARGINAL WAY PMB # 102 PORTLAND, ME 04101 | 513 WASHINGTON AVE | 1 |
| 429 C006001 | ROCKPROP LLC | 110 MARGINAL WAY PMB # 102 PORTLAND, ME 04101 | 14 VERANDA ST | 1 |
| 429 C007001 | EAST DEERING PROPERTIES LLC | 110 MARGINAL WAY PMB # 102 PORTLAND, ME 04101 | 18 VERANDA ST | 1 |
| 429 C008001 | SPARKOWICH ELIZABETH A | 22 PEMBROKE ST PORTLAND, ME 04103 | 10 PEMBROKE ST | 1 |
| 429 C009001 | D & D PROPERTIES LIMITED LIABILITY COMPANY | PO BOX 6007 FALMOUTH, ME 04105 | 521 WASHINGTON AVE | 1 |
| 429 D001001 | VOGT ROGER W JR & RUTH B VOGT & ETAL JTS | 53 VERANDA ST PORTLAND, ME 04103 | 53 VERANDA ST | 2 |
| 429 D003001 | TROTT JAMES A | 166 MURRAY ST PORTLAND, ME 04103 | 41 VERANDA ST | 2 |
| 429 D004001 | 87-89 SHERWOOD STREET LLC | 13 MAC CABE RD FALMOUTH, ME 04105 | 87 SHERWOOD ST | 6 |
| 429 D005001 | HAGAN AARON J & LINDSEY G HAGAN JTS | 81 SHERWOOD ST PORTLAND, ME 04103 | 81 SHERWOOD ST | 1 |
| 429 D008001 | 87-89 SHERWOOD STREET LLC | 23 QUEEN ST GORHAM, ME 04038 | PROPOSED ST | 1 |
| 429 D009001 | KASERMAN KEVIN C & DENISE A JTS | 13 MACCABE RD FALMOUTH, ME 04105 | 57 VERANDA ST | 2 |
| 429 H001001 | PELLETIER STEVE R & GINNIE G PELLETIER JTS | 141 TUCKER AVE PORTLAND, ME 04103 | 27 VERANDA ST | 9 |
| 429 H002001 | MAZZIOTTI PHYLLIS WID WWII MARY MAZZIOTTI WID WWII VET | 84 SHERWOOD ST PORTLAND, ME 04103 | 82 SHERWOOD ST | 2 |
| 429 H003001 | BRENNAN JOSEPH & KRISTIN E BRENNAN JTS | 80 SHERWOOD ST PORTLAND, ME 04103 | 80 SHERWOOD ST | 1 |
| 429 H014001 | LOUIS PAUL E | PMB 299 PO BOX 9715-299 PORTLAND, ME 04104 | 21 VERANDA ST | 3 |
| 429 H015001 | NAPOLITANO JOSEPH J KW VET & MARY D JTS | 5 JORDAN ST PORTLAND, ME 04103 | 5 JORDAN ST | 2 |
| 429 H030001 | POULOS NICHOLAS E | 40 BERKELEY ST PORTLAND, ME 04103 | 9 VERANDA ST | 1 |
| 429 H044001 | MADISON DONNA L | 3 JORDAN ST PORTLAND, ME 04103 | 3 JORDAN ST | 1 |
| 431 H001001 | CAMPBELL GERALD K & SUSAN J CAMPBELL JTS | 10 STERLING ST WATERVILLE, ME 04901 | 7 KENSINGTON ST | 2 |
| 431 H003001 | ROAK WILLIAM J | 17 KENSINGTON ST PORTLAND, ME 04103 | 17 KENSINGTON ST | 2 |
| 431 J001001 | SEARS HERBERT MASON | 106 PINE ST PORTLAND, ME 04102 | 72 VERANDA ST | 2 |
| 431 J002001 | PHOTIADES SHELLY M & KEVIN S PHOTIADES JTS | 38 MAPLEWOOD AVE MAPLEWOOD, NJ 07040 | 8 DALTON ST | 1 |
| 431 J003001 | COMMUNITY HOUSING OF MAINE | 309 CUMBERLAND AVE #203 PORTLAND, ME 04101 | 12 DALTON ST | 2 |
| 431 J004001 | OUELLETTE RAYMOND J & CHERYL A JTS | 16 DALTON ST PORTLAND, ME 04103 | 16 DALTON ST | 1 |
| 431 J005001 | CUMBERLAND PARK | PO BOX 10634 PORTLAND, ME 04104 | 66 VERANDA ST | 5 |
| 431 K001001 | COOPER ROBERT R III | 78 VERANDA ST PORTLAND, ME 04103 | 78 VERANDA ST | 1 |

| CBL | OWNER | OWNER MAILING ADDRESS | PROPERTY LOCATION | UNITS |
|-------------|--|---|-------------------|-------|
| 431 K002001 | RUEL LAURA & GREGORY RUEL JTS | 13 DALTON ST PORTLAND, ME 04103 | 13 DALTON ST | 1 |
| 431 K003001 | BURNHAM ROSE M | 9 DALTON ST PORTLAND, ME 04103 | 9 DALTON ST | 1 |
| 431 L006001 | DIMILLO GAIL E | 96 VERANDA ST PORTLAND, ME 04103 | 96 VERANDA ST | 1 |
| 431 N001001 | MORRIS ROBERT P & JOHN C JTS | 67 VERANDA ST PORTLAND, ME 04103 | 67 VERANDA ST | 2 |
| 431 N002001 | BURGESS CHRISTOPHER | 61 VERANDA ST PORTLAND, ME 04103 | 61 VERANDA ST | 2 |
| 431 N006001 | MOORE SHANNON R | 69 VERANDA ST PORTLAND, ME 04103 | 69 VERANDA ST | 1 |
| 431 N007001 | STANFORD STEVEN & PAMELA STANFORD JTS | 57 1/2 VERANDA ST PORTLAND, ME 04103 | 57 VERANDA ST | 1 |

