

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

September 2, 2011

Warren & Kelly Rowell  
43 Watson Street  
Portland, ME 04103

RE: 43 Watson Street  
CBL: 431 C005 & 006  
ZONE: R-3

Dear Mr. & Mrs. Rowell:

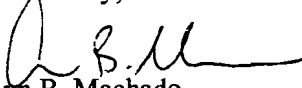
At the September 1, 2011 meeting, the Zoning Board of Appeals voted 6-0 to deny your practical difficulty appeal to reduce your front yard setback to build a larger front porch. I am enclosing a copy of the Board's decision.

You will also find an invoice for \$208.73 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that your practical difficulty appeal has been denied, you may either revise your permit application to just rebuild the existing 8' x 12' front porch or you may withdraw your permit. If you decide to revise your building permit application, you will need to submit an accurate plot plan for the existing conditions and plans that show how the existing porch is being rebuilt. If you decide to withdraw your application, you are entitled to get some of the money back from the original permit fee. You need to submit your request in writing and include the original receipt that you received when you applied. Please feel free to contact me at 207-874-8709 if you have any questions.

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

Yours truly,

  
Ann B. Machado  
Zoning Specialist

Cc. file

# CITY OF PORTLAND, MAINE

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# ZONING BOARD OF APPEALS

## ZONING BOARD APPEAL DECISION

**To:** City Clerk

**From:** Marge Schmuckal, Zoning Administrator

**Date:** September 2, 2011

**RE:** Action taken by the Zoning Board of Appeals on September 1, 2011.

**Members Present:** Gordon Smith (acting chair), Mark Bower, Elyse Wilkinson, William Getz (acting secretary), Matthew Morgan and Sara Moppin

**Members Absent:** Phil Saucier

### 1. New Business

#### A. Practical Difficulty Variance Appeal:

43 Watson Street, Warren & Kelly Rowell, owners, Tax Map 431, Block C, Lots 005 & 006, R-3

Residential Zone: The applicants are proposing to replace the existing one story, eight by twelve foot enclosed front porch and stairs with a ten by twenty-five foot enclosed, front porch with steps. The appellants are requesting a variance for the front setback from the required twenty-five feet to three feet [section 14-90(d)(1)]. Representing the appeal are the owners. **The Board voted 6-0 to deny the variance to reduce the required front setback for the proposed extension of the porch.**

#### Enclosure:

Decision for Agenda from September 1, 2011

Original Zoning Board Decisions

One dvd

CC: Mark Rees, City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### "Practical Difficulty" Variance Appeal

#### DECISION

Date of public hearing: September 1, 2011

Name and address of applicant: Warren Rowell  
43 Watson Street  
Portland, ME 04103

Location of property under appeal: 43 Watson Street

#### For the Record:

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

Warren + Kelly Rowell owners

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

Application  
Plot Plan

1st floor sketch

Appraisal picture

Assessors map

Tax bill

Zoning map

Letter to Board

Building permit sketch - Full Foundation

House purchased 2000

Screed in 3 season porch

Mark Bower  
Sara Moppin  
Gordon Smith

Elyse Wilkinson  
Mathew Morgan  
William Getz

Findings of Fact and Conclusions of Law:

The subject property is located in an R-3 residential zone. The applicant is seeking a variance from the front yard setback in order to build a porch on the front of the house. The 10' x 25' porch would replace an existing 8' x 12' porch. Section 14-90(d)(1) of the Land Use Code sets the minimum front yard setback at twenty-five feet. The porch would be located 6 feet from the property line and the stairs would be located three feet from the property line.

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

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

Satisfied ✓      Not Satisfied    

Reason and supporting facts:

*Frontage setback : house is within 25' setback*

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

Satisfied          Not Satisfied 6

Reason and supporting facts:

*can rebuild on existing footprint. No testimony of harm*

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

Satisfied 0 Not Satisfied 6

Reason and supporting facts:

*Testimony that all homes are similar in setback  
Submitted zoning map shows similar houses*

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

Satisfied 6 Not Satisfied    

Reason and supporting facts:

*Will not harm other property value. Testimony  
is that others in the neighborhood would support the project.*

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

Satisfied 6 Not Satisfied    

Reason and supporting facts:

*Zoning change predates purchase*

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

Satisfied 5 Not Satisfied 1

Reason and supporting facts:

*if the reason was an increased porch there is no alternative. Access is not an issue*

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

Satisfied 6 Not Satisfied     

Reason and supporting facts:

*No testimony*

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

Satisfied 6 Not Satisfied     

Reason and supporting facts:

*per zoning administrator*

**Conclusion:** (check one)

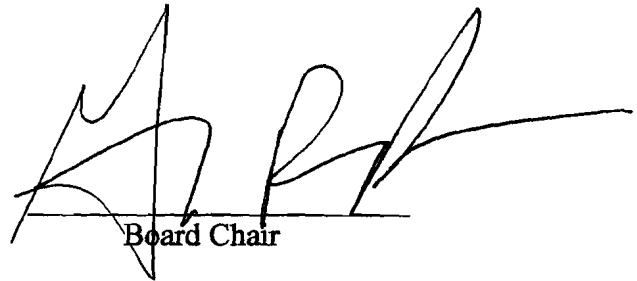
\_\_\_ Option 1: The Board finds that the standards described above (1 through 8) have been satisfied and therefore GRANTS the application.

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

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

*Morgan + Wilkinson*

Dated: 9/1/11



Board Chair

Members present: Mark Bower - Bill Getz, Elyse Wilkinson,  
Matthew Morgan - Sara Moppin, Mark Bower  
CITY OF PORTLAND, MAINE Acting Sec.

**ZONING BOARD OF APPEALS**

Members Absent: Philip Saucier

**APPEAL AGENDA**

called to order: 6:30pm

The Board of Appeals will hold a public hearing on Thursday, September 1, 2011 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeal:

6-0  
Denied

**1. New Business**

**A. Practical Difficulty Variance Appeal:**

43 Watson Street, Warren & Kelly Rowell, owners, Tax Map 431, Block C, Lots 005 &

006, R-3 Residential Zone: The applicants are proposing to replace the existing one story, eight by twelve foot enclosed front porch and stairs with a ten by twenty-five foot enclosed, front porch with steps. The appellants are requesting a variance for the front setback from the required twenty-five feet to three feet [section 14-90(d)(1)].

Representing the appeal are the owners.

**2. Adjournment: 7:00pm**





**Planning and Development Department  
Zoning Board of Appeals  
Practical Difficulty Variance Application**

**Applicant Information:**

Name WARREN ROWELL

NONE

**Business Name**

43 WATSON ST. PORTLAND

Address ME 04103

Telephone 207 831-9446

Fax \_\_\_\_\_

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

CO-OWNER  
(e.g. owner, purchaser, etc.):

Current Zoning Designation: R-3

**Existing Use of Property:**

RESIDENTIAL

**Subject Property Information:**

Property Address 43 WATSON ST. PORTLAND

431-C-005.1006

**Assessor's Reference (Chart-Block-Lot)**

**Property Owner (if different):**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Practical Difficulty Variance from Section 14 - 90(d)(1)

**DENIED**

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

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

Warren Rowell  
Signature of Applicant

7/31/11  
Date

**RECEIVED**

AUG 15 2011

Dept. of Building Inspections  
City of Portland Maine

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

"Practical Difficulty" Variance standards pursuant to Portland City Code §14-473(c)(3):

- 1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

~~to be noted~~ The house was placed forward on the lot making it impossible under the current zoning to have a porch of any size.

- 2. Strict application of the provisions of the Ordinance would create a practical difficulty, meaning it would both (1) preclude a use of the property which is permitted in the zone in which it is located and also would (2) result in significant economic injury to the applicant. "Significant economic injury" means the value of the property if the variance was denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

The small porch that is existing does not add to the value of the house, little more than a utilitarian entry way. By increasing the size of the porch we are increasing the value of the home.

RECEIVED

AUG 19 2011

Dept. of Building Inspections  
City of Portland Maine

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

THE HOUSE WAS PLACED FORWARD IN THE LOT, PART OF THE FRONT WALL IS LESS THAN THE REQUIRED 25' FROM THE STREET, OTHER HOUSES ON WATSON ST. ARE SET BACK SIGNIFICANTLY MORE THAN OURS

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

THE PORCH WE DESIRE WILL MATCH THE CONSTRUCTION STYLE OF THE HOUSE THUSLY NOT CHANGING THE NEIGHBORHOOD AT ALL.

BEING THE LAST HOUSE ON A DEAD END ST. THIS PROPOSED PORCH WILL NOT INTERFERE WITH ANYONES' USE, AND MAY INCREASE PROPERTY VALUES.

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

NO, THE CURRENT "SETBACK" ORDINANCE OF 1957 CAUSED THE PRACTICAL DIFFICULTY BY REQUIRING 25' OF SETBACK FROM THE STREET

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

I KNOW OF NO OTHER ALTERNATIVE OTHER THAN A VARIANCE, UNLESS THE ZONING IS CHANGED IN THE NEIGHBORHOOD. AND I DON'T SEE THAT AS REASONABLE OR FEASIBLE.

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

~~NO~~ NO ~~ENV~~ ADVERSE ENVIRONMENTAL IMPACT WILL BE FELT. THE CONSTRUCTION MATERIALS ARE ALL NATURAL AND LOCALLY GROWN WHERE EVER POSSIBLE. ONLY 120 SQUARE FEET OF FRONT LAWN WOULD BE COVERED BY NEW PORCH POSITIVE IMPACT. MAY BE FELT BY REMOVING CREASOTE SATURATED FRAMING FROM THE OLD PORCH

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

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

PROPERTY IS NOT LOCATE IN THE SHORELAND AREA REVIEW OF THE ZONING MAP SHOWS 43 WATSON ST. TO BE WELL OVER 100 YARDS FROM SUCH PROTECTED AREAS

August 7, 2011

Dear Board Member,

We seek a variance to expand our front porch from 8' X 12' to 10' X 24'. Current zoning was implemented in 1957 before I-295 bisected the neighborhood actually creating Watson St. It was formerly one end of Upland Ave. 43 Watson St is the last house on a dead end street.

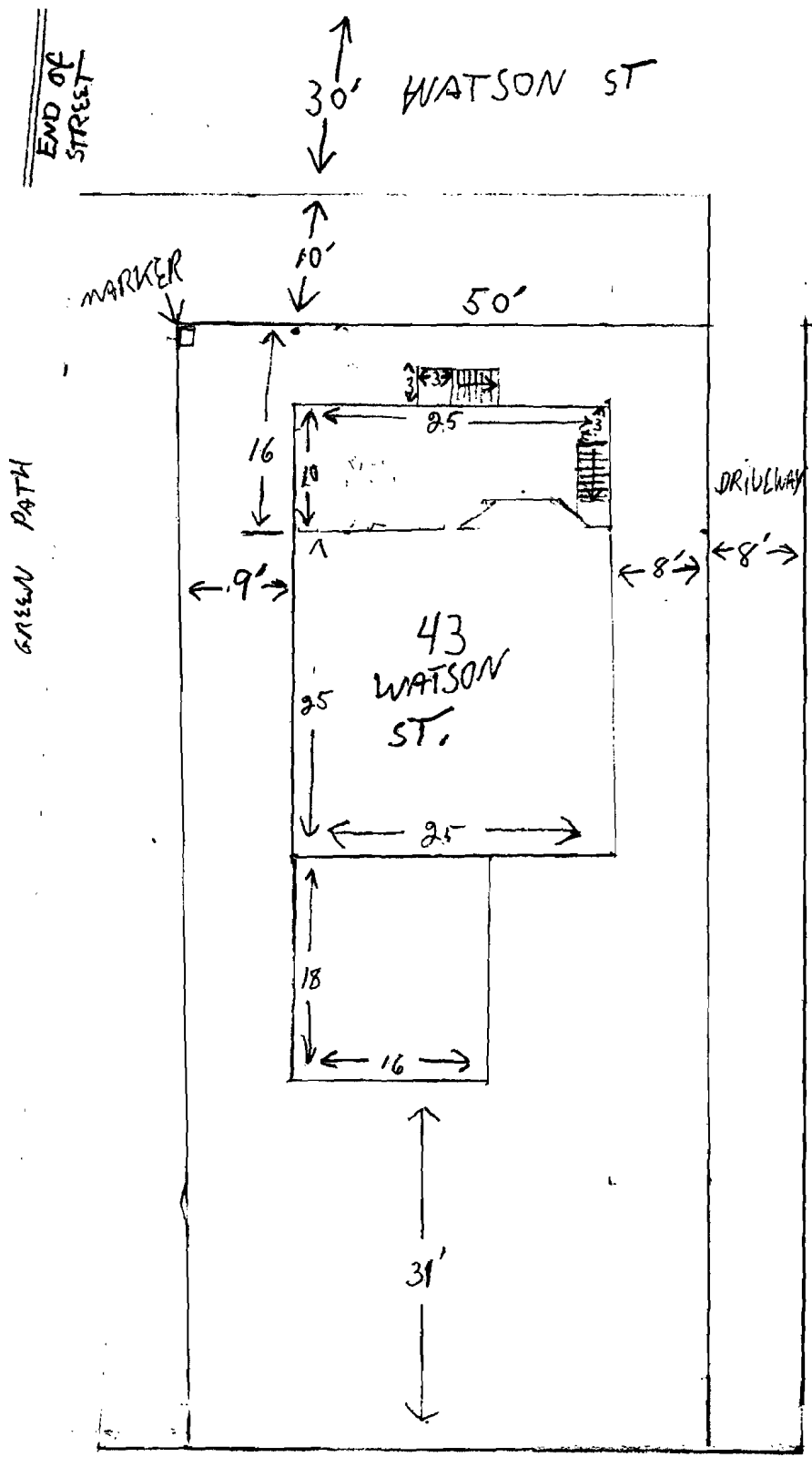
Our reasons for wanting to expand the front porch are as follows:

- 1.) Looking ahead to our "old age" the "expanded" front porch will be conducive to a wheelchair ramp.
- 2.) Kelly, my wife is starting to have trouble walking any distance and the stairs at the driveway would help reduce her discomfort.
- 3.) The house was built circa 1914. An enclosed porch extending across the front of the house would increase the insulating "R" factor of the front wall of the house and lend a possible solar effect to interior living spaces.
- 4.) The "old" porch was incorrectly supported by a central sonatube type support allowing the porch to sag at the perimeters causing the porch to pull away from the building.

We respectfully ask for this variance to be approved so we can complete this project before the weather gets to cold to complete it this year.

Regards,

Warren and Kelly Rowell



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AUG 19 2011

Dept. of Building Inspections  
 City of Portland Maine

# QUITCLAIM DEED

Know All Men By These Presents That I, Kelly A. Rowell

of 43 Watson Street, Portland,  
County of Cumberland and State of ME,

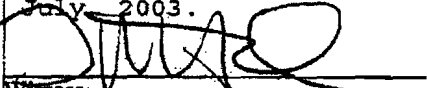
for consideration paid, grant to Kelly A. Rowell and Warren Rowell

of 43 Watson Street, Portland,  
County of and State of Maine

as Joint Tenants  
with QUITCLAIM COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 23rd day of  
July, 2003.

  
Witness

  
Kelly A. Rowell

State of Maine  
County of Cumberland ss.

On this 23rd day of July, 2003, personally appeared before me the  
above named Kelly A. Rowell

and acknowledged the foregoing to be his/her/their free act and deed.

  
Notary Public, Attorney at Law

Return to: Kelly A. Rowell

KRISTINE M. SIMMONS  
ATTORNEY AT LAW

RECEIVED

AUG 17 2011

Dept. of Building Inspections  
City of Portland Maine

**Exhibit A - Deed**

A certain lot or parcel of land, with the buildings thereon, situated on Watson Street, in the City of Portland, County of Cumberland and State of Maine, being designated as lot numbered 103 on plan of Marine Terrace, recorded in Cumberland County Registry of Deeds, in Plan Book 10, Page 103, to which plan reference is hereby made, and being more particularly bounded and described as follows: Beginning on the westerly side line of Watson Street, formerly Upland Avenue, at the most northerly corner of lot numbered 104 on said plan and the easterly corner of lot numbered 103 hereby conveyed; thence southwesterly by the side line of lot numbered 104, ninety (90) feet, more or less, to a point; thence northwesterly, in a line parallel with Watson Street, fifty (50) feet, more or less, to lot numbered 102 on said plan; thence northeasterly by the side line of lot numbered 102, ninety (90) feet, more or less, to the side line of Watson Street; thence southeasterly by the side line of Watson Street fifty (50) feet to the point of beginning; containing forty-five hundred (4500) square feet, more or less, and including also all right, title and interest in a small portion of lot numbered 102 on said plan, being that portion of said lot retained by Mary C. Flaherty after her deed to the State of Maine, dated July 12, 1960, and recorded in said Registry of Deeds in Book 2251, Page 290. All other rights easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Received  
Recorded Register of Deeds  
Jul 31, 2003 03:18:07P  
Cumberland County Clerk  
John B. D. Brien



<b>DUE SEPT 9, 2011</b> \$1,488.91	<b>DUE MARCH 9, 2012</b> \$1,488.91	<b>AMOUNT PAID</b> \$0.00	<b>INTEREST DUE</b> \$0.00	<b>PAY THIS AMOUNT</b> \$1,488.91
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First Billing  
431 - C-005-001

ACCOUNT NUMBER 43844

CBL: 431 - C-005-001

Assessed Property Description

431-C-5-6  
WATSON ST 41-43  
5039 SF

RE 431 - C-005-001  
ROWELL KELLY A &  
WARREN ROWELL JTS  
43 WATSON ST  
PORTLAND ME 04103

BRING COMPLETE TAX BILL WHEN  
PAYING IN PERSON

Please Make Your Check Payable to:  
City of Portland

PARTIAL PAYMENTS MAY BE MADE  
AT ANY TIME

Change of Address

Name:

**RETURN THIS TOP PORTION WITH PAYMENT**

**KEEP THIS PORTION**

2012  
REAL ESTATE PROPERTY TAX STATEMENT  
City of Portland

Fiscal Year

July 1, 2011 - June 30, 2012  
Owner of Record as of April 1, 2011

ROWELL KELLY A &  
WARREN ROWELL JTS  
43 WATSON ST  
PORTLAND ME 04103

ACCOUNT NUMBER

43844

CBL

431 - C-005-001

Acres:

0.116

Assessed Property Description

431-C-5-6  
WATSON ST 41-43  
5039 SF

431 - C-005-001

Date of Sale:

Change of Ownership

Former Owner Name:

New Owner Name:

New Owner Address:

**CURRENT BILLING DISTRIBUTION**

Education	\$1,503.80
Public Safety	\$425.83
Debt Service	\$402.01
Public Services	\$256.09
General Government	\$56.58
Recreation & Facil. Mgmt	\$77.42
County Tax	\$95.29
Library	\$74.45
Metro	\$50.62
Health & Human Services	\$35.73
Enterprise Funds	\$0.00

**CURRENT BILLING INFORMATION**

Land Value	\$65,500.00
Building Value	\$107,400.00
Total Value	\$172,900.00
Exemptions	\$0.00
Homestead	\$10,000.00
Taxable Value	\$162,900.00
Tax Rate	18.28
TOTAL TAX	\$2,977.82
AMOUNT PAID	\$0.00

**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND.**

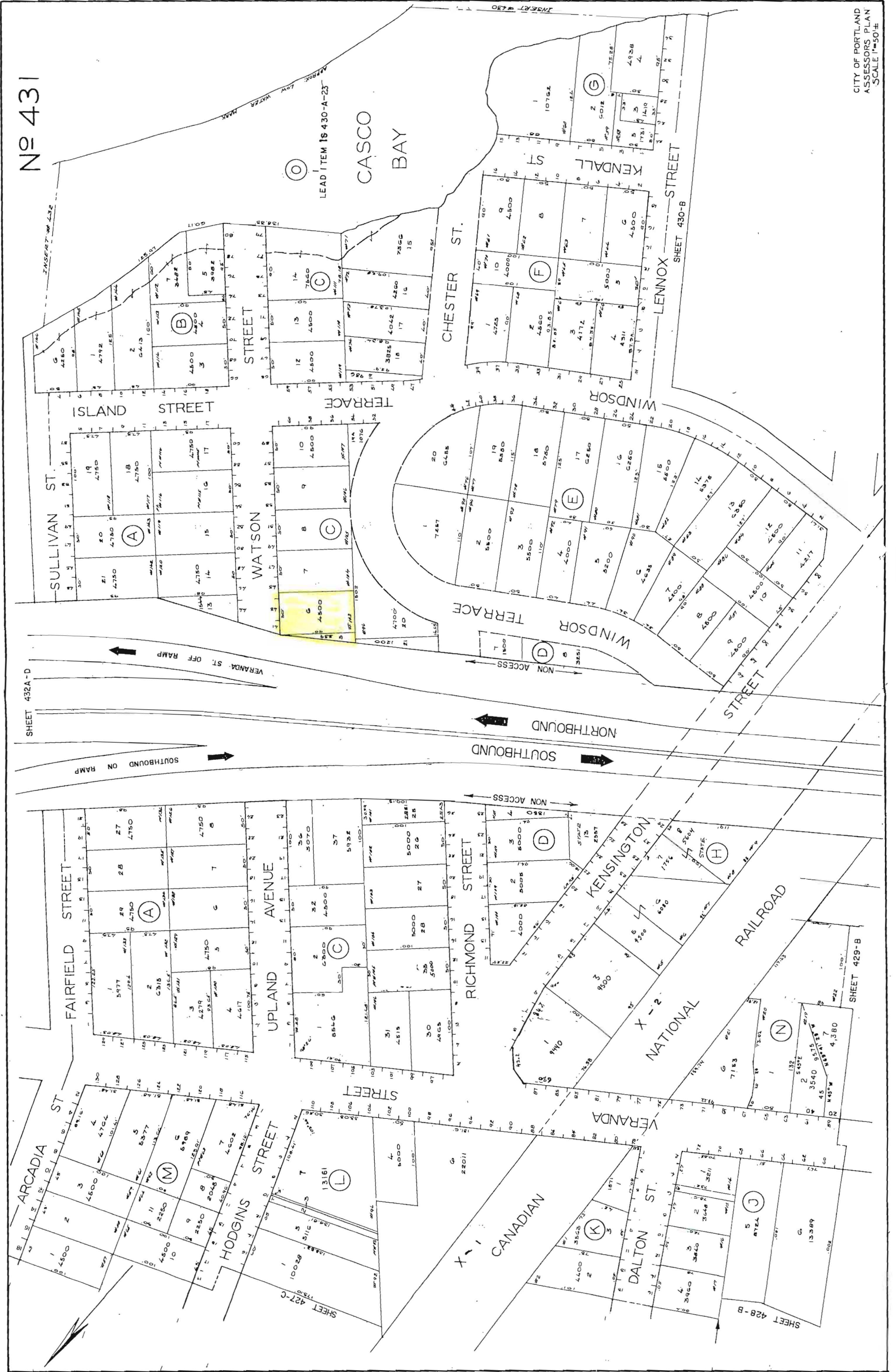
Use enclosed envelope to mail in your payment.

Use right top margin for change of address.

Remit To **CITY OF PORTLAND, MAINE**  
**FINANCE DEPARTMENT**  
**TREASURY AND COLLECTION DIVISION**  
**P O BOX 544**  
**PORTLAND, ME 04112-0544**

Please see the backside for important information.

No 431



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Kelly Rowell

No.: 298887a

Property Address: 43 Watson Street

Case No.: FHA # 231-0705633

City: Portland

State: ME

Zip: 04103

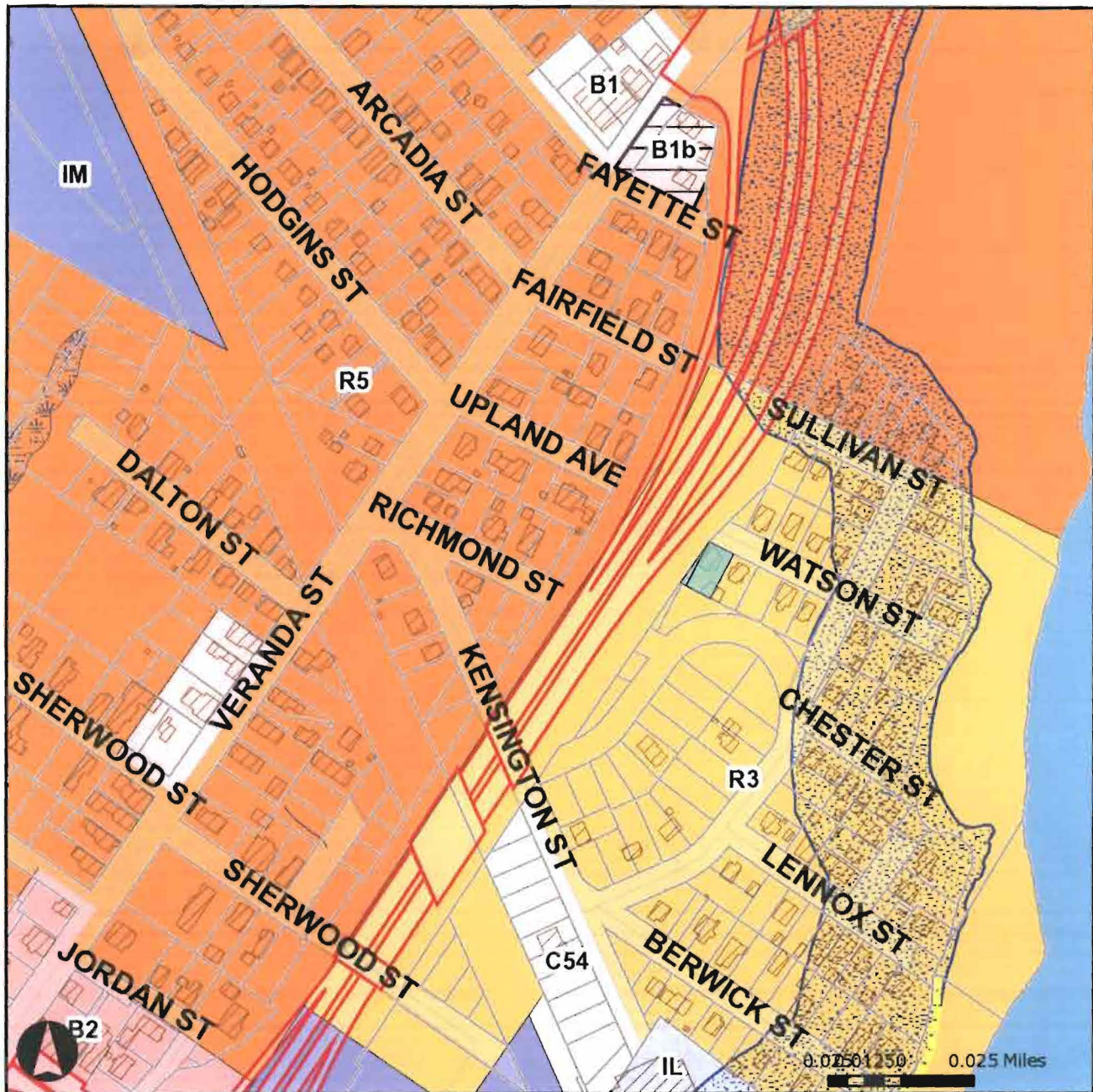
Lender: Downeast Mortgage Corp.



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date:

# Map



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



## City of Portland Zoning Board of Appeals

August 22, 2011

Warren & Kelly Rowell  
43 Watson Street  
Portland, ME 04103

Dear Mr. & Mrs. Rowell,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, September 1, 2011 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 processing fee, legal ad and the notices for the appeal. The check should be written as follows:

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

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

Sincerely,

Ann B. Machado  
Zoning Specialist

Cc: File

CITY OF PORTLAND  
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

INVOICE FOR FEES

<b>Application No:</b>	2011-320	<b>Applicant:</b>	Warren & Kelly Rowell
<b>CBL:</b>	431 C005	<b>Application Type:</b>	Practical Difficulty Appeal
<b>Location:</b>	43 Watson Street	<b>Invoice Date:</b>	8/22/11

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisement	1	\$108.48
Notices	67	\$50.25
Processing Fee	1	\$50.00
Zoning Practical Difficulty	1	\$100.00

*pd 9/1/11  
# 1292*

Total Current Fees:	\$308.73
Total Current Payments:	-\$100.00
<b><u>Amount Due Now:</u></b>	<b><u>\$208.73</u></b>

---

<b>Bill to:</b>	<b>CBL: 431 C005</b>	<b>Application No: 2011-320</b>
Warren & Kelly Rowell	<b>Invoice Date: 8/22/11</b>	<b><u>Total Amount Due: \$208.73</u></b>
43 Watson Street		(due on receipt)
Portland, ME 04103		



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Receipts Details:

**Tender Information:** Check , Check Number: 826764  
**Tender Amount:** 100.00

Receipt Header:

**Cashier Id:** amachado  
**Receipt Date:** 8/15/2011  
**Receipt Number:** 5875

Receipt Details:

Referance ID:	1158	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2011-320 - 43 Watson Street - Practical Difficulty			
Additional Comments:			

Thank You for your Payment!



# PORTLAND MAINE

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

Receipts Details:

**Tender Information:** Check , Check Number: 1292

**Tender Amount:** 208.73

Receipt Header:

**Cashier Id:** amachado

**Receipt Date:** 9/20/2011

**Receipt Number:** 6649

Receipt Details:

Referance ID:	1159	Fee Type:	PZ-N1
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.25	Charge Amount:	50.25
Job ID: Project ID: 2011-320 - 43 Watson Street - Practical Difficulty			
Additional Comments:			

Referance ID:	1160	Fee Type:	PZ-L2
Receipt Number:	0	Payment Date:	
Transaction Amount:	108.48	Charge Amount:	108.48
Job ID: Project ID: 2011-320 - 43 Watson Street - Practical Difficulty			



Additional Comments:

Referance ID:	1161	Fee Type:	PZ-ZP
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2011-320 - 43 Watson Street - Practical Difficulty			
Additional Comments:			

**Thank You for your Payment!**

**Ann Machado - Re: Fwd: Zoning Board of Appeals Legal Ad**

---

**From:** Joan Jensen <jjensen@pressherald.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 8/22/2011 12:09 PM  
**Subject:** Re: Fwd: Zoning Board of Appeals Legal Ad  
**Attachments:** Portland 8:26.pdf

---

Hi Ann,

All set to run your ad on Friday, August 26.  
The cost is \$108.48 includes \$2.00 online charge. I included a proof.  
Thank you,  
Joan

--

Joan Jensen  
Legal Advertising  
Portland Press Herald/Maine Sunday Telegram  
P.O. Box 1460  
Portland, ME 04104  
Tel. (207) 791-6157  
Fax (207) 791-6910  
Email [jjensen@pressherald.com](mailto:jjensen@pressherald.com)

On 8/22/11 11:14 AM, Ann Machado wrote:

Joan -

What will the cost be?  
Thanks.

Ann

>>> Joan Jensen <jjensen@pressherald.com> 8/22/2011 10:46 AM >>>  
Hi Ann,

I was out on Friday. I did receive the ad. It will run August 26.  
Thank you,  
Joan

--

Joan Jensen  
Legal Advertising  
Portland Press Herald/Maine Sunday Telegram  
P.O. Box 1460  
Portland, ME 04104  
Tel. (207) 791-6157  
Fax (207) 791-6910  
Email [jjensen@pressherald.com](mailto:jjensen@pressherald.com)

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ABILDGARD ARNOLD E	36 BABBIDGE RD FALMOUTH , ME 04105	46 KENSINGTON ST	0
	AIRD ARTHUR A & BEVERLEY T JTS	47 SULLIVAN ST PORTLAND, ME 04103	47 SULLIVAN ST	1
	ANDREWS HELEN DALLAS	2 CHESTER ST PORTLAND , ME 04103	CHESTER ST	0
	ANDREWS HELEN DALLAS	2 CHESTER ST PORTLAND , ME 04103	2 CHESTER ST	1
	ANDREWS STELLA B	67 WATSON ST PORTLAND , ME 04103	67 WATSON ST	1
	ARKEL YALE S & JESSICA ARKEL TRUSTEES	116 STANMORE PL WESTFIELD , NJ 07090	6 ISLAND ST	1
	BANZON VICTOR	PO BOX 1495 SCARBOROUGH , ME 04070	46 SULLIVAN ST	3
	BLODGETT MICHAEL	26 UPLAND AVE PORTLAND , ME 04103	26 UPLAND AVE	3
	BOYLE JAN J & WENDY L BOYLE JTS	20 UPLAND AVE PORTLAND , ME 04103	20 UPLAND AVE	1
	BROCHU JUDY M & PAUL S MCCARTHY JTS	11 FRAN CIR GRAY, ME 04039	18 FAIRFIELD ST	3
	BURNHAM DENNIS J & PATRICIA A BURNHAM JTS	1 LENNOX ST PORTLAND , ME 04103	1 LENNOX ST	2
	CAIRNS ROSEMARY KENNEY	30 WINDSOR TER PORTLAND, ME 04103	30 WINDSOR TER	1
	CAMPBELL GERALD K & SUSAN J CAMPBELL JTS	10 STERLING ST WATERVILLE , ME 04901	7 KENSINGTON ST	2
	CARTER THOMAS	3 CHESTER ST PORTLAND, ME 04103	3 CHESTER ST	1
	CASSIDY HELEN	107 VERANDA ST PORTLAND , ME 04103	107 VERANDA ST	1
	CHAPMAN ANDREW W & BETSY L JTS	20 BERWICK ST PORTLAND, ME 04103	20 BERWICK ST	1
	CHOUHAD ABDELALI	22 WINDSOR TER PORTLAND , ME 04103	24 WINDSOR TER	2
	COMSTOCK SANDRA JEAN	57 WATSON ST PORTLAND, ME 04103	57 WATSON ST	1
	CORCORAN TIMOTHY	115 VERANDA ST PORTLAND , ME 04103	115 VERANDA ST	3
	CORLISS PATRICK K JR	171 WESTVIEW DR SANFORD , ME 04073	10 ISLAND ST	0
	CUNNINGHAM DIANE M & LAURA E FILLINGER JTS	141 VERANDA ST PORTLAND , ME 04103	141 VERANDA ST	2
	ELLIS KATHRYN M	8 CHESTER ST PORTLAND , ME 04103	8 CHESTER ST	1
	FERRANTE MICHAEL A	18 SUMMER ST # 1 ANDOVER , MA 01810	11 ISLAND ST	1
	FLANAGAN SEAN G	11 FAYETTE ST PORTLAND , ME 04103	11 FAYETTE ST	1
	GALLI JULIE A	46 WATSON ST PORTLAND, ME 04103	44 WATSON ST	0
	GALLI JULIE A	46 WATSON ST PORTLAND , ME 04103	46 WATSON ST	1

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	GALLO MELISSA H & RICHARD R GALLO III JTS	21 KENSINGTON ST PORTLAND, ME 04103	21 KENSINGTON ST	1
	GARRETT RICHARD H JR & SUSAN H GARRETT JTS	3 BIRCH DRIVE FALMOUTH, ME 04105	47 WATSON ST	1
	GARRETT RICHARD H JR & SUSAN H GARRETT JTS	3 BIRCH DRIVE FALMOUTH, ME 04105	49 WATSON ST	0
	GARRETT WILLIAM & LISA JTS	52 WATSON ST PORTLAND, ME 04103	52 WATSON ST	1
	GAUDREAU DAWN L	14 KENDALL ST PORTLAND, ME 04103	14 KENDALL ST	1
	HNATOW LAURA & ROBERT VAN WERT	10 KENDALL ST PORTLAND, ME 04103	10 KENDALL ST	1
	HOOSE PHILLIP M & SANDRA L STE GEORGE JTS	60 WATSON ST PORTLAND, ME 04103	60 WATSON ST	1
	INNIS JOANN B	19 UPLAND AVE PORTLAND, ME 04103	19 UPLAND AVE	1
	JUDGE JOHN M	97 VERANDA ST PORTLAND, ME 04103	97 VERANDA ST	1
	KING TERESA A & BRUCE R JTS	16 RICHMOND ST PORTLAND, ME 04103	16 RICHMOND ST	1
	LAVALLEE PRISCILLA D	55 WATSON ST PORTLAND, ME 04103	55 WATSON ST	1
	LIBBY JOSEPH F JR & KAREN M JTS	11 UPLAND AVE PORTLAND, ME 04103	11 UPLAND AVE	1
	LIBBY JOSEPH F JR & KAREN M JTS	11 UPLAND AVE PORTLAND, ME 04103	13 UPLAND AVE	0
	LIBBY NELSON J	8 WINDSOR TER PORTLAND, ME 04103	8 WINDSOR TER	1
	LOVE MARJORIE	34 RUSTIC WAY NEW GLOUCESTER, ME 04260	6 RICHMOND ST	2
	MARDAS THOMAS VN VET & MARY K MARDAS JTS	56 WATSON ST PORTLAND, ME 04103	56 WATSON ST	1
	MCHALE CHARLENE M	109 SANDY HILL RD SOUTH PORTLAND, ME 04106	WINDSOR TER	0
	MCHALE CHARLENE M	109 SANDY HILL RD SOUTH PORTLAND, ME 04106	WINDSOR TER	0
	MCHUGH ROBIN M	72 WASTON ST PORTLAND, ME 04103	70 WATSON ST	1
	MCINTYRE DANIEL P	101 VERANDA ST PORTLAND, ME 04103	101 VERANDA ST	1
	MILLER NINA A & MICHAEL J MILLER JTS	76 WATSON ST PORTLAND, ME 04103	76 WATSON ST	1
	MOREY CYNTHIA ANN	30 OAKLEY ST PORTLAND, ME 04103	17 RICHMOND ST	2
	MOULTON RICHARD C & SHERI A JTS	7 ISLAND ST PORTLAND, ME 04103	7 ISLAND ST	1
	MUNSON CATHY & TINA FOGG	129 VERANDA ST PORTLAND, ME 04103	129 VERANDA ST	2
	MURPHY CHRIS A & JANICE H JTS	45 SULLIVAN ST PORTLAND, ME 04103	45 SULLIVAN ST	1
	PALMER JOAN E & RONALD R PALMER JTS	12 LENNOX ST PORTLAND, ME 04103	1 CHESTER ST	1

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	PALMER JOAN E & RONALD R JTS	12 LENNOX ST PORTLAND, ME 04103	12 LENNOX ST	1
	PALMER JOAN E & RONALD R PALMER JTS	12 LENNOX ST PORTLAND, ME 04103	33 WINDSOR TER	0
	PALMER RONALD R & JOAN E JTS	12 LENNOX ST PORTLAND, ME 04103	4 LENNOX ST	1
	PAQUETTE DONALD H VN VET & MARILYNN L PAQUETTE JTS	16 WINDSOR TER PORTLAND, ME 04103	16 WINDSOR TER	1
	PRATT JAMES R ETALS	2 KENDALL ST PORTLAND, ME 04103	2 KENDALL ST	2
	RAY MICHELE M	15 FAIRFIELD ST PORTLAND, ME 04103	15 FAIRFIELD ST	1
	READ JEFFREY W & ANNE M JTS	19 FAIRFIELD ST PORTLAND, ME 04103	19 FAIRFIELD ST	1
	REPETA THOMAS J	75 WATSON ST PORTLAND, ME 04102	75 WATSON ST	1
	ROAK WILLIAM J	17 KENSINGTON ST PORTLAND, ME 04103	17 KENSINGTON ST	2
	ROWELL KELLY A & WARREN ROWELL JTS	43 WATSON ST PORTLAND, ME 04103	43 WATSON ST	1
	SMEVOG HOLLY M & RALPH A MILLER JTS	7 FAYETTE ST PORTLAND, ME 04103	7 FAYETTE ST	2
	SPRAGUE CAROLINE K & MARK G SPRAGUE JTS	50 SULLIVAN ST PORTLAND, ME 04103	50 SULLIVAN ST	1
	SPRAGUE CAROLINE K & MARK G SPRAGUE JTS	50 SULLIVAN ST PORTLAND, ME 04103	52 SULLIVAN ST	0
	STATE	AUGUSTA, ME 04333	22 KENSINGTON ST	0
	STATE	AUGUSTA, ME 04333	25 KENSINGTON ST	0
	STATE	AUGUSTA, ME 04333	RICHMOND ST	0
	STATE	AUGUSTA, ME 04333	VERANDA ST R	0
	STATE	AUGUSTA, ME 04333	WINDSOR TER	0
	STATE	AUGUSTA, ME 04333	WINDSOR TER	0
	STATE	AUGUSTA, ME 04333	47 WINDSOR TER	0
	STATE	AUGUSTA, ME 04333	52 WINDSOR TER	0
	STATE OF MAINE STATE HOUSE STA #16	AUGUSTA, ME 04333	RICHMOND ST	0
	TRYON PAT	6 KENDALL ST PORTLAND, ME 04103	6 KENDALL ST	1
	VACHON LOUISE G & PAUL A VACHON JTS	56 SULLIVAN ST PORTLAND, ME 04103	56 SULLIVAN ST	1
	VICKERSON CARL D & HEATHER L VICKERSON JTS	62 SULLIVAN ST PORTLAND, ME 04103	62 SULLIVAN ST	1
	WALLACE CHERYL A & CHARLES L JTS	14 FAIRFIELD ST PORTLAND, ME 04103	14 FAIRFIELD ST	1

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	WOLF ALAN E & GERALDINE G WOLF TRUSTEES	4 ISLAND ST PORTLAND, ME 04103	4 ISLAND ST	1
	WOODHEAD JOHN M	1276 N WAYNE ST # 707 ARLINGTON , VA 22201	60 SULLIVAN ST	1
	YING LI-FANG	343 BLACKSTRAP RD FALMOUTH , ME 04105	52 KENSINGTON ST	2

