

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Gordon Smith-chair
Sara Moppin-secretary
William Getz
Mark Bower
Eric Larsson

March 8, 2013

Anthony & Darlene Napolitano.
56 Bernard Road
Portland, ME 04103

RE: 56 Bernard Road
CBL: 437 E001
ZONE: R-3

Dear Mr.& Ms. Napolitano,

At the March 7, 2013 meeting, the Zoning Board of Appeals voted 4-0 to grant your Conditional Use Appeal to add an accessory dwelling unit to your single family home. 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 an application to change the use of the property to a single family home with an accessory dwelling unit. I have enclosed an application for the change of use. You have six months from the date of the hearing, March 7, 2013, referenced under section 14-474(f), to obtain the permit, or your Zoning Board approval will expire. I have also enclosed an administrative authorization application that you need to submit to the Planning Division since you are adding an accessory dwelling unit. If you have any questions about this application you can talk to Barbara Barhydt in the Planning Division. Her phone number is 874-8699 and her email is bab@portlandmaine.gov. The Administrative Authorization application must be approved before the building permit can be issued.

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,

A handwritten signature in black ink, appearing to read 'A. B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: March 8, 2013

RE: Action taken by the Zoning Board of Appeals on March 7, 2013.

Members Present: Gordon Smith (chair), William Getz, Sara Moppin (secretary) and Eric Larsson

Members Absent: Mark Bower

1. Old Business

A. Variance Appeal:

46-68 Commercial Street, Casco Bay Island Transit District, lessee, Tax Map 444, Block A, Lot 001, EWPZ Eastern Waterfront Port Zone: The Variance Appeal was first heard on January 17, 2013 where the Board voted to table it. Casco Bay Island Transit District is requesting that the outstanding portions of the Variance Appeal be withdrawn but requesting that the Board preserve the initial Board vote that concurred with the Zoning Administrator's opinion that the unsupported roof overhang of the proposed structure did not require a setback variance. **The applicant withdrew their withdrawal which the Board accepted.**

2. New Business

A. Conditional Use Appeal:

50-58 Bernard Road, Anthony & Darlene Napolitano, owners, Tax Map 437, Block E, Lot 001, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family home. Representing the appeal are the owners. **The Zoning Board of Appeals voted 4-0 to grant the appeal to add an accessory dwelling unit to the single family home.**

B. Conditional Use Appeal:

58-64 Pine Street, Princess K, LLC, owner, Tax Map 056, Block C, Lots 002 & 004, B-1 Neighborhood Business Zone: The appellant is seeking a Conditional Use Appeal under section 14-163(a)(1) to add a restaurant use to the existing retail use. Representing the appeal is Leslie Oster, General Manager of Aurora Provisions. **The Zoning Board of Appeals voted 4-0 to grant the appeal to add restaurant use to the existing retail use.**

Enclosure:

Decision for Agenda from March 7, 2013

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
Present:
Bill Getz
Gordy Smith
Sara Mappin
Eric Larsen

R-3 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: March 7, 2012

Name and address of applicant: Anthony Napolitano
56 Bernard Road
Portland, ME 04103

Location of property under appeal: 56 Bernard Road

For the Record:

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

Mr. Napolitano

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

Findings of Fact and Conclusions of Law:

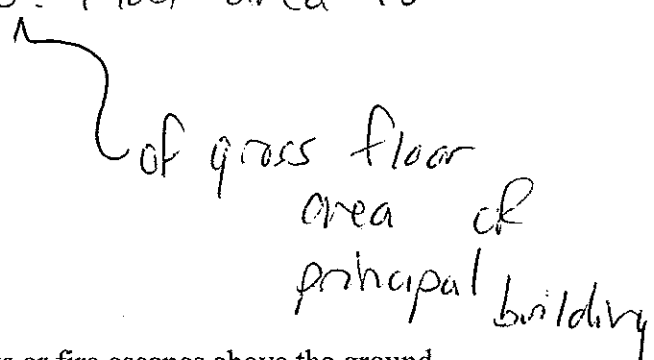
Applicant is seeking conditional use approval for an accessory unit that already exists on the property. The accessory unit is 624 sq. feet. The gross floor area of the principal building is 2,352 sq. feet. At 624 sq. feet, the accessory unit is equal to 26.53% of the gross floor area of the principle building. The lot size is 11,131 sq. ft.

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

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Unit is at 26.53%. Floor area is 624 square feet.  of gross floor area of principal building

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

Satisfied ☐ Not Satisfied ☐

Reason and supporting facts:

Per 1st there are none.
testimony,

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Unit and principal building were built at same time w/ same materials and design.

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Tax map shows lot size is over 11,000 square feet.

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Principal dwelling unit is more than 1000 square feet

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Two car garage and driveway
provide at least 3 off-street
parking spaces

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Principal unit is occupied by
the lot owner.

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

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

Yes ☒ No ☐

Reason and supporting facts:

Similar to all other single family units in the neighborhood.

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

Yes ☒ No ☐

Reason and supporting facts:

Unit has been in existence for some time, and there are no neighbors here to express concern.

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

Yes ☒ No ☐

Reason and supporting facts:

Standard accessory unit

Conclusion: (check one)

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

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

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

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

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and
2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated:

3-7-13


Board Chair

Members Present: Sara Moppin, Bill Getz, Gordon Smith, Eric Larsson

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Members Absent: Mark Bower
APPEAL AGENDA
Meeting Called to Order -

The Board of Appeals will hold a public hearing on Thursday, March 7, 2013 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

1. Old Business

A. Variance Appeal:

46-68 Commercial Street, Casco Bay Island Transit District, lessee, Tax Map 444, Block A, Lot 001, EWPZ Eastern Waterfront Port Zone: The Variance Appeal was first heard on January 17, 2013 where the Board voted to table it. Casco Bay Island Transit District is requesting that the outstanding portions of the Variance Appeal be withdrawn but requesting that the Board preserve the initial Board vote that concurred with the Zoning Administrator's opinion that the unsupported roof overhang of the proposed structure did not require a setback variance.

2. New Business

A. Conditional Use Appeal:

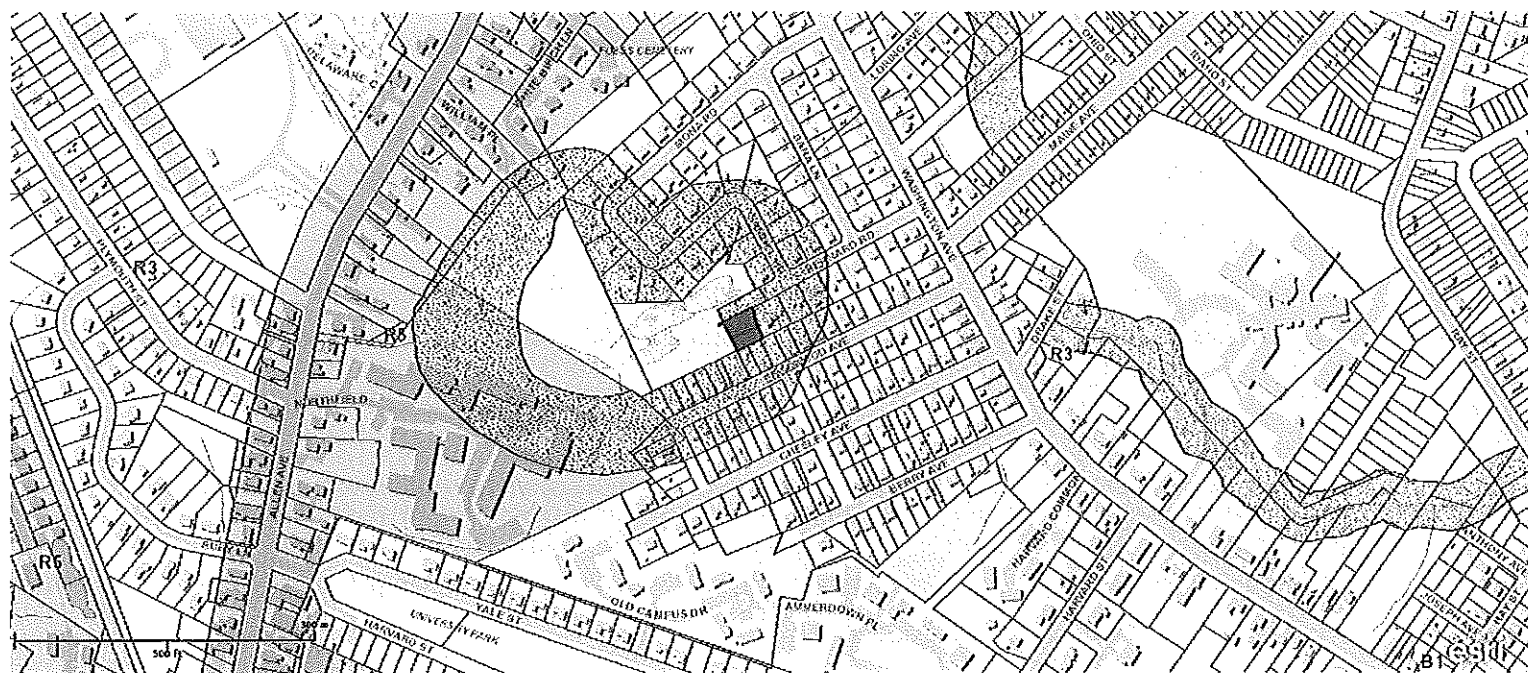
50-58 Bernard Road, Anthony & Darlene Napolitano, owners, Tax Map 437, Block E, Lot 001, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family home. Representing the appeal are the owners.

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3. Adjournment

56 Bernard Road



Copyright 2011 Esri. All rights reserved. Tue Feb 19 2013 12:51:46 PM.



City of Portland Zoning Board of Appeals

February 27, 2013

Anthony & Darlene Napolitano
56 Bernard Road
Portland, ME 04103

Dear Mr. & Ms. Napolitano,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, March 7, 2013 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, 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: 0000-1633	Applicant: NAPOLITANO ANTHONY J & DA
Project Name: 56 BERNARD RD	Location: 56 BERNARD RD
CBL: 437 E001001	Application Type: Conditional Use
Invoice Date: 02/27/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$100.00		\$100.00		\$187.37		\$187.37		\$0.00		On Receipt

Previous Balance **\$100.00**

Payment Received 2/19/2013 - Thank you **\$100.00**

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	93	\$69.75
Legal Advertisements - ZBA	1	\$67.62
		<u>\$187.37</u>

Total Current Fees: + **\$187.37**

Total Current Payments: - **\$187.37**

Amount Due Now: **\$0.00**

CBL 437 E001001
Bill to: NAPOLITANO ANTHONY J & DARLENE J NAPO
56 BERNARD RD
PORTLAND, ME 04103

Application No: 0000-1633
Invoice Date: 02/27/2013
Invoice No: 40236
Total Amt Due: \$0.00
Payment Amount: **\$187.37**

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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1633	Applicant: NAPOLITANO ANTHONY J & DA
Project Name: 56 BERNARD RD	Location: 56 BERNARD RD
CBL: 437 E001001	Application Type: Conditional Use
Invoice Date: 02/27/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$100.00		\$100.00		\$187.37		\$0.00		\$187.37	On Receipt

First Billing

Previous Balance	\$100.00
Payment Received 2/19/2013 - Thank you	\$100.00

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	93	\$69.75
Legal Advertisements - ZBA	1	\$67.62
		\$187.37

Total Current Fees:	+	\$187.37
Total Current Payments:	-	\$0.00
Amount Due Now:		\$187.37

pd 4/10
5846

Detach and remit with payment

CBL 437 E001001
Bill to: NAPOLITANO ANTHONY J & DARLENE J NAPO
56 BERNARD RD
PORTLAND, ME 04103

Application No: 0000-1633
Invoice Date: 02/27/2013
Invoice No: 40236
Total Amt Due: \$187.37
Payment Amount:

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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1633	Applicant: NAPOLITANO ANTHONY J & DA
Project Name: 56 BERNARD RD	Location: 56 BERNARD RD
CBL: 437 E001001	Application Type: Conditional Use
Invoice Date: 02/19/2013	

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
		<u>\$100.00</u>
Total Current Fees:		+ \$100.00
Total Current Payments:		- \$100.00
Amount Due Now:		\$0.00

CBL 437 E001001
Bill to: NAPOLITANO ANTHONY J & DARLENE J NAPOL
56 BERNARD RD
PORTLAND, ME 04103

Application No: 0000-1633
Invoice Date: 02/19/2013
Invoice No: 40162
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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

February 19

20 13

Received from

Anthony Napoli Inc

Location of Work

56 Bonnet Rd.

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

100.00

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

ZBA Conditional Use Appl.

CBL:

437-E-001

Check #:

2187

Total Collected \$

100.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

ABM

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

RECEIVED

FEB 19 2013

Dept. of Building Inspections
City of Portland Maine

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 2/26/2013 10:49 AM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda mar 1.pdf

Hi Ann!

All set to publish your ad on Friday, March 1.
The cost is \$202.86 includes \$2.00 online charge. I included a proof.
Thank you,
Joan

Joan Jensen
*Legal Advertising/
Classified Call Center*
Portland Press Herald/Maine Sunday Telegram
295 Gannett Dr.
South Portland, ME 04106
Ph: (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: Tuesday, February 26, 2013 10:06 AM
To: classified@mainetoday.com
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, March 1, 2013.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
436 A022001	COMMUNITY HOUSING OF MAINE	707 SABLE OAKS DR SOUTH PORTLAND, ME 04106	145 ALLEN AVE	201
436 A028001	LIBBY FRANK C & MARGARET B JTS	79 EDGEWOOD AVE PORTLAND, ME 04103	79 EDGEWOOD AVE	1
436 A029001	YUNOVITZ JACOB HEIRS	38 NOYES ST PORTLAND, ME 04104	EDGEWOOD AVE	1
436 A030001	LEE JONAH	90 EDGEWOOD AVE PORTLAND, ME 04103	90 EDGEWOOD AVE	1
437 A011001	COBB CHARLES H HEIRS	77 MONA RD PORTLAND, ME 04103	77 MONA RD	1
437 A012001	REYNOLDS RONALD L & FRANKIE J MAINES JTS	83 MONA RD PORTLAND, ME 04103	83 MONA RD	1
437 B007001	CUNNINGHAM BRIAN K & DIANE E JTS	21 SARA LN PORTLAND, ME 04103	21 SARA LN	1
437 B008001	BELLINO CAMILLA A LIFE ESTATE	13 SARA LN PORTLAND, ME 04103	13 SARA LN	1
437 B009001	RUSO MICHAEL A	9 SARA LN PORTLAND, ME 04103	9 SARA LN	1
437 B010001	LOMBARDO TERESA M WID WWII	11 BERNARD RD PORTLAND, ME 04103	11 BERNARD RD	1
437 C001001	DAVIS JAMES C	18 SAMUEL RD PORTLAND, ME 04103	18 SAMUEL RD	1
437 C002001	WIREBAUGH CHARLENE L & CHRISTOPHER T POULIN	12 SAMUEL RD PORTLAND, ME 04103	12 SAMUEL RD	1
437 C003001	NAPOLITANO ESTATES	6 SAMUEL RD PORTLAND, ME 04103	6 SAMUEL RD	1
437 C004001	MARR MOLLY E	42 SAMUEL RD PORTLAND, ME 04103	42 SAMUEL RD	1
437 C005001	NORDSTROM JEFFREY W & ANNE T JTS	48 SAMUEL RD PORTLAND, ME 04103	48 SAMUEL RD	1
437 C006001	SKIDGEL CHARLES R & PAULINE M JTS	54 SAMUEL RD PORTLAND, ME 04103	54 SAMUEL RD	1
437 C008001	SYLVESTER MARGARET F & PAUL D JTS	58 SAMUEL RD PORTLAND, ME 04103	58 SAMUEL RD	1
437 C009001	HIBBS DANIEL J & LAURIE J JTS	66 SAMUEL RD PORTLAND, ME 04103	66 SAMUEL RD	1
437 C059001	NAPOLITANO ESTATES	6 SAMUEL RD PORTLAND, ME 04103	45 BERNARD RD	1
437 D003001	RYDER DAVID R & ARLAINA M JTS	46 MONA RD PORTLAND, ME 04103	46 MONA RD	1
437 D004001	COLELLO ELAINE MARIE	52 MONA RD PORTLAND, ME 04103	50 MONA RD	1
437 D005001	MAGNUSON ELISE C	31 SAMUEL RD PORTLAND, ME 04103	31 SAMUEL RD	1
437 D006001	ARICH THERESA M WID WWII VET	27 SAMUEL RD PORTLAND, ME 04103	27 SAMUEL RD	1
437 D007001	MCLAUGHLIN KATE S	23 SAMUEL RD PORTLAND, ME 04103	23 SAMUEL RD	1
437 D008001	VIOLA SHARYN E	17 SAMUEL RD PORTLAND, ME 04103	17 SAMUEL RD	1
437 D009001	BURTON JUDITH H	11 SAMUEL RD PORTLAND, ME 04103	11 SAMUEL RD	1
437 D011001	TIDD MARK D & BRIDGET TIDD JTS	5 SAMUEL RD PORTLAND, ME 04103	5 SAMUEL RD	1
437 D012001	MERRILL CAROLINE	27 BERNARD RD PORTLAND, ME 04103	27 BERNARD RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
437 D013001	BAILEY DONNA M	56 MONA RD PORTLAND, ME 04103	56 MONA RD	1
437 D014001	BUCKLEY MARY E	62 MONA RD PORTLAND, ME 04103	62 MONA RD	1
437 D015001	SCALA PRISCILLA C	70 MONA RD PORTLAND, ME 04103	70 MONA RD	1
437 D016001	PREVOST GERARD A KW VET & RITA R PREVOST TRUSTEES	39 SAMUEL RD PORTLAND, ME 04103	39 SAMUEL RD	1
437 D017001	CURIT DAVID J VN VET & NANCY L JTS	45 SAMUEL RD PORTLAND, ME 04103	45 SAMUEL RD	1
437 D018001	BERKE DAWN M	1104 GATEWOOD DR ALEXANDRIA, VA 22307	61 SAMUEL RD	1
437 D084001	EIDE MATTHEW P & NATALIE G EIDE JTS	32 SARA LN PORTLAND, ME 04103	32 SARA LN	1
437 D085001	CAREY ROXANNE E	693 OCEAN AVE PORTLAND, ME 04103	28 SARA LN	1
437 D086001	NICKERSON DIANE B & ADELBERT E NICKERSON JTS	22 SARA LN PORTLAND, ME 04103	22 SARA LN	1
437 D088001	MALIA KAREN M	18 SARA LN PORTLAND, ME 04103	18 SARA LN	1
437 D089001	GOEPNER RUDOLPH O KW VET	12 SARA LN PORTLAND, ME 04103	12 SARA LN	1
437 D090001	TREADWELL CRAIG R & SHERYL K JTS	6 SARA LN PORTLAND, ME 04103	6 SARA LN	1
437 E001001	NAPOLITANO ANTHONY J & DARLENE J NAPOLITANO	56 BERNARD RD PORTLAND, ME 04103	56 BERNARD RD	2
437 E002001	NAPOLITANO ROBERT B & VICKIE J JTS	48 BERNARD RD PORTLAND, ME 04103	48 BERNARD RD	1
437 E014001	ROBBINS JEAN A	11 EDGEWOOD AVE PORTLAND, ME 04103	11 EDGEWOOD AVE	1
437 E015001	GOUGHNOUR THOMAS J JR & LILLIAN I BOWER JTS	15 EDGEWOOD AVE PORTLAND, ME 04103	15 EDGEWOOD AVE	1
437 E016001	BRAGINTON BRIANNA	19 EDGEWOOD AVE PORTLAND, ME 04103	19 EDGEWOOD AVE	1
437 E018001	GOODSPEED MURIEL M	23 EDGEWOOD AVE PORTLAND, ME 04103	23 EDGEWOOD AVE	1
437 E019001	HANSEN JOAN B	25 EDGEWOOD AVE PORTLAND, ME 04103	25 EDGEWOOD AVE	1
437 E020001	ANTOINE JEAN J	33 EDGEWOOD AVE PORTLAND, ME 04103	33 EDGEWOOD AVE	1
437 E021001	PLATTS SCOTT E	39 EDGEWOOD AVE PORTLAND, ME 04103	39 EDGEWOOD AVE	1
437 E022001	WINCH MATTHEW G & JENNIFER L GARRETT JTS	41 EDGEWOOD AVE PORTLAND, ME 04103	41 EDGEWOOD AVE	1
437 E023001	CHASE DEREK L & HEATHER D TOLMAN JTS	47 EDGEWOOD AVE PORTLAND, ME 04103	47 EDGEWOOD AVE	1
437 E024001	HALL SUSAN L	53 EDGEWOOD AVE PORTLAND, ME 04103	53 EDGEWOOD AVE	1
437 E027001	WALTON NORMAN C JR & CLAUDIA J OR SURV	59 EDGEWOOD AVE PORTLAND, ME 04103	59 EDGEWOOD AVE	1
437 E028001	BUCKLIN PETER W & AMY J BUCKLIN JTS	65 EDGEWOOD AVE PORTLAND, ME 04103	65 EDGEWOOD AVE	1
437 E030001	GRIBBIN ERLA WID WWII VET	71 EDGEWOOD AVE PORTLAND, ME 04103	71 EDGEWOOD AVE	1
437 E032001	PARKER CHRISTOPHER R & P DESMOND JTS	77 EDGEWOOD AVE PORTLAND, ME 04103	77 EDGEWOOD AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
437 E086001	GODDARD DAWN	32 BERNARD RD PORTLAND, ME 04103	32 BERNARD RD	1
437 E087001	LANKTON DIANE M	40 BERNARD RD PORTLAND, ME 04103	40 BERNARD RD	1
437 E091001	PALMER PARTICIA A	12 BERNARD RD PORTLAND, ME 04103	12 BERNARD RD	1
437 E092001	DUTTA KAUSHIK & MICHELLE M LOHUTKO JTS	16 BERNARD RD PORTLAND, ME 04103	16 BERNARD RD	1
437 E093001	FITZE CHRISTOPHER & JESSICA ELLER JTS	20 BERNARD RD PORTLAND, ME 04103	20 BERNARD RD	1
437 E094001	PRZYBYL THOMAS J & DONNA M JTS	26 BERNARD RD PORTLAND, ME 04103	26 BERNARD RD	1
439 A002001	VANCE THOMAS R	91 CHESLEY AVE PORTLAND, ME 04103	BEECHWOOD AVE	1
439 A003001	VANCE THOMAS R & ANN L OR SURV	91 CHESLEY AVE PORTLAND, ME 04103	91 CHESLEY AVE	1
439 B001001	KENDRICK MICHELLE L	3641 PUFFIN DR # A KODIAK, AK 99615	80 EDGEWOOD AVE	1
439 B002001	ADAMS GEORGE H WWII VET	76 EDGEWOOD AVE PORTLAND, ME 04103	76 EDGEWOOD AVE	1
439 B004001	HYMN BRUCE A & CYNTHIA J JTS	68 EDGEWOOD AVE PORTLAND, ME 04103	68 EDGEWOOD AVE	1
439 B006001	RATHS BARBARA M & JOSEPH A BOUCHER	65 CHESLEY AVE PORTLAND, ME 04103	EDGEWOOD AVE	1
439 B007001	HERSEY RYAN P & SUZANNE K BUZBY-HERSEY JTS	58 EDGEWOOD AVE PORTLAND, ME 04103	58 EDGEWOOD AVE	1
439 B010001	FLAHERTY JOHN P KW VET	55 CHESLEY AVE PORTLAND, ME 04103	55 CHESLEY AVE	1
439 B011001	SPIDDAL ASSOCIATES LLC	55 CHESLEY AVE PORTLAND, ME 04103	59 CHESLEY AVE	1
439 B013001	RATHS BARBARA M & JOSEPH A BOUCHER	65 CHESLEY AVE PORTLAND, ME 04103	65 CHESLEY AVE	1
439 B015001	KANE MARIANNE R & THOMAS F III JTS	27 MIDDLE JAM RD GORHAM, ME 04038	71 CHESLEY AVE	1
439 B017001	DIBIASE JOHN C & ELIZABETH G JTS	77 CHESLEY AVE PORTLAND, ME 04103	77 CHESLEY AVE	1
439 C001001	COOLIDGE JANE WINSLOW	66 CHESLEY AVE PORTLAND, ME 04103	66 CHESLEY AVE	1
439 C004001	COOLIDGE JANE WINSLOW	66 CHESLEY AVE PORTLAND, ME 04103	60 CHESLEY AVE	1
439 C005001	FLAHERTY MATTHEW J ETALS	49 HAVERYS WAY PORTLAND, ME 04103	58 CHESLEY AVE	1
439 C009001	VINCENT JEFFREY D & ROXANNE LAROCHELLE	80 CHESLEY AVE PORTLAND, ME 04103	80 CHESLEY AVE	1
439 C010001	MARLEY MARCIA R	74 CHESLEY AVE PORTLAND, ME 04103	74 CHESLEY AVE	1
439 C013001	AYER ELIZABETH M WID WWII	86 CHESLEY AVE PORTLAND, ME 04103	86 CHESLEY AVE	1
439 D001001	FORTIER APRIL C	44 EDGEWOOD AVE PORTLAND, ME 04103	44 EDGEWOOD AVE	1
439 D003001	ROAK LEIGH A & VICKI K VALENTE JTS	937 WASHINGTON AVE PORTLAND, ME 04103	38 EDGEWOOD AVE	1
439 D004001	JOHNSON WILLIAM & TAMMY JOHNSON JTS	32 EDGEWOOD AVE PORTLAND, ME 04103	32 EDGEWOOD AVE	1
439 D006001	ROY THERESE	26 EDGEWOOD AVE PORTLAND, ME 04103	26 EDGEWOOD AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
439 D007001	MARTIN MELISSA A	22 EDGEWOOD AVE PORTLAND, ME 04103	22 EDGEWOOD AVE	1
439 D008001	SPINNEY MICHELLE L	18 EDGEWOOD AVE PORTLAND, ME 04103	18 EDGEWOOD AVE	1
439 D009001	ROBERTS WINONA W BIRCH HILL ESTATES	531 ELLISWORTH RD BLUE HILL, ME 04614	14 EDGEWOOD AVE	1
439 D016001	FANUCCI ADAM K & JILL S KELLY JTS	17 CHESLEY AVE PORTLAND, ME 04103	17 CHESLEY AVE	1
439 D018001	BANKS JAMES A SR & CORA J JTS	21 CHESLEY AVE PORTLAND, ME 04103	21 CHESLEY AVE	1
439 D020001	COLLINS CYNTHIA B	31 CHESLEY AVE PORTLAND, ME 04103	31 CHESLEY AVE	1
439 D021001	COLLINS CYNTHIA B	31 CHESLEY AVE PORTLAND, ME 04103	35 CHESLEY AVE	1
439 D022001	BAILEY DAVID G	39 CHESLEY AVE PORTLAND, ME 04103	39 CHESLEY AVE	1
439 D023001	KELLY SUE N & INES BARCENA JTS	45 CHESLEY AVE PORTLAND, ME 04103	45 CHESLEY AVE	1
439 E001001	HIGGINS KRISTIN M	48 CHESLEY AVE PORTLAND, ME 04103	48 CHESLEY AVE	1
439 E002001	SIROIS NICOLE E	42 CHESLEY AVE PORTLAND, ME 04103	42 CHESLEY AVE	1
439 E004001	DEARBORN CAROL A	36 CHESLEY AVE PORTLAND, ME 04103	36 CHESLEY AVE	1
439 E005001	BLOUNT WILLIAM H & BECKY J FOLEY JTS	PO BOX 313 WAYNE, ME 04284	30 CHESLEY AVE	3

02/22/2013

SITE PLAN APPLICATION ID: 1633 56 BERNARD RD

11:35 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	97	UNITS	300	

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

IN THE VICINITY OF 56 BERNARD RD

The Zoning Board of Appeals will hold a public hearing on Thursday, March 7, 2013 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:

50-58 Bernard Road, Anthony & Darlene Napolitano, owners, Tax Map 437, Block E, Lot 001, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family home. Representing the appeal are the owners.

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

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