



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

5990000 1

Applicant Information:

Name Debra L.R. Flynn

Business Name

47 Runnells Street

Address

Portland ME 04103

773-0599 (home) 712-4342 (cell)

Telephone

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

owner

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

Current Zoning Designation:

R-5

Existing Use of Property:

single family residence

JUN 29 2009

Subject Property Information:

47 Runnells Street

Property Address

177-A-10

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Same

Name

Address

Telephone

Fax

Conditional Use Authorized by Section 14 - 11B(c)3

Type of Conditional Use Proposed:

family child care/nursery school

serving 8-10 children ages

2 1/2 - 5 years

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

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

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

Signature of Applicant

Date

Debra L.R. Flynn

6.23.09

June 19, 2009

Dear Zoning Board of Appeals:

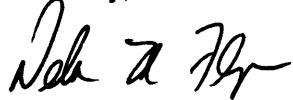
I am writing to you with the hope of opening a family child-care/nursery school in my single-family home at 47 Runnells Street. In an effort to support the community of the Rosemont neighborhood and to provide a much needed service to local families, we have decided to move from our current downtown location. For the 2009/2010 school year, the Nursery School will serve between eight and ten children, ranging in ages from two and a half to five years. The program will run from 9:00AM to 12:00PM on Tuesdays and Thursdays only. Having recently completed a major renovation, we feel that our home is the perfect place to nurture the young children of Portland. We are very much looking forward to opening our doors to families who choose to live in this neighborhood because of its walk-ability and sense of community.

We believe that the nursery school use meets all of your standards. In many ways, the program will act like the informal play groups that already occur in the neighborhood – families and children gathering for a few hours each week. A program of this size only contributes to the existing family friendliness of this community and enhances the local culture. As such, there is nothing distinctive or unique about this use in this particular neighborhood (Standard A). There will be no adverse impact upon the health, safety, or welfare of the public or surrounding area (Standard B). The small scale of the school combined with the limited hours of operation will truly limit any negative impact upon the neighborhood. Children are only in our care for three hours on Tuesday and Thursday mornings, most of which time will be spent indoors. We will spend about 45 minutes outdoors and have taken precautions to ensure that we are not disruptive to our neighbors. We have built a shed that fully encloses our trash and recycling receptacles. Our outdoor play area is fenced on three sides (with the shed as an additional barrier) and includes landscaping which further reduces the noise impact on neighbors. Our driveway parks 3-4 cars and there is ample street parking to accommodate families dropping-off/picking-up their children. Many neighbors already use the street for parking, so this should not create a problem. Due to the diverse work and school schedules of neighbors, cars are often coming and going throughout the morning so the school should not create additional traffic impact (Standard C).

Please find enclosed the support documents requested on the application. We have included the architectural plans from our renovation, completed in 2008. We will use only two or three rooms on the first floor of our home, but have included a hand-drawn second floor plan as well. French doors close off the stairwell to the upstairs. We have informed both abutting neighbors as well as those across the street and have received overwhelming encouragement. We are happy to provide you with letters of support if that would be helpful. We submitted our application to the State Department of Health and Human Services in early May and will be working with both the State Fire Marshall as well as the City Building Inspection Department to ensure that our home provides the necessary fire and safety provisions.

Thank you for your time and consideration. You may contact me at the following numbers and e-mail if you need any further information or materials: dlrflvnn@hotmail.com 773-0599 (home) or 712-4342 (cell)

Sincerely,



Debra L.R. Flynn

# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk  
**From:** Marge Schmuckal, Zoning Administrator  
**Date:** July 28, 2009  
**RE:** Action taken by the Zoning Board of Appeals on July 16, 2009.

**Members Present:** Philip Saucier (chair), Gordon Smith (secretary), Deborah Rutter, Jill Hunter, William Getz, and Peter Coyne.

**Member Absent:** Sara Moppin

#### **1. New Business:**

##### **A. Interpretation Appeal:**

38 Torrington Avenue, Peaks Island, Richard & Patricia Ashton, owners, Tax Map 084, Block S, Lot 006, IR-2 Island Residential Zone: The original Interpretation Appeal was heard by the Board on November 13, 2008. An appeal of that decision went to Superior Court who remanded the appeal back to the Board to review the proposal for compliance under section 14-436(a). **The Board found by a 6-0 vote that the building application did not meet the requirements of section 14-436(a).**

**\*Members Philip Saucier and Peter Coyne left after the first appeal. Members Gordon Smith, Deborah Rutter, Jill Hunter, and William Getz were present for the duration of the meeting.**

##### **B. Practical Difficulty Variance Appeal:**

16 Whitehead Street, Peaks Island, Thomas and Barbara Kipp, owners, Tax Map 084, Block N, Lot 004, IR-2 Island Residential Zone: The appellants are seeking a variance to keep the 6' x 8' enclosed rear entry that was built without a permit. The appellants are requesting a variance for the right side setback from a required 20' to 11' [section 14-145.11(c)(3)]. The appellants are also requesting a variance for the maximum allowable lot coverage of 20% [section 14-145.11(d)]. The lot is 4,109 square feet. The footprint of the building with the 6' x 8' enclosed rear entry is 1,102 square feet which covers 26.8% of the lot. Representing the appeal is Jonathan Goldberg, Esq. **The Board voted 4-0 to grant the Practical Difficulty Variance Appeal.**

##### **C. Conditional Use Appeal:**

47 Runnells Street, Debra L. R. & Chad M. Flynn, owners, Tax Map 177, Block A, Lot 010, R-5 Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a family daycare/nursery school at her home for 8-10 children. Representing the appeal is the owner, Debra Flynn. **The Board voted 4-0 to grant the Conditional Use Appeal.**

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Peter Coyne  
Philip Saucier-chair  
Deborah Rutter  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz  
Sara Moppin

July 30, 2009

Debra L. R. Flynn  
47 Runnells Street  
Portland, ME 04103

RE: 47 Runnells Street  
CBL: 177 A010  
ZONE: R5

Dear Ms. Flynn:

As you know, at the July 16, 2009 meeting, the Zoning Board voted 4-0 to grant your Conditional Use Appeal for the family daycare/nursery in your home for 8-12 children.

Enclosed please find the billing for the Zoning Board Appeals legal ad and abutter's notification; also a copy of the board's decision and a change of use application for the daycare/nursery. You have six months from the date of this letter, referenced under section 14-474 (f) to apply for the change of use, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

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

Sincerely,



Gayle Guertin  
Office Assistant

CC: file

**CITY OF PORTLAND, MAINE**  
**ZONING BOARD OF APPEALS**

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per Deborah Rutter

R-5 Residential Zone Day Care

**Conditional Use Appeal**

**DECISION**

Date of public hearing: July 16, 2009

Name and address of applicant: Debra & Chad Flynn  
47 Runnells St.  
Portland, ME 04103

Location of property under appeal: 47 Runnells St.

For the Record:

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

Debra Flynn

> Atty Cloutier - lives in Rosemont, no objection

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

> Exhibits to board prior to meeting

Findings of Fact and Conclusions of Law:

The Applicant is requesting a conditional use permit for a property located within the R-5 zone, in order to use the property as a day care/nursery school. The day care will be for eight to ten children, ages 2.5 to 5 and will be located in the applicant's single family home. The day care will operate from 9:00 am to 12:00 pm on Tuesdays and Thursdays. The outdoor play area is fenced on three sides, with a shed as an additional barrier, and is landscaped to further reduce noise impacts. The shed will contain the trash and recycling receptacles.

A. Conditional Use Standards pursuant to Portland City Code §14-118(c)(3):

1. The day care facility or home babysitting service would not be permitted as a home occupation under section 14-410 (because it will accommodate more than 6 children plus 2 children after school or will have any nonresidential employees).

Satisfied ✓(1) Not Satisfied     

Reason and supporting facts:

- > per Applicant testimony
- > Per written documentation

2. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use or in a nonresidential structure accessory to the principal nonresidential use.

Satisfied ✓(1) Not Satisfied     

Reason and supporting facts:

- > Per testimony
- > Per written documentation

3. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection (v) are met.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

- > per testimony of applicant
- > Per written record

4. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts.

Satisfied ✓ (4) Not Satisfied     

Reason and supporting facts:

- > Per applicant testimony
- > Per written record

5. Solid waste shall be stored in covered containers. Such containers shall be screened on all four (4) sides.

Satisfied (4) ✓ Not Satisfied     

Reason and supporting facts:

- > Per, applicant testimony
- > Per written record

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 ✓ (4)

Reason and supporting facts:

No unique approach vs. other like-daycares

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

Yes \_\_\_\_ No ✓ (4)

Reason and supporting facts:

- > Applicant testimony
- > Other members of audience agreed

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

Yes \_\_\_\_ No ✓ (4)

Reason and supporting facts:

- > Per applicant testimony, use is no different than other day cares
- > Day Care is permitted use



**Conclusion:** (check one)

( 1 ) ☒ 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.

\_\_\_ 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:

7.16.09

  
Board Chair

O:\OFFICE\maryc\zba\R-5 conditional use appeal day care flynn

Members Present: Philip Sauerer - Gordon Smith - Bill Getz -  
CITY OF PORTLAND, MAINE Jill Hunter - Peter Cagne -  
ZONING BOARD OF APPEALS Deborah Rutter  
Absent - SARA Moppin  
APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, July 16, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

called to order: 6:30 pm

1. New Business:

A. Interpretation Appeal:

6-0  
Application  
The building  
Application  
was denied  
cause it  
does not meet 14-436(a)  
38 Torrington Avenue, Peaks Island, Richard & Patricia Ashton, owners, Tax Map 084, Block S, Lot 006, IR-2 Island Residential Zone: The original Interpretation Appeal was heard by the Board on November 13, 2008. An appeal of that decision went to Superior Court who remanded the appeal back to the Board to review the proposal for compliance under section 14-436(a).

B. Practical Difficulty Variance Appeal:

Grant - 0  
4-0  
16 Whitehead Street, Peaks Island, Thomas and Barbara Kipp, owners, Tax Map 084, Block N, Lot 004, IR-2 Island Residential Zone: The appellants are seeking a variance to keep the 6' x 8' enclosed rear entry that was built without a permit. The appellants are requesting a variance for the right side setback from a required 20' to 11' [section 14-145.11(c)(3)]. The appellants are also requesting a variance for the maximum allowable lot coverage of 20% [section 14-145.11(d)]. The lot is 4,109 square feet. The footprint of the building with the 6' x 8' enclosed rear entry is 1,102 square feet which covers 26.8% of the lot. Representing the appeal is Jonathan Goldberg, Esq.

C. Conditional Use Appeal:

Granted  
4-0  
47 Runnells Street, Debra L. R. & Chad M. Flynn, owners, Tax Map 177, Block A, Lot 010, R-5 Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a family daycare/nursery school at her home for 8-10 children. Representing the appeal is the owner, Debra Flynn.

D. Conditional Use Appeal:

Granted  
4-0  
90 Crescent Avenue, Great Diamond Island, Kathy Sue & Douglas Roberts & Nancy Jo Connolly, owners, Tax Map 083A, Block E, Lots 007, 008 & 010, IR-2 Island Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-145.9(a)(1) requesting that an accessory dwelling unit be added to their single family dwelling. Representing the appeal are Nancy Jo Connolly and Attorney Jim Cloutier.

2. Other Business:

3. Adjournment:

9:30 pm

members  
present  
Gordon  
Smith  
-  
Deborah  
Rutter  
-  
Bill Getz  
-  
Jill Hunter

*[Signature]*

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street  
Portland, Maine 04101

INVOICE FOR FEES

Application No:	0000-1533	Applicant:	Flynn Chad M &
Project Name:	47 Runnells St	Location:	47 RUNNELLS ST
CBL:	177 A010001	Application Type:	Conditional Use Appeal
Invoice Date:	07/09/2009		

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

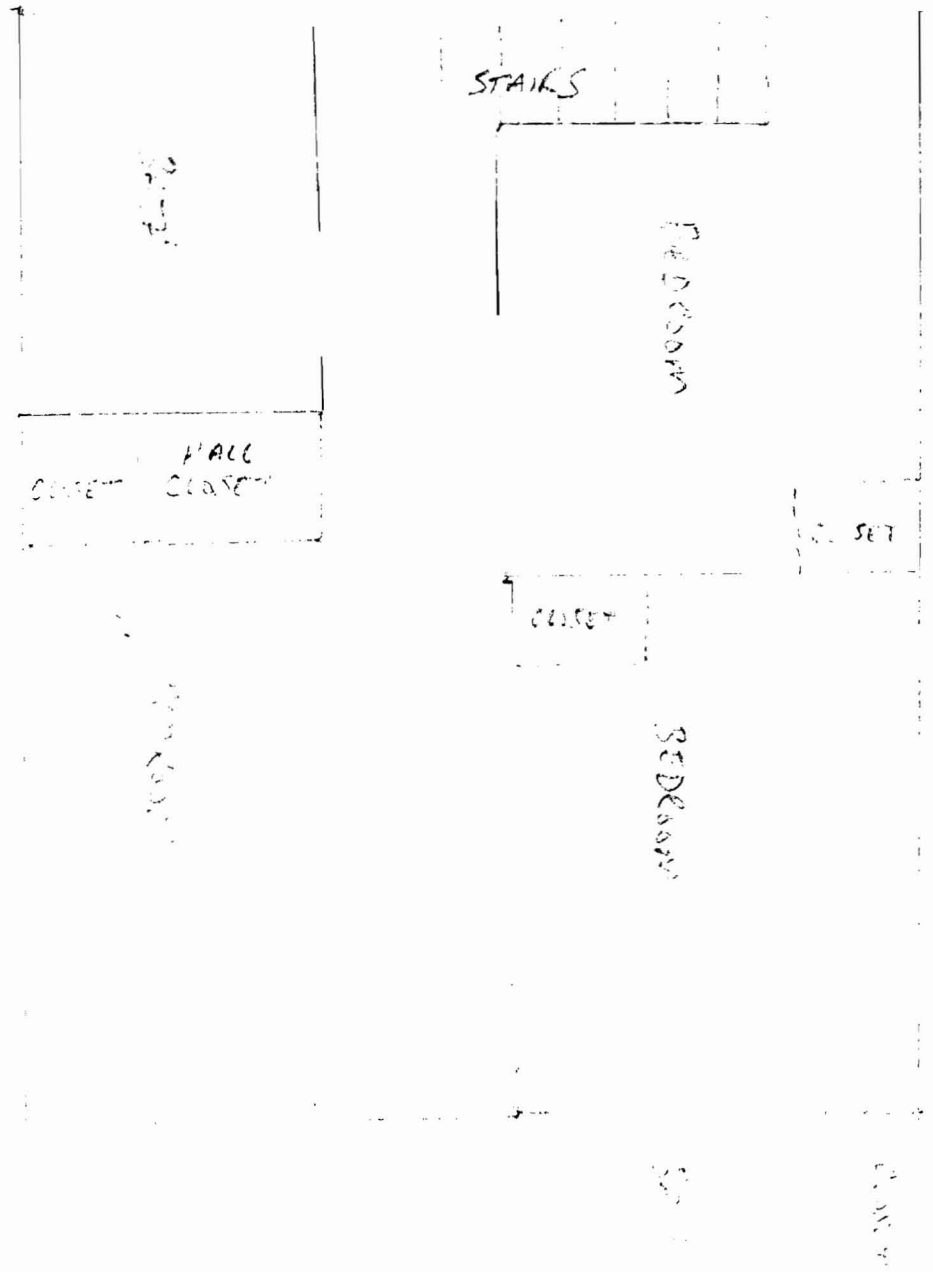
Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$64.66
Legal Ad Processing Fee	1	\$12.50
Appeal Fee	1	\$100.00
		\$177.16
Total Current Fees:		+ \$177.16
Total Current Payments:		- \$100.00
Amount Due Now:		\$77.16

Bill to: Flynn Chad M &  
47 Runnells St  
Portland, ME 04103

CBL 177 A010001  
Application No: 0000-1533  
Invoice Date: 07/09/2009  
Invoice No: 34975  
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.

SUNBELLS STRAIN  
2ND FLOOR



NOT TO SCALE





Front – from street



Back porch – from yard



Shed and yard

BK 14192PG327

WARRANTY DEED  
Joint Tenants  
(Maine Statutory Short Form)

70334

Heather Baumann Bartholomew a/k/a Heather Bartholomew, of Portland, Maine, for valuable consideration, grants to Chad M. Flynn and Debra L. R. Flynn, as joint tenants, with a mailing address of 6 Rackleff Street, Portland, Maine, 04103, with Warranty Covenants, the following described real property situated at 47 Runnells Street, Portland, Cumberland County, Maine:

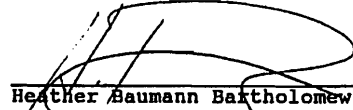
A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Starr Scully Rice to Grantor dated July 2, 1998, and recorded in the Cumberland County Registry of Deeds in Book 13954, Page 305 and deed from Martha Rice Vance dated September 28, 1998, recorded in Book 14180, Page 321. Reference is also made to deed dated September 7, 1989, recorded in Book 8903, Page 257.

Witness my hand this 30th day of September, 1998.

MAINE REAL ESTATE TAX PAID

  
Witness

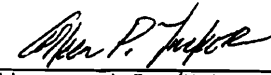
  
Heather Baumann Bartholomew

STATE OF MAINE  
CUMBERLAND, ss

September 30, 1998

Personally appeared the above named Heather Baumann Bartholomew, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Attorney at Law/~~Notary Public~~  
COLLEEN P. TUCKER  
MAINE ATTORNEY AT LAW

Printed Name

CL-12779

**Conditional Use Appeal:**

47 Runnells Street, Debra L. R. & Chad M. Flynn, owners, Tax Map 177, Block A, Lot 010, R-5 Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a family daycare/nursery school at her home for 8-10 children. Representing the appeal is the owner, Debra Flynn.





## City of Portland Zoning Board of Appeals

July 9, 2009

Debra L. R. Flynn  
47 Runnells Street  
Portland, ME 04103

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before the Zoning Board of Appeals on **Thursday, July 16, 2009 at 6:30 p.m.** located on the second floor room 209 of City Hall.

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

I have included an agenda with your appeal highlighted, as well as the procedures of the meeting for you to familiarize yourself.

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

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

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

Sincerely,

Gayle Guertin  
Office Assistant

Cc: File



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, July 16, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

#### 1. New Business:

##### A. Interpretation Appeal:

38 Torrington Avenue, Peaks Island, Richard & Patricia Ashton, owners, Tax Map 084, Block S, Lot 006, IR-2 Island Residential Zone: The original Interpretation Appeal was heard by the Board on November 13, 2008. An appeal of that decision went to Superior Court who remanded the appeal back to the Board to review the proposal for compliance under section 14-436(a).

##### B. Practical Difficulty Variance Appeal:

16 Whitehead Street, Peaks Island, Thomas and Barbara Kipp, owners, Tax Map 084, Block N, Lot 004, IR-2 Island Residential Zone: The appellants are seeking a variance to keep the 6' x 8' enclosed rear entry that was built without a permit. The appellants are requesting a variance for the right side setback from a required 20' to 11' [section 14-145.11(c)(3)]. The appellants are also requesting a variance for the maximum allowable lot coverage of 20% [section 14-145.11(d)]. The lot is 4,109 square feet. The footprint of the building with the 6' x 8' enclosed rear entry is 1,102 square feet which covers 26.8% of the lot. Representing the appeal is Jonathan Goldberg, Esq.

##### C. Conditional Use Appeal:

47 Runnells Street, Debra L. R. & Chad M. Flynn, owners, Tax Map 177, Block A, Lot 010, R-5 Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a family daycare/nursery school at her home for 8-10 children. Representing the appeal is the owner, Debra Flynn.

##### D. Conditional Use Appeal:

90 Crescent Avenue, Great Diamond Island, Kathy Sue & Douglas Roberts & Nancy Jo Connolly, owners, Tax Map 083A, Block E, Lots 007, 008 & 010, IR-2 Island Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-145.9(a)(1) requesting that an accessory dwelling unit be added to their single family dwelling. Representing the appeal are Nancy Jo Connolly and Attorney Jim Cloutier.

#### 2. Other Business:

#### 3. Adjournment:

**CITY OF PORTLAND, MAINE**  
Zoning Board of Appeals

**Zoning Board of Appeals Committee**

**DATE:** 7/16/2009  
**TIME:** 6:30:00 PM  
**LOCATION:** 389 Congress Street

**AGENDA**

- 1 A. Interpretation Appeal: 38 Torrington Avenue, Peaks Island, Richard & Patricia Ashton, owners, Tax Map 084, Block S, Lot 006, IR-2 Island Residential Zone: The original Interpretation Appeal was heard by the Board on November 13, 2008. An appeal of that decision went to Superior Court who remanded the appeal back to the Board to review the proposal for compliance under section 14-436(a).
- 1 B. Practical Difficulty Variance Appeal: 16 Whitehead Street, Peaks Island, Thomas and Barbara Kipp, owners, Tax Map 084, Block N, Lot 004, IR-2 Island Residential Zone: The appellants are seeking a variance to keep the 6' x 8' enclosed rear entry that was built without a permit. The appellants are requesting a variance for the right side setback from a required 20' to 11' [section 14-145.11(c)(3)]. The appellants are also requesting a variance for the maximum allowable lot coverage of 20% [section 14-145.11(d)]. The lot is 4,109 square feet. The footprint of the building with the 6' x 8' enclosed rear entry is 1,102 square feet which covers 26.8% of the lot. Representing the appeal is Jonathan Goldberg, Esq.
- 1 C. Conditional Use Appeal: 47 Runnells Street, Debra L. R. & Chad M. Flynn, owners, Tax Map 177, Block A, Lot 010, R-5 Zone: The appellant is seeking a Conditional Use Appeal under section 14-118(c)(3) to have a family daycare/nursery school at her home for 8-10 children. Representing the appeal is the owner, Debra Flynn.
- 1 D. Conditional Use Appeal: 90 Crescent Avenue, Great Diamond Island, Kathy Sue & Douglas Roberts & Nancy Jo Connolly, owners, Tax Map 083A, Block E, Lots 007, 008 & 010, IR-2 Island Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-145.9(a)(1) requesting that an accessory dwelling unit be added to their single family dwelling. Representing the appeal are Nancy Jo Connolly and Attorney Jim Cloutier.

## Gayle Guertin - legal ad for zoning board of appeals

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**From:** Gayle Guertin  
**To:** classified@pressherald.com  
**Date:** 7/8/2009 9:53 AM  
**Subject:** legal ad for zoning board of appeals  
**CC:** Ann Freeman; Gayle Guertin; Marge Schmuckal

Good Morning Joan,

Attached is the Zoning Board of Appeals legal ad for Friday,  
July 10, 2009

Thank You  
Gayle Guertin @ 874-8701

**Gayle Guertin - Re: legal ad for zoning board of appeals**

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**From:** Joan Jensen <jjensen@pressherald.com>  
**To:** Gayle Guertin <GG@portlandmaine.gov>  
**Date:** 7/8/2009 11:22 AM  
**Subject:** Re: legal ad for zoning board of appeals

Hi Gayle,

All set to run your ad on Friday, July 10.  
The cost is \$258.63.

If you have any questions, please call or email me.

Thank you,  
Joan

Joan Jensen  
Portland Press Herald/Maine Sunday Telegram  
P.O. Box 1460  
Portland, ME 04104  
Tel. (207) 791-6157  
Fax (207) 791-6910  
Email classified@pressherald.com

On 7/8/09 9:53 AM, "Gayle Guertin" <GG@portlandmaine.gov> wrote:

Good Morning Joan,

Attached is the Zoning Board of Appeals legal ad for Friday,  
July 10, 2009

Thank You  
Gayle Guertin @ 874-8701

ALLEN VINCENT  
110 MARGINAL WAY  
PORTLAND , ME 04101

ANDERSON DANIEL W &  
JULIE A JTS  
1831 WASHINGTON AVE  
PORTLAND, ME 04103

ARCHIBALD ANNE E  
478 BRIGHTON AVE  
PORTLAND, ME 04102

ARNSON LESLIE F  
45 RUNNELLS ST  
PORTLAND , ME 04103

ASBURY WILLIAM P &  
NANCY P JTS  
40 MONTROSE AVE  
PORTLAND, ME 04103

ATKINSON DONALD G &  
LINDA M ATKINSON JTS  
11 STONELEDGE DR  
PORTLAND , ME 04102

AUCOIN MICHAEL J  
226 STEVENS AVE #6  
PORTLAND, ME 04102

BAKER DEBORAH R  
482 BRIGHTON AVE  
PORTLAND , ME 04102

BAKER MICHAEL J & DIANE C JTS  
75 MONTROSE AVE  
PORTLAND, ME 04103

BEASLEY RICHARD H &  
MISTY D BEASLEY JTS  
254 STEVENS AVE  
PORTLAND , ME 04103

BELLINO MARY R  
38 GREELY RD  
CUMBERLAND , ME 04021

BOILARD STACIE &  
EVERT R E KRIKKEN  
44 GAMBO RD  
WINDHAM , ME 04062

BORLAND JEFFREY C &  
MOLLY K MCMAHON JTS  
36 RUNNELLS ST  
PORTLAND, ME 04103

BRAUN CAROLYN  
51 RUNNELLS ST  
PORTLAND, ME 04103

BREGGIA CAMILLO L  
43 MONTROSE AVE  
PORTLAND, ME 04103

BROWN STANELY C  
446 BRIGHTON AVE  
PORTLAND , ME 04102

BUSBY ROBERT S  
17 MOTLEY ST  
PORTLAND, ME 04102

CAPALDI JOANNE M  
52 RUNNELLS ST  
PORTLAND , ME 04103

CARREN JOY M &  
CHARLES A DEROCHE JR JTS  
PO BOX 9715-327  
PORTLAND , ME 04101

CASIVANT GEORGE O &  
JENNIFER W WORCESTER JTS  
448 BRIGHTON AVE  
PORTLAND, ME 04102

CASPARIUS ROLF M  
276 STEVENS AVE APT 1  
PORTLAND, ME 04103

CHAREST ROBERT L &  
CYNTHIA Z JTS  
20 LUNT DR  
WESTBROOK, ME 04092

CHICKERING ELLEN S TRUSTEE  
456 BRIGHTON AVE  
PORTLAND , ME 04102

CINAMON JACOB J WWII VET &  
MOLLY  
424 WOODFORDS ST  
PORTLAND, ME 04103

CIPULLO DAVID A  
445 BRIGHTON AVE  
PORTLAND , ME 04102

CLARK RAY E & MICHELLE A JTS  
8 LIVRITE WAY  
WINDHAM, ME 04062

COBURN THERESA A  
226 STEVENS AVE  
PORTLAND, ME 04102

CONROY CATHERINE T  
42 RUNNELLS ST  
PORTLAND, ME 04103

COURTOIS LELAND BRUCE  
55 MONTROSE AVE  
PORTLAND, ME 04103

CRANE DOUGLAS N  
74 FAIRVIEW AVE  
BELMONT , MA 02478

CRUSE CHARLES &  
KAREN CRUSE JTS  
PO BOX 225  
ST MARY'S CITY , MD 20686

DARLING CAROLE A &  
STEPHEN I GOODMAN JTS  
6 PUFFIN  
OLD ORCHARD BEACH , ME 04064

DEGRACE KATHARINE C &  
CHARLES P DEGRACE JTS  
41 BELFIELD ST  
PORTLAND , ME 04103

DIOU PAUL &  
MEGAN LOVETT JTS  
280 STEVENS AVE  
PORTLAND , ME 04103

FARBER MAXINE A &  
SUSAN M BERKMAN  
226 STEVENS AVE # 3  
PORTLAND , ME 04102

FENNEY JOHN R & GINA R JTS  
434 WOODFORD ST  
PORTLAND, ME 04103

FERRARI LORRAINE L &  
ANTHONY D SCUCCI JTS  
15 BELFIELD ST  
PORTLAND , ME 04103

FIGA KAROLA  
36 LAUREL AVE  
CLIFTON , NJ 07012

FIRST CHURCH OF THE NAZARENE  
475 BRIGHTON AVE  
PORTLAND , ME 04102

FIRST CHURCH OF THE NAZARENE  
475 BRIGHTON AVE  
PORTLAND, ME 04102

FIRST CHURCH OF THE NAZARENE  
475 BRIGHTON AVE  
PORTLAND, ME 04102

FLAHERTY MARK G  
35 NIGHT JAR LN  
BUXTON , ME 04093

FLEMING JOAN DAMBRIE WID KW VET  
ETALS JTS  
10 STONELEDGE DR  
PORTLAND, ME 04102

FLYNN CHAD M &  
DEBRA L R FLYNN JTS  
47 RUNNELLS ST  
PORTLAND, ME 04103

FOLEY PATRICIA A  
472 ST JOHN ST  
PORTLAND , ME 04102

FONTAINE CECILE COLLIN  
6 STONELEDGE DR  
PORTLAND , ME 04102

FRIEDRICK JOANNE K  
15 RUNNELLS ST  
PORTLAND, ME 04103

GAGNE ROSANNA  
19 STONELEDGE DR  
PORTLAND , ME 04102

GAYLE SEAN C &  
KELLY E GAYLE JTS  
226 STEVENS AVE # 9  
PORTLAND , ME 04102

GERMANI NANCY T  
23 BELFIELD ST  
PORTLAND, ME 04103

GERMON ROY S &  
LETICIA PLATE JTS  
292 STEVENS AVE  
PORTLAND , ME 04103

GERVAIS JOSEPH R &  
LINDA S GERVAIS JTS  
31 MONTROSE AVE  
PORTLAND , ME 04103

GIKAS STEFANOS &  
KASIANI & ETALS JTS  
26 AVENUE FIVE  
SCARBOROUGH, ME 04074

GIRSCH ROBERT J JR &  
DAWN M GIRSCH JTS  
29 BELFIELD ST  
PORTLAND , ME 04103

GLIDDEN DALE C &  
JANICE N GLIDDEN JTS  
48 RIDGE RD  
WINTHROP, ME 04364

GOFF NATHAN E &  
HEATHER N JTS  
440 WOODFORD ST  
PORTLAND, ME 04103

GOLDBERG NANCY S &  
LAWRENCE M FRECH  
22 KENILWORTH ST  
PORTLAND, ME 04102

GRABARZ PHILAMENA  
2 STONELEDGE DR  
PORTLAND , ME 04102

GRANEY STEPHEN E III  
26 MOTLEY ST  
PORTLAND , ME 04102

GREEN CARL L & ELIZABETH S JTS  
226 STEVENS AVE APT 2  
PORTLAND, ME 04102



GREENE PETER G &  
HOLLY K GREENE  
9 KENILWORTH ST  
PORTLAND , ME 04102

GUARNA JOEL &  
RACHEL GUARNA JTS  
5 FELLOWS ST  
PORTLAND , ME 04103

HABIBZAI RAHMATULLAH  
226 STEVENS AVE # 8  
PORTLAND, ME 04102

HAYES JOHN E III VN VET &  
GWENN E HAYES JTS  
32 MONTROSE AVE  
PORTLAND, ME 04103

HILTON DAVID &  
LORI B WEINBLATT JTS  
17 BELFIELD ST  
PORTLAND , ME 04102

HOGLE ROBERT E & DELORES O JTS  
24 MOTLEY ST  
PORTLAND, ME 04102

HUNT EMMY LOU &  
JAMES C JTS  
54 MONTROSE AVE  
PORTLAND, ME 04103

JAMES JUDITH  
60 MONTROSE AVE  
PORTLAND , ME 04103

JENKINS CAROL V  
18 STONELEDGE DR  
PORTLAND, ME 04102

JEROME BETHAN E &  
JAMES MICHAEL JEROME &  
257 STEVENS AVE  
PORTLAND , ME 04103

JONES CHRISTOPHER T &  
MERRITT T CAREY JTS  
29 RUNNELLS ST  
PORTLAND , ME 04103

JORDAN CLOVER J  
17 STONELEDGE DR  
PORTLAND, ME 04102

KAVOOKJIAN KEVIN &  
ALISAN E KAVOOKJIAN JTS  
59 MONTROSE AVE  
PORTLAND , ME 04103

KELLY ESTHER D WID WWII VET  
21 RUNNELLS ST  
PORTLAND, ME 04103

KELLY MARY A  
& PETER W III JTS  
PO BOX 8418  
PORTLAND, ME 04104

KELLY PETER JR &  
PETER III OR SURV  
PO BOX 617  
PORTLAND, ME 04104

KELLY PETER W III &  
MARY A KELLY  
PO BOX 617  
PORTLAND, ME 04104

KELLY PETER W III & MARY A  
PO BOX 8418  
PORTLAND, ME 04104

KINCAID KEVIN B  
1 STONELEDGE DR  
PORTLAND , ME 04102

KIRKWOOD LILA HARRIS &  
DAVID A JTS  
13 STONELEDGE DR  
PORTLAND, ME 04102

LAITE PARKER S JR &  
NANCY L LAITE  
PO BOX 15  
CAMDEN , ME 04843

LAMSON MARIE R  
451 BRIGHTON AVE  
PORTLAND, ME 04102

LANE MEGAN E &  
TIMOTHY E CHALMERS JTS  
20 KENILWORTH ST  
PORTLAND , ME 04102

LEE ALBERT JR  
255 STEVENS AVE  
PORTLAND, ME 04103

LISNIK JOHN JR &  
KATIE D DOLLOFF JTS  
14 MOTLEY ST  
PORTLAND , ME 04102

LORIGAN STEPHANIE  
3 STONELEDGE DR  
PORTLAND, ME 04102

LUFKIN JOHN N & SARAH J JTS  
75 FOUR WINDS RD  
PORTLAND, ME 04102

MACMANNIS ROBERT A JR &  
KRISTIN L BJORKLUND JTS  
PO BOX 1910  
NEWPORT , RI 02840

MARKOWITZ NANCY L  
5 STONELEDGE DR  
PORTLAND , ME 04102

MCDUGAL STEPHEN D  
454 BRIGHTON AVE  
PORTLAND, ME 04102

MCGURN JEANNE M  
226 STEVENS AVE # 10  
PORTLAND, ME 04102

MCKIBBEN GALE MAY  
15 STONELEDGE DR  
PORTLAND , ME 04102

MEADOWS RHIANNA M &  
KIMBERLY D MEADOWS JTS  
18 MOTLEY ST  
PORTLAND , ME 04102

MEADOWS RHIANNA M &  
KIMBERLY D MEADOWS JTS  
18 MOTLEY ST  
PORTLAND , ME 04102

MESERVE KATHERINE J  
WID WWII VET  
13 KENILWORTH ST  
PORTLAND, ME 04102

MICHAUD SANDRA J  
501 BRIGHTON AVE  
PORTLAND, ME 04102

MICHAUD SANDRA J  
501 BRIGHTON AVE  
PORTLAND, ME 04102

MITCHELL JOHN F  
412 CAPE JASMINE WAY  
LEXINGTON , SC 29073

MOORE FRED S & KYUN SON JTS  
30 BERKELEY ST  
PORTLAND, ME 04103

MOORE MARILYN A  
458 BRIGHTON AVE  
PORTLAND, ME 04102

MOORE MELISSA  
8701 FALMOUTH AVE #101  
PLAYDELRAY, CA 90293

MORRIS CYNTHIA E &  
ALBERT A MELTON JTS  
226 STEVENS AVE # 4  
PORTLAND , ME 04102

NADEAU JAMES D  
924 BRIGHTON AVE  
PORTLAND , ME 04103

NICHOLS LOU F HEIRS  
277 TUTTLE RD  
CUMBERLAND CTR, ME 04021

NILSEN ELIZABETH M  
270 STEVENS AVE  
PORTLAND , ME 04103

NIZZA MARIETTA T  
48 MONTROSE AVE  
PORTLAND, ME 04103

NOONAN JAMES P  
4 STONELEDGE DR  
PORTLAND , ME 04102

O'NEIL ELIZABETH F  
8 STONELEDGE DR  
PORTLAND , ME 04102

ORANSKY RAYMOND L WWII VET &  
JOANN JTS  
38 MONTROSE AVE  
PORTLAND, ME 04103

PAGE HENRY C &  
MARGARET T PAGE JTS  
12 STONELEDGE DR  
PORTLAND , ME 04102

PALLOZZI DAVID P  
51 BELFIELD ST  
PORTLAND , ME 04103

PARISE LINDA J  
452 BRIGHTON AVE  
PORTLAND , ME 04102

PAULUS JOSEPH  
431 BRIGHTON AVE # 2  
PORTLAND , ME 04102

PHILLIPS WILLIAM A &  
KAORU W PHILLIPS JTS  
9 STONELEDGE DR  
PORTLAND , ME 04102

POLITO HELEN M WID WWII VET  
69 MONTROSE AVE  
PORTLAND, ME 04103

QUINN PHILIP E & CYNTHIA S JTS  
77 MONTROSE AVE  
PORTLAND, ME 04103

RICH BARBARA L  
7 STONELEDGE DR  
PORTLAND, ME 04102

ROBINSON SHARI LEE  
47 BELFIELD ST  
PORTLAND , ME 04103

ROSEMARIE LLC  
13 MONTROSE AVE  
PORTLAND, ME 04103

SANSONE MARTHA L &  
MICHAEL S JTS  
436 WOODFORDS ST  
PORTLAND, ME 04103

SHEPARD HAROLD R  
& KATHERINE P JTS  
469 BRIGHTON AVE  
PORTLAND, ME 04102

SHOEMAKER LESLIE M  
355 LIBBY RD  
POWNA, ME 04069

SIMONDS DIANE  
16 STONELEDGE DR  
PORTLAND , ME 04102

SKILLING ROBERT E &  
SARAH E HOCH JTS  
265 STEVENS AVE  
PORTLAND , ME 04103

SKILLING ROBERT E &  
SARAH E HOCH JTS  
265 STEVENS AVE  
PORTLAND, ME 04103

SMITH ANDREW D & PAMELA A JTS  
16 KENILWORTH ST  
PORTLAND, ME 04102

SOPER JUDITH M & DAVID A JTS  
226 STEVENS AVE  
PORTLAND, ME 04103

SPATH BARBARA K  
226 STEVENS AVE # 5  
PORTLAND , ME 04102

STONE JUDITH T  
260 STEVENS AVE  
PORTLAND, ME 04103

TAXIARCHIS MARY  
44 MONTROSE AVE  
PORTLAND , ME 04103

THAYER VICTOR E &  
MARILYN OR SURV  
490 BRIGHTON AVE  
PORTLAND, ME 04102

TILLINGHAST JAMES E &  
NANCY C TILLINGHAST JTS  
39 BELFIELD ST  
PORTLAND , ME 04103

TRAFFORD JOHN  
180 STEVENS AVE # 20  
PORTLAND , ME 04102

TUTTLE JOSEPH A JR &  
KATHRYN A JTS  
11 FELLOWS ST  
PORTLAND, ME 04103

ULLMAN CLIFFORD W &  
DEBORAH J JTS  
518 BRIGHTON AVE  
PORTLAND, ME 04102

VALENZUELA ABELARDO A JR &  
LUNINGNING A VALENZUELA JTS  
460 BRIGHTON AVE  
PORTLAND , ME 04102

VANIER STEPHEN B &  
JOANNE O JTS  
33 RUNNELLS ST  
PORTLAND, ME 04103

VICKERS TREVOR &  
JEANNE WHYNOT-VICKERS JTS  
33 MONTROSE AVE  
PORTLAND, ME 04103

WAKEFIELD RANDY A &  
PAMELA A JTS  
14 RUNNELLS ST  
PORTLAND, ME 04103

WALLACE NANCY H  
7 BELFIELD ST  
PORTLAND , ME 04103

WALLACE PATRICIA F  
35 RUNNELLS ST  
PORTLAND, ME 04103

WALP BARBARA P &  
MARY C WALP JTS  
25 RUNNELLS ST  
PORTLAND, ME 04103

WARK GAROLD L  
32 RUNNELLS ST  
PORTLAND, ME 04103

WHITE MELINDA H  
180 STEVENS AVE # 14  
PORTLAND, ME 04102

WIGGLESWORTH WINNIFRED E HEIRS  
497 BRIGHTON AVE  
PORTLAND , ME 04102

WOOD CLAYTON R & ELSIE M J JTS  
28 RUNNELLS ST  
PORTLAND, ME 04103

WOOLDRIK KARA &  
ELIZABETH MCGHEE JTS  
56 RUNNELLS ST  
PORTLAND , ME 04103

YARNOLD RICHARD D  
66 MONTROSE AVE  
PORTLAND , ME 04103

YING LI-FANG  
343 BLACKSTRAP RD  
FALMOUTH , ME 04105

YING LI-FANG  
343 BLACKSTRAP RD  
FALMOUTH , ME 04105

07/02/2009

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YING LI-FANG  
343 BLACKSTRAP RD  
FALMOUTH , ME 04105

ZAMD KAREN  
25 MOTLEY ST  
PORTLAND , ME 04102

ZIPPER RYAN &  
TERRY ZIPPER JTS  
226 STEVENS AVE # 7  
PORTLAND , ME 04102

Labels Requested For CBL:

122 L001  
122 L004  
176 F005  
176 F006  
176 F007  
176 F008  
176 F009  
176 F013  
176 F014  
176 F016  
176 F017  
176 F019  
176 F020  
176 F021  
176 F022  
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176 G004  
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177 F019  
177 G001  
177 G002  
177 G006  
177 G011  
177 H001  
185 F002  
185 F014  
185 F015  
185 F016







Lot size = 5,000 square feet

