

231 York Street

Variance Appeal for Parking

1. Original variance appeal for parking was granted on August 7, 2008 for 1 year
 - a. August 7, 2008 to August 7, 2009
2. Extension of parking variance approved for 6 months on May 21, 2009
 - a. August 7, 2009 to Feb 7, 2010

Conditional Use Appeal for Restaurant Use – B-1 Zone

1. Original conditional use approval for restaurant granted for 6 months on November 13, 2008
 - a. November 13, 2008 to May 13, 2009
2. Extension of the conditional use approval for 6 months granted on May 21, 2009
 - a. May 13, 2009 to November 13, 2009
3. Extension of the conditional use approval for another year (full amount allowed for a total of 2 yrs) on December 3, 2009 (application in by 11/13/09)
 - a. November 13, 2009 to November 13, 2010

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

December 4, 2009

Tod Dana
Dana / Fisher LLC
PO Box 169
Portland, ME 04112

RE: 231 York Street
CBL: 044 E003
ZONE: B1

Dear Mr. Dana:

As you know, at the December 3, 2009 meeting, the Zoning Board voted 5-0 to grant a year extension of the original conditional use approval from November 13, 2008. This extension goes from November 13, 2009 to November 13, 2010.

Enclosed please find the billing for the processing fee, the legal ad and abutter's notification. Also enclosed is a copy of the board's decision.

Included is a New Commercial Permit Application for your change of use and new construction. You have one year from the date of November 13, 2009, referenced under section 14-474 (f) to apply, 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 207-874-8709.

Sincerely,



Ann 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: December 4, 2009

RE: Action taken by the Zoning Board of Appeals on December 3, 2009.

Members Present: Phil Saucier (chair), Jill Hunter, Peter Coyne (acting secretary), Trish McAllister, and William Getz.

Members Absent: Gordon Smith, and Sara Moppin

1. New Business:

A. Interpretation Appeal:

8 Ryefield Street, Peaks Island, Philip H. Morgan, owner, Tax Map 084, Block E, Lot 005, IR-2 Island Residential Zone: The appellant is seeking an interpretation of section 14-427 as it relates to the enclosure of an open porch with a roof that existed as of June 5, 1957 which does not meet the required setbacks. The appellant is also seeking an interpretation of the definition of a structure (section 14-47) as it applies to a “tent shed”. Representing the appeal is Jonathan Goldberg, Esq. **The Board voted 5-0 to grant a continuance to the February 4, 2010 meeting.**

B. Variance Appeal:

8 Ryefield Street, Peaks Island, Philip H. Morgan, owner, Tax Map 084, Block E, Lot 005, IR-2 Island Residential Zone: The appellant is seeking a variance to keep the 8’ x 20’ deck and steps that were built without a permit. The appellant is requesting a variance for the right side setback from a required 20’ to 11.5’ [section 14-145.11(c)(3)] and for the rear setback from a required 25’ to 6’8” [section 14-145.11(c)(2)]. The appellant is also requesting a variance for the maximum allowable lot coverage from 20% of the lot to 38.4% of the lot [section 14-145.11(d)]. Finally, the appellant is requesting a variance for the setback for a structure in a Shoreland Zone from the required 75’ to 26’6” [section 14-449(a)(1)]. Representing the appeal is Jonathan Goldberg, Esq. **The Board voted 5-0 to grant a continuance to the February 4, 2010 meeting.**

C. Conditional Use Appeal:

231 York Street, Dana Fisher, LLC, owner, Tax Map 044, Block E, Lot 003, B-1 Zone:

The Zoning Board of Appeals granted a Conditional Use Appeal on November 13, 2008 to Dana Fishman, LLC to have a restaurant at 231 York Street [section 14-163(a)]. The Zoning Board of Appeals granted a six month extension for the Conditional Use Appeal on May 21, 2009. The appellant is requesting another six month extension of the Conditional Use Appeal. Representing the appeal is the applicant, Tod Dana. **The Board voted 5-0 to grant an extension for a year from 11/13/09 to 11/13/10.**

Enclosure:

Agenda of December 3, 2009

Original Zoning Board Decision

One tape

CC: Joseph Gray, City Manager

Penny St. Louis Littell, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

T.J. Martzial, Housing & Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

B-1 Neighborhood Business Zone (Restaurant):

Conditional Use Permit Extension

DECISION

Date of public hearing: December 3, 2009

Name and address of applicant: Dana/Fisher LLC
PO Box 169
Portland, ME 04112

Location of property under appeal: 231 York Street

For the Record:

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

Tod Dena
PO Box 169
Portland, ME 04112

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

Site Plan

Findings of Fact and Conclusions of Law:

The applicant, Dana/Fisher LLC, is requesting an extension of the conditional use permit that was granted on November 13, 2008, and extended for six months on May 21, 2009, for a property located within the B-1 zone that allows the property to be used as a restaurant. The applicant has requested an additional extension as they continue to pursue their construction plans, which include site plan review and initiation of the building permit process in December. The conditional use permit extension period recently expired on November 13th, after the property owner applied for the extension. As the permit has been extended to a total of one year, the Board may grant a maximum one year extension.

Standards for an extension granted pursuant to Portland City Code § 14-474(f):

S-U

1. The facts constituting the basis of the decision to grant the Conditional Use permit have not materially changed.

Satisfied ☒

Not Satisfied ☐

Reason and supporting facts:

Testimony

2. If the one year extension is granted, the total time period for the permit does not exceed two years.

the extension is granted to 11/13/10.

S-U

Satisfied ☒

Not Satisfied ☐

Reason and supporting facts:

Time-Line Document

Conclusion: (check one)

5 - 0

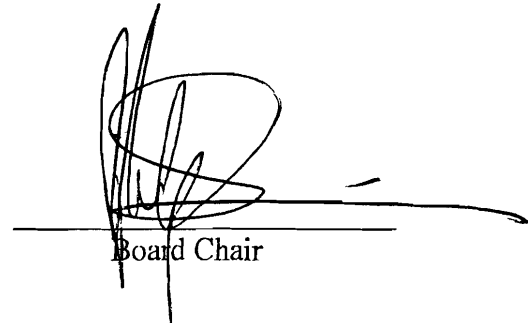
☒ Option 1: The Board finds that all of the standards described above have been satisfied, and therefore GRANTS a one year extension.

☐ Option 2: The Board finds that the all of the standards described above have been satisfied, and that certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS a one year extension SUBJECT TO THE FOLLOWING CONDITIONS:

☐ Option 3: The Board finds that the standards described above have NOT all been satisfied, and therefore DENIES the extension.

Dated:

12/3/09


Board Chair

Members Present: Trish McAllister, Jill Hunter, Phil Sancier, Peter Coyne
Bill Getz

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Members Absent: Sara Moppin - Gordon Smith -

APPEAL AGENDA

called to order @ 6:35 pm

The Board of Appeals will hold a public hearing on Thursday, December 3, 2009 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. New Business:

A. Interpretation Appeal:

Granted
A continuance
to 1st meeting
in February
5-0

8 Ryefield Street, Peaks Island, Philip H. Morgan, owner, Tax Map 084, Block E, Lot 005, IR-2 Island Residential Zone: The appellant is seeking an interpretation of section 14-427 as it relates to the enclosure of an open porch with a roof that existed as of June 5, 1957 which does not meet the required setbacks. The appellant is also seeking an interpretation of the definition of a structure (section 14-47) as it applies to a "tent shed". Representing the appeal is Jonathan Goldberg, Esq. Request to continue at last minute

Next Feb 4th meeting

B. Variance Appeal:

Granted
A continuance
to 1st meeting
in February
5-0

8 Ryefield Street, Peaks Island, Philip H. Morgan, owner, Tax Map 084, Block E, Lot 005, IR-2 Island Residential Zone: The appellant is seeking a variance to keep the 8' x 20' deck and steps that were built without a permit. The appellant is requesting a variance for the right side setback from a required 20' to 11.5' [section 14-145.11(c)(3)] and for the rear setback from a required 25' to 6'8" [section 14-145.11(c)(2)]. The appellant is also requesting a variance for the maximum allowable lot coverage from 20% of the lot to 38.4% of the lot [section 14-145.11(d)]. Finally, the appellant is requesting a variance for the setback for a structure in a Shoreland Zone from the required 75' to 26'6" [section 14-449(a)(1)]. Representing the appeal is Jonathan Goldberg, Esq. Request to continue at last minute

Next Feb 4th

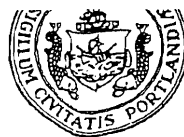
C. Conditional Use Appeal:

Granted
for 1 year from
5-0
11-13-09 to
11-13-2010

231 York Street, Dana Fisher, LLC, owner, Tax Map 044, Block E, Lot 003, B-1 Zone: The Zoning Board of Appeals granted a Conditional Use Appeal on November 13, 2008 to Dana Fishman, LLC to have a restaurant at 231 York Street [section 14-163(a)]. The Zoning Board of Appeals granted a six month extension for the Conditional Use Appeal on May 21, 2009. The appellant is requesting another six month extension of the Conditional Use Appeal. Representing the appeal is the applicant, Tod Dana.

2. Adjournment:

6:45 pm



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

Applicant Information:

DANA FISHER, LLC
Name

Business Name

P.O. BOX 169
Address

PORTLAND, MAINE 04112

207.671.5566 207.775-0022
Telephone Fax

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

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

Current Zoning Designation: B-1

Existing Use of Property:

VACANT / FORMER
DINING ESTABLISHMENT

Subject Property Information:

231 YORK STREET
Property Address

44-E-3
Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone Fax

Conditional Use Authorized by Section 14 - 163

Type of Conditional Use Proposed:

ASKING FOR EXTENSION
OF CONDITIONAL USE
APPROVAL FOR RESTAURANT
USE.

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]
Signature of Applicant

11/13/09
Date

Dana/Fisher LLC

P.O. Box 169 * Portland, Maine 04112
Phone: 207-671-5566 * Fax: 207-775-0022
asiawest@aol.com

Portland Zoning Board of Appeals
389 Congress Street
Portland, Maine 04101

November 13, 2009

To The Members of The Zoning Board of Appeals:

We, Dana/Fisher LLC (a partnership between Tod Dana and Alex Fisher), appeared before your Board on November 13, 2008, for a Conditional Use Appeal. The Board voted 5-0 to grant our Conditional Use of the property as a restaurant. On May 21, 2009 we appeared before your Board a 2nd time for a Conditional Use Permit Extension, which the Board voted unanimously in favor of.

We are now seeking an additional extension for a Conditional Use Permit. I am happy to report that we have finally submitted our Site Plan Application to the Planning Department and hope to have our building permit application complete by mid-December.

Our delay in getting this project under way is a confluence of different factors which include the economy, difficulty getting engineering work done quickly, and a general naivety about the many steps involved with new construction.

Thank you for your consideration.

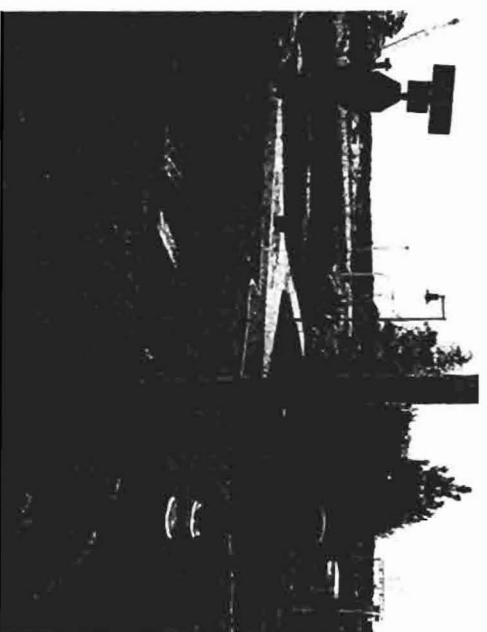
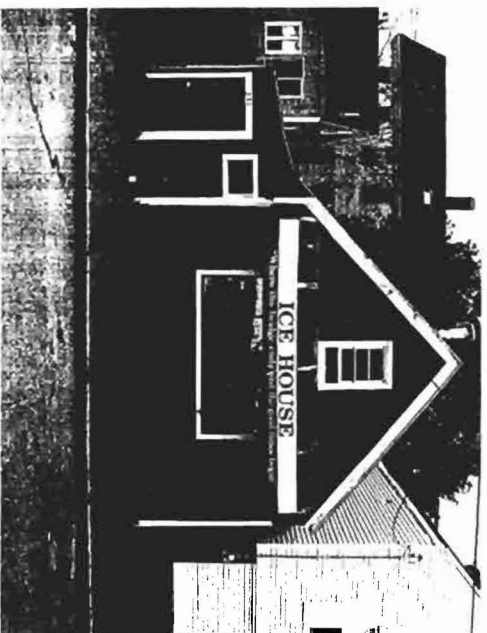
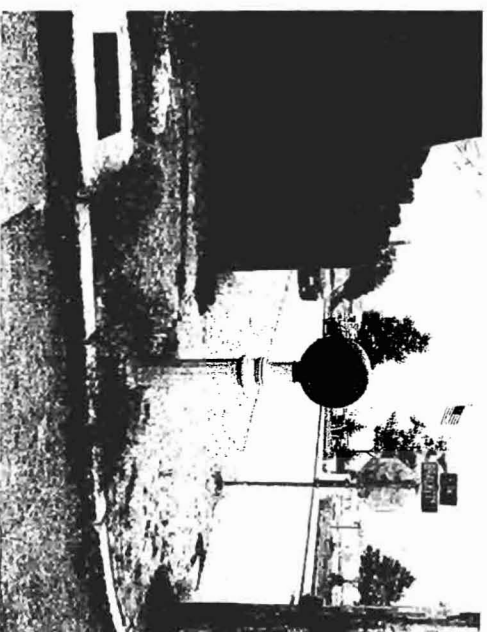
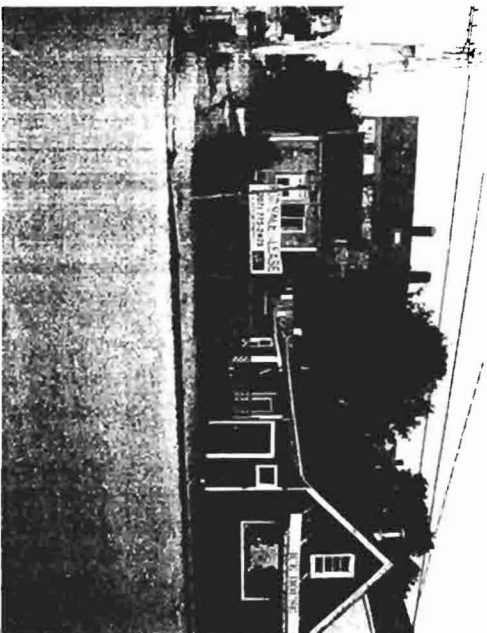
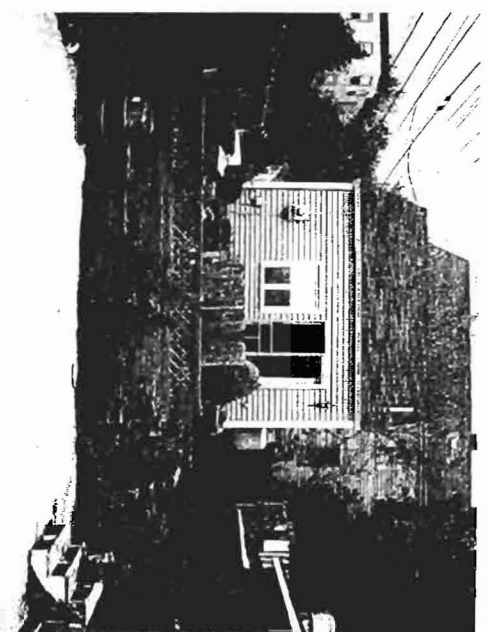
Sincerely,



Tod Dana
671-5566

CITY TAX MAP





WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Bernard L. Orne, now of Windham, County of Cumberland, State of Maine,

in consideration of one dollar (\$1.00) and other valuable considerations

paid by Dana Fisher, LLC, a Maine limited liability company, with principal place of business at Portland, County of Cumberland, State of Maine, whose mailing address is P.O. Box 169, Portland, Maine 04112,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the aforesaid Dana Fisher, LLC, its successors and assigns forever,

that realty located 231 York Street in Portland, County of Cumberland, State of Maine, more particularly described and set forth in Exhibit A, which is attached hereto and made a part hereof.

Being the same premises as those described in a deed recorded in the Cumberland County Registry of Deeds at Book 14547, Page 161.

And I, the aforesaid Bernard L. Orne, do covenant with the aforesaid Grantee, its successors and assigns, that I am lawfully seised in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the aforesaid Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Dana Fisher, LLC, its successors and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, I, the aforesaid Bernard L. Orne, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 13th day of August, 2008.

MAINE REAL ESTATE TAX PAID

Signed, Sealed and Delivered
in the presence of

David Turely

Bernard L. Orne
Bernard L. Orne

STATE OF MAINE
COUNTY OF CUMBERLAND

August 13, 2008

Personally appeared before me the above-named Bernard L. Orne and acknowledged
the foregoing instrument to be his free act and deed.

David Turely Esq
Notary Public/Attorney at Law
David S. Turely Esq
Bar Reg # 1926

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated at the northeasterly corner of Brackett Street and York Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the corner formed by the intersection of the Northeasterly side of Brackett Street with the Northwestern side of York Street; thence Northeasterly by said York Street fifty-nine (59) feet to land now or formerly of one Olesen; thence Northwestern by said Olesen land seventy (70) feet to land now or formerly of the Hammond heirs; thence Southwesterly by said Hammond heirs land fifty-nine (59) feet to said Brackett Street; thence Southeasterly by said Brackett Street seventy (70) feet to the point of beginning.

Received
Recorded Register of Deeds
Aug 13, 2008 01:41:57P
Cumberland County
Pamela E. Lovley



City of Portland Zoning Board of Appeals

November 25, 2009

Dana Fisher, LLC
PO Box 169
Portland, ME 04112

Dear Mr. Dana,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, December 3, 2009 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

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

I have also included the bill for the Legal Ad, Processing Fee and the 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 207-874-8709 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

Application No: 59900006	Applicant: Dana Fisher LLC
Project Name: 231 York Street	Location: 231 York Street
CBL: 044 E003	Application Type: Conditional Use

Current Fees: \$349.43 - **Current Payments:** \$100.00 = **Total Due:** \$249.43 (due on receipt)

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisements	1	\$85.43
Notices	91	\$114
Processing Fee	1	\$50
Zoning Conditional Use	1	\$100

Total Current Fees:	\$349.43
Total Current Payments:	-\$100

Amount Due Now: \$249.43

Bill to:	CBL: 044 E003	Application No: 59900006
Dana Fisher, LLC	Invoice Date: 12/04/09	<u>Total Amount Due: \$249.43</u>
PO Box 169.		
Portland, ME 04112		

CITY OF PORTLAND
DEPARTMENT OF PLANNING & DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 59900006	Applicant:	Dana Fisher, LLC
Project Name: 231 York Street	Location:	231 York Street
CBL: 044 E003	Application Type:	Conditional Use

Current Fees: \$349.43 - **Current Payments:** \$100.00 = **Total Due:** \$249.43 (due on receipt)

<u>Fee Description</u>	<u>QTY</u>	<u>Fee/Deposit Charge</u>
Legal Advertisements	1	\$85.43
Notices	152	\$114.00
Processing Fee	1	\$50
Zoning Conditional Use	1	\$100

Total Current Fees: \$349.43

Total Current Payments: -\$100

Amount Due Now: \$249.43

Bill to:

Dana Fishman LLC

PO Box 169

Portland, ME 04112

CBL: 044 E003

Invoice Date: 11/25/09

Application No: 59900006

Total Amount Due: \$249.43

1

PREPARED 11/16/09, 14:32:21
PROGRAM CR400L
CITY OF PORTLAND, ME

CASH EDIT LISTING

PAGE 1

BATCH ID - AMACHADO		11/16/09 00 OVER THE COUNTER			DRAWER #: 1					

RECEIPT	TOTAL PAYMENT	CUSTOMER	LOCATION NAME	CUST TP	DETAIL AMOUNT	PT	SV +- LIEN +- TM ERROR / WARNING MESSAGES	CHECK#	TOTAL TENDERED	

0026273	100.00		PL-BD OF APPEALS		100.00	PL200		CK	100.00	
CR=10024023260800		Non-Business Licenses / Board of Ap						CK# 1074 AP# 5990006		

BATCH ID - AMACHADO 11/16/09 00 OVER THE COUNTERDRAWER #: 1

DETAIL TOTALS

PYMT TYPE	DESCRIPTION	COUNT	AMOUNT	ZERO/VOID COUNT
PL200	PL-BD OF APPEALS	1	100.00	0

TENDER METHOD	DESCRIPTION	COUNT	TENDERED AMOUNT	NON-CASH AMOUNT
CK	CHECK	1	100.00	100.00
			TENDERED TOTAL	NON-CASH TOTAL
			CHANGE	CASH IN DRAWER
			GRAND TOTAL	GRAND TOTAL
			100.00	100.00

ENDORSEMENT CODES	DESCRIPTION	COUNT	AMOUNT
**	DEFAULT ENDORSEMENT . . .	1	100.00

BANK CODE TOTALS	AMOUNT
CODE	
00	DEFAULT BANK CODE
	100.00

VOIDED OR ZERO RECEIPTS	0	.00
ENTERED TOTAL	0	.00
COMPUTED NON-ZERO RCPTS	1	100.00
**** OUT OF BALANCE ****		

DANA FISHER LLC

PO BOX 169
PORTLAND, ME 04112

EXPLANATION	AMOUNT

1074

52-7438-2112

PAY AMOUNT OF One hundred + n/100 DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
11/13/09	City of Portland		1074

\$ 100.-

111011



Bangor
Savings Bank
BANGOR, MAINE 04401

John H. Smith MP

⑈001074⑈ ⑆211274382⑆ 2010087566⑈

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 11/23/2009 1:38:17 PM
Subject: Re: Zoning Board of Appeals Legal Ad

Hi Ann,
All set to run your ad on Friday, November 27.
The cost is \$256.30.
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

Ann Machado wrote:
> Joan -
>
> Attached (this time it really is!) is the Zoning Board of Appeals
> legal ad for Friday, November 27, 2009.
>
> Thanks.
>
> Ann Machado
> 874.8709

$\frac{4}{3}$ 85.43

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	255 YORK STREET LLC	PO BOX 25A CUMBERLAND , ME 04021	251 YORK ST	2
	ADOLPHSON LUCY C	48 STATE ST # 4 PORTLAND , ME 04101	48 STATE ST	1
	ALLEN DONALD D JR	42 CLARK ST # 3 PORTLAND , ME 04102	42 CLARK ST UNIT 3	1
	BAYE AYESHA	45 BURNHAM ST PORTLAND , ME 04102	22 STATE ST	2
	BAYE AYESHA	45 BURNHAM ST PORTLAND , ME 04102	YORK ST	0
	BEECHER KATHLEEN H & ELIZABETH A BEECHER	50 TYNG ST PORTLAND , ME 04102	50 TYNG ST	3
	BESSIRE MARK H C & AIMEE H C BESSIRE JTS	20 SALEM ST PORTLAND, ME 04102	20 SALEM ST	1
	BIGELOW GEORGE E	51 TYNG ST PORTLAND , ME 04102	51 TYNG ST	2
	BLAKE GEORGE E & PAULYNE C	26A BRACKETT ST PORTLAND, ME 04101	26 BRACKETT ST	1
	BRIDGEPORT ASSOCIATES	PO BOX 350 PORTLAND , ME 04112	531 COMMERCIAL ST	0
	BRIDGEPORT ASSOCIATES	PO BOX 350 PORTLAND, ME 04112	555 COMMERCIAL ST	1
	CARDONA MARY K	25 TATE ST #1 PORTLAND, ME 04102	25 TATE ST	1
	CARDONA MARY KATHERINE	25 TATE ST PORTLAND , ME 04102	194 YORK ST	1
	CARDONE DOROTHY T & LORRAINE L CARDONE JTS	45 TYNG ST PORTLAND, ME 04102	43 TYNG ST	1
	CARDONE LORRAINE L & DOROTHY T JTS	45 TYNG ST PORTLAND, ME 04102	45 TYNG ST	2
	CARR RANDAL L & DEBORAH MEIER CARR JTS	CMR 480 BOX 1450 APO , AE 09128	48 STATE ST	1
	CARROLL CHRISTOPHER S	PO BOX 5 BAR MILLS, ME 04004	198 DANFORTH ST	1
	CARUSO DAVID A	42 STATE ST # 3 PORTLAND , ME 04101	42 STATE ST	1
	CEKUTIS STEVEN L & LAURENCE D CEKUTIS JTS	20 SUMMER ST # 1 PORTLAND , ME 04102	20 SUMMER ST	4
	CEKUTIS STEVEN L & LAURENCE D CEKUTIS JTS	20 SUMMER ST # 1 PORTLAND , ME 04102	24 SUMMER ST	0
	CHANDLER GRETE L	194 DANFORTH ST PORTLAND, ME 04102	194 DANFORTH ST	4
	CLARK JOHN M	41 BRACKETT ST PORTLAND , ME 04102	41 BRACKETT ST	2
	CLOWES ELIZABETH DABROSKY	5 SALEM ST PORTLAND, ME 04102	5 SALEM ST	1
	COYNE JO ELLEN	36 SALEM ST PORTLAND, ME 04102	36 SALEM ST	2
	COYNE PETER M TRUSTEE	11 SALEM ST PORTLAND , ME 04102	11 SALEM ST	2
	CROSS GILBERT M WWII VET & PATRICIA A JTS	42 STATE ST #1 PORTLAND, ME 04101	42 STATE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	CUTTER MARK W	48 STATE ST # 24 PORTLAND , ME 04101	48 STATE ST	1
	DALE ELIZABETH GIESE C/O W NORRIS DALE JR	40 SALEM ST PORTLAND, ME 04102	39 SUMMER ST	0
	DANA FISHER LLC	PO BOX 169 PORTLAND , ME 04112	231 YORK ST	2
	DAVIS KEVIN H & MARK C MICHAEL	81 LEGRAND DR CAMDEN , ME 04843	57 CLARK ST	3
	DAWSON WILLIAM H & DONNA M NAPPI JTS	34 BRACKETT ST PORTLAND , ME 04102	32 BRACKETT ST UNIT 2	1
	DUEST DAVID W JR	PO BOX 281 BAR MILLS , ME 04004	53 BRACKETT ST	1
	ELLIS STEVEN	PO BOX 201 GORHAM, ME 04038	44 CLARK ST	1
	EVANS PETER W	21 SUMMER ST PORTLAND , ME 04102	21 SUMMER ST	2
	FAY MARTHA	8 MARINE AVE CAMDEN , ME 04843	36 TYNG ST	2
	FILIPPONE MICHELLE M & ANTHONY V FILIPPONE JTS	225 YORK ST # 4 PORTLAND , ME 04102	225 YORK ST UNIT 3	1
	FINK ARTHUR J	10 NEW ISLAND AVE PEAKS ISLAND, ME 04108	190 DANFORTH ST	3
	FISKE CAROL J	263 YORK ST PORTLAND, ME 04102	263 YORK ST	2
	FOLEY MICHAEL B	15 SALEM ST PORTLAND , ME 04102	15 SALEM ST	1
	FORESTATE MAINE ASSOCIATES	202 US ROUTE ONE FALMOUTH, ME 04105	54 STATE ST	7
	FORTIER JAMIE T	53 TYNG ST PORTLAND, ME 04102	53 TYNG ST	3
	FOX ISADORE	48 STATE ST # 23 PORTLAND , ME 04101	48 STATE ST	1
	FOX STEPHEN H	20 SCHOOL ST PORTLAND , ME 04102	60 BRACKETT ST	3
	FRESH FISH LLC	377 CUMBERLAND AVE PORTLAND, ME 04101	25 TYNG ST	0
	FRESH FISH LLC	377 CUMBERLAND AVE PORTLAND , ME 04101	25 TYNG ST	1
	FRESH FISH LLC	377 CUMBERLAND AVE PORTLAND , ME 04101	27 TYNG ST	1
	GAYDOS TIMOTHY J	PO BOX 9108 PATTERSON, NJ 07509	225 YORK ST UNIT 2	1
	GOODE MARK E & JENNIFER L GOODE JTS	28 SUMMER ST PORTLAND , ME 04102	28 SUMMER ST	2
	GRAEF ROSANNE H	30 SALEM ST PORTLAND, ME 04102	30 SALEM ST	2
	GRAHAM LANI TRUSTEE	PO BOX 10368 PORTLAND , ME 04104	32 CLARK ST	3
	GRANT JUSTIN M	2700 N HAYDEN RD # 2061 SCOTTSDALE , AZ 85257	33 CLARK ST	3
	GREEN PETER	11 SUMMER ST PORTLAND, ME 04102	11 SUMMER ST	1

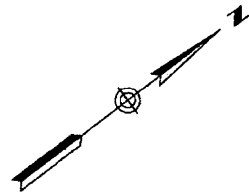
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	GRUBE COLLETTE C	1210 HOOKSTON RD CONCORD , CA 94518	24 STATE ST	3
	GUTGSELL MICHAEL S & NANETTE D GUTGSELL JTS	32 TYNG ST # 2 PORTLAND , ME 04102	32 TYNG ST	1
	GUTGSELL MICHAEL S & NANETT D GUTGSELL JTS	32 TYNG ST # 2 PORTLAND , ME 04102	34 TYNG ST	1
	HABITAT FOR HUMANITY PORTLAND INC	PO BOX 10505 PORTLAND, ME 04104	TATE ST	0
	HARNDEN SUSANNAH	51 BRACKETT ST PORTLAND , ME 04102	51 BRACKETT ST	1
	HARRIS BRIAN & ALISON HAWKES JTS	39 CLARK ST PORTLAND , ME 04102	39 CLARK ST	1
	HAWKES PETER B & ELIZABETH B JTS	192 DANFORTH ST PORTLAND, ME 04102	192 DANFORTH ST	2
	HELLER NICHOLAS & JOSEPHINE CONTE JTS	47 TYNG ST PORTLAND, ME 04102	47 TYNG ST	1
	HOBLER EDWARD A & DAVID GARRITY JTS	174 DANFORTH ST PORTLAND, ME 04102	174 DANFORTH ST	2
	HOBLER EDWARD A & DAVID J GARRITY JTS	174 DANFORTH ST PORTLAND , ME 04102	176 DANFORTH ST	4
	HONAN WILLIAM E	164 DANFORTH ST PORTLAND , ME 04102	164 DANFORTH ST	4
	HULL LINDA B	31 TYNG ST # 1 PORTLAND , ME 04102	31 TYNG ST UNIT 1	1
	JACKSON FREDERICA	48 STATE ST # 32 PORTLAND, ME 04101	48 STATE ST	1
	JENKINS SARAH BULLEY	32 BRACKETT ST # 1 PORTLAND , ME 04102	32 BRACKETT ST UNIT 1	1
	KIDDER HOLLY M	56A BRACKETT ST PORTLAND , ME 04102	3 SALEM ST	3
	KOWTKO BRIAN A & JENNIFER L KOWTKO JTS	23 TATE ST # 2 PORTLAND , ME 04102	23 TATE ST	1
	LEAPING FISH LLC	377 CUMBERLAND AVE PORTLAND , ME 04101	193 YORK ST	5
	LEVANDOWSKI MICHAEL T & ANDREW A FLAKE	PO BOX 398 VINEYARD HAVEN , MA 02568	168 DANFORTH ST	3
	LOW INCOME PROPERTIES LLC & MGO PROPERTIES LLC	50 MARKET ST # 299 SOUTH PORTLAND , ME 04106	36 STATE ST	21
	MACGREGOR JENNIFER A & LEWIS ROBERT RICHARDS JTS	19 TATE ST # 3 PORTLAND , ME 04102	19 TATE ST	1
	MACLEOD ALEXANDER B	14 TATE ST PORTLAND, ME 04102	14 TATE ST	2
	MAGANA TRANSITO	16 TATE ST PORTLAND , ME 04102	16 TATE ST	2
	MAINE CENTRAL RAILROAD CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	232 COMMERCIAL ST	0
	MAINE CENTRAL RAILROAD CO % GUILFORD TRANSPORTATION	402 AMHERST ST STE 300 NASHUA, NH 03063	466 COMMERCIAL ST	0
	MARLOWE DANIEL P	13 TATE ST PORTLAND , ME 04102	13 TATE ST	2
	MARPLE KEITH B & YIN T TUNG AU JTS	7 SALEM ST PORTLAND , ME 04102	7 SALEM ST	3

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MATTOZZI DOMENICO & BONNIE	PO BOX 486 NEW HARBOR , ME 04554	9 TATE ST	2
	MAUSHART DONNA M & BRADFORD S MAUSHART JTS	P.O.BOX 3042 KENNEBUNKPORT, ME 04046	48 STATE ST	1
	MCNEIL DONNA M	48 STATE ST # 2 PORTLAND , ME 04101	48 STATE ST	1
	MCPHEETERS ANNE M & MEREDITH L JOHNSON JTS	62 BRACKETT ST PORTLAND , ME 04102	14 HAMLIN CT	2
	MEUSE-HAYDEN BARBARA & ALICE M MEUSE LIFE INTEREST	12 TATE ST PORTLAND, ME 04102	12 TATE ST	2
	MILLER ROSEMARY	27 SALEM ST PORTLAND, ME 04102	27 SALEM ST	1
	MILOSE RUTH HEIRS	64 1/2 BRACKETT ST R PORTLAND, ME 04102	10 HAMLIN CT	2
	MOORE JONETHAN P & SUSAN L RIVARD JTS	265 YORK ST PORTLAND, ME 04102	265 YORK ST	4
	MORAN CATHERINE E	18 SALEM ST PORTLAND, ME 04102	16 SALEM ST	1
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	156 DANFORTH ST	5
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	158 DANFORTH ST	1
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	56 TYNG ST	0
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	58 TYNG ST	0
	MORRISON PROPERTIES LLC	PO BOX 25 A CUMBERLAND CENTER , ME 04021	62 TYNG ST	0
	MULQUEENEY DAVID	31 NEW RD SCARBOROUGH , ME 04074	19 SALEM ST	3
	MURPHY JEAN M & RICHARD W MURPHY JTS	164 N HIGH ST BRIGHTON , ME 04009	42 CLARK ST UNIT 4	1
	MUSHIAL ERIK & CAITLIN J MUSHIAL JTS	36 CLARK ST PORTLAND , ME 04102	36 CLARK ST	1
	NAPOLITANO TIMOTHY A	PO BOX 2301 SOUTH PORTLAND , ME 04116	180 DANFORTH ST	10
	NILES STEPHEN M & HOLLY J SHEEHAN JTS	231 MAINE AVE PORTLAND , ME 04103	49 BRACKETT ST	2
	NOONAN MARY RITA	31 BRACKETT ST PORTLAND, ME 04102	31 BRACKETT ST	2
	NOWAK PETER W & KATHRYN L SPIRER JTS	42 CLARK ST # 2 PORTLAND , ME 04102	42 CLARK ST UNIT 2	1
	O'DONNELL DAVID M	178 CONGRESS ST PORTLAND , ME 04101	35 TATE ST	3
	OLIVER STEPHEN	227 YORK ST PORTLAND , ME 04102	227 YORK ST	1
	ORRIS PROPERTIES LLC	7 HIGHMEADOW DR GORHAM , ME 04038	31 TATE ST	1
	ORRIS PROPERTIES LLC	7 HIGHMEADOW DR GORHAM , ME 04038	33 TATE ST UNIT 5	1
	PALEY DEBORAH C & DAVID H HULBERT JTS	48 TYNG ST PORTLAND, ME 04102	48 TYNG ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PAREKH RAHUL	184 D ADA AVE MOUNTAIN VIEW , CA 94043	21 SALEM ST	3
	PENFIELD NICHOLAS H	48 STATE ST # 1 PORTLAND , ME 04101	48 STATE ST	1
	PEOPLES REGIONAL OPPORTUNITY PROGRAM	510 CUMBERLAND AVE PORTLAND, ME 04101	46 BRACKETT ST	5
	POHL LESLIE N & ROBERT R FISKE JTS	45 BRACKETT ST APT 2 PORTLAND , ME 04102	45 BRACKETT ST	3
	POITRAS JENNIFER	52 STATE ST # 3 PORTLAND , ME 04101	52 STATE ST UNIT 3	1
	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND , ME 04106	55 BRACKETT ST	6
	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND , ME 04106	59 BRACKETT ST	6
	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND , ME 04106	8 SALEM ST	9
	PORTER J FREEMAN	15 BALLARD ST SOUTH PORTLAND , ME 04106	12 SALEM ST	3
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	16 BRACKETT ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	469 COMMERCIAL ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	501 COMMERCIAL ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	528 COMMERCIAL ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	533 COMMERCIAL ST	0
	PORTLAND TERMINAL CO	IRON HORSE PARK NORTH BILLERICA, MA 01862	34 SUMMER ST	0
	PORTLAND TERMINAL CO LESSEE	IRON HORSE PARK NORTH BILLERICA, MA 01862	513 COMMERCIAL ST	0
	PRICE ANDREW R & MAURA M PRICE	29 JUNE ST PORTLAND , ME 04102	48 STATE ST	1
	PRICE CHRISTOPHER B & WENDY POOLE JTS	146 NEAL ST PORTLAND , ME 04102	36 BRACKETT ST	0
	PRICE CHRISTOPHER B & WENDY POOLE JTS	146 NEAL ST PORTLAND , ME 04102	40 BRACKETT ST	3
	PRICE JAMES H	5279 ISLA KEY BLVD S # 309 ST PETERSBURG , FL 33715	32 STATE ST	8
	PROMENADE PROPERTIES LLC	PMB 384 PO BOX 9715 PORTLAND, ME 04102	TYNG ST	0
	PROMENADE PROPERTIES LLC	PMB 144 PO BOX 9715 PORTLAND, ME 04104	39 TYNG ST	7
	RAMSAY JANE W	5 MAIN ST NOBLEBORO , ME 04555	39 CLARK ST UNIT 5	2
	REDLON REBECCA J	172 DANFORTH ST PORTLAND, ME 04102	172 DANFORTH ST	3
	RENWICK ROBERT R & IVAN P JENNY JTS	18 SUMMER ST PORTLAND, ME 04102	18 SUMMER ST	1
	RICHARD BRENDA D & DAVID M RICHARD JTS	42 CLARK ST # 1 PORTLAND , ME 04102	42 CLARK ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ROSENTHAL VICTORIA A	PO BOX 11 CUMBERLAND CENTER , ME 04021	196 DANFORTH ST	3
	SAWYER DANA & STEPHANI BRIGGS	31 TYNG ST # 3 PORTLAND , ME 04102	31 TYNG ST UNIT 3	1
	SAWYER RANDOLPH B	24 BRACKETT ST # 1 PORTLAND , ME 04102	24 BRACKETT ST UNIT 1	1
	SCHERTZ DAVID L & AMBER J SCHERTZ JTS	42 STATE ST # 2 PORTLAND, ME 04101	42 STATE ST	1
	SCLOVE CHAD W	259 YORK ST # 2 PORTLAND , ME 04102	259 YORK ST UNIT 2	1
	SCOTT MEREALD E & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	22 TATE ST	1
	SCOTT MEREALD E SR & SANDRA L JTS	22 TATE ST PORTLAND , ME 04102	TATE ST	0
	SCOTT MEREALD E SR & SANDRA L JTS	22 TATE ST PORTLAND, ME 04102	TATE ST	0
	SHALOM HOUSE	1 PLEASANT ST PORTLAND, ME 04101	42 BRACKETT ST	16
	SHELTON PAMELA WAKEFIELD	225 YORK ST # 1 PORTLAND, ME 04102	225 YORK ST UNIT 20	1
	SILVERS STUART J & DOROTHY SILVERS JTS	35 BRACKETT ST PORTLAND, ME 04102	35 BRACKETT ST	1
	SMALL STEPHEN R & KATHLEEN M KEANE JTS	15 SUMMER ST PORTLAND, ME 04102	15 SUMMER ST	1
	SNELL MICHAEL D	259 YORK ST # 1 PORTLAND , ME 04102	259 YORK ST UNIT 1	1
	SOBEL SHARI R	371 HIGHLAND AVE SOUTH PORTLAND , ME 04106	17 SALEM ST	1
	SOLA CHRISTOPHER L & ELIZABETH A SOLA JTS	615 7TH AVE SW ROCHESTER , MN 55902	24 BRACKETT ST UNIT 3	1
	STATE	AUGUSTA, ME 04333	523 COMMERCIAL ST	0
	STATE	AUGUSTA, ME 04333	529 COMMERCIAL ST	0
	STATE	AUGUSTA, ME 04333	14 STATE ST	0
	STATE	AUGUSTA, ME 04333	182 YORK ST	0
	STATE OF MAINE DEPT OF TRANS	2 CHILD ST AUGUSTA, ME 04333	493 COMMERCIAL ST	0
	STATE OF MAINE STATE HOUSE STATION 16	AUGUSTA, ME 04333	481 COMMERCIAL ST	0
	STATE OF MAINE STATE HOUSE STATION 16	AUGUSTA, ME 04333	192 YORK ST	0
	STOEHR KEVIN L	31 TYNG ST # 2 PORTLAND, ME 04102	31 TYNG ST UNIT 2	1
	STROHFUS PAUL	29 TYNG ST PORTLAND, ME 04102	29 TYNG ST	1
	TALSMA JOEL & STACEY PIERCE TALSMA JTS	48 STATE ST # 34 PORTLAND , ME 04101	48 STATE ST	1
	TAMIR S SHAWN	PO BOX 15391 PORTLAND , ME 04112	52 STATE ST UNIT 1	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	TAMIR SHAWN	PO BOX 15391 PORTLAND , ME 04112	52 STATE ST UNIT 2	1
	TARTRE ANN P	213 LEUCADIA BLVD ENCINITAS , CA 92024	48 STATE ST	1
	THOMSEN THOMAS W	188 DANFORTH ST PORTLAND, ME 04102	188 DANFORTH ST	4
	THORNTON PATRICK D	225 YORK ST # 2 PORTLAND , ME 04102	225 YORK ST UNIT 1	1
	TOWLE GEORGE F	52 CONTINENTAL DR PORTLAND, ME 04103	26 STATE ST	4
	TURGEON STEPHEN	11 SOUTH ORLEANS ST MEMPHIS , TN 38103	24 BRACKETT ST UNIT 2	1
	VALORIANI ROBERT J	57 TYNG ST PORTLAND, ME 04102	57 TYNG ST	1
	VILLANI ALLISON M	43 CLARK ST PORTLAND , ME 04102	43 CLARK ST	1
	VINEY FRANKLIN W VN VET TD	20 TATE ST PORTLAND , ME 04102	18 TATE ST	2
	VITALIUS SHANE R	42 TYNG ST PORTLAND , ME 04102	42 TYNG ST	2
	WADSWORTH ROBERT L & DONNA M JTS	17 TATE ST #4 PORTLAND, ME 04102	17 TATE ST	1
	WEYAND RACHAEL E & SETH S HARKNESS JTS	25 SUMMER ST PORTLAND , ME 04102	25 SUMMER ST	1
	WHITE SHOSHANNAH	39 BRACKETT ST PORTLAND, ME 04102	39 BRACKETT ST	2
	WILDER BETTY ANN	54 TYNG ST PORTLAND , ME 04102	54 TYNG ST	1
	WILEY PHYLLIS M	62 BRACKETT ST PORTLAND , ME 04102	64 BRACKETT ST	3
	WILLIAMSON B FRANK	731 MISSISSIPPI AVE CHATTANOOGA , TN 37405	24 BRACKETT ST UNIT 4	1
	WOLTERSTORFF ROBERT P & MARI M JONES JTS	24 SALEM ST PORTLAND , ME 04102	24 SALEM ST	1
	WOOD WENDY W	48 STATE ST # 3 PORTLAND , ME 04101	48 STATE ST	1
	YANKOWSKY RICHARD A KW VET	47 BRACKETT ST PORTLAND, ME 04102	47 BRACKETT ST	2



SALEM STREET

DPW GPS CONTROL POINT
T124-27-1287
N 297086.519
E 2927405.726

DANFORTH STREET

TM 44 LOT E6
N/F
MARY RITA NOONAN
4038/6



LOCATION MAP N.T.S.

PLAN REFERENCE

1. SURVEY FOR ELIAS THOMAS ON APRIL 1913 BY E.C. JORDAN & CO.
2. PLAN OF BRACKETT STREET SHEET NO. 1 OF 3, E.C. JORDAN FILE # 294.

BRACKETT STREET
PAVED - PUBLIC 50' WIDE

DPW GPS CONTROL POINT
T124-27-1284
N 296925.498
E 2927705.887

GRANITE VAULT

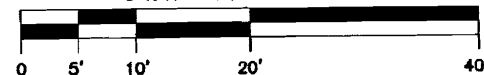
TBM
PKS UP #27
EL=75.27

YORK STREET
PAVED - PUBLIC 66' WIDE

LEGEND:

- IRON PIPE OR ROD FOUND
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ UTILITY POLE
- MANHOLE
- ⊙ SIGN
- *— FENCE
- CURB
- OU— OVERHEAD UTILITIES
- 100— 1' CONTOUR

GRAPHIC SCALE



N35°38'02"E

58.45'

CHAIN LINK FENCE

WOOD FRAME
1 1/2 STORY

FFE=81.62

PLANTER

PAVED AREA

PLANTER

BENCH

CONCRETE PATIO

GATE

59.00'

BRICK SIDEWALK

WOOD FRAME
1 STORY

FFE=74.85

OVERHANG

ELEC METER

GAS METER

TM 44 LOT E2
N/F
STEPHEN OLIVER
24553/302

NOTES

1. OWNER OF RECORD: BERNARD L. ORNE
TM 44 LOT E3
14547/161
2. BEARINGS ARE BASED ON MAINE STATE PLANE WEST ZONE, NAD 83.
3. ELEVATIONS ARE BASED ON NGVD 29.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS SURVEY WAS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

OCTOBER 03, 2008
DATE

JOHN W. SWAN, PLS NO. 1038

BOUNDARY & TOPOGRAPHIC
SURVEY

ON
YORK AND BRACKETT ST. PORTLAND, MAINE

MADE FOR

DANA FISHER LLC

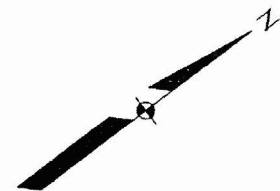
P.O. BOX 169 PORTLAND, MAINE 04112



OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS

360 U.S. ROUTE ONE, FALMOUTH, MAINE 04105 Phone: 207-774-0424

Drawn By	RR	Date	Job No.
Trace By	RWC	SEPTEMBER 15, 2008	2008-156 P
Check By	JWS	Scale	Drwg. No.
Book No.	1081	1" = 10'	1



SALEM STREET

DANFORTH STREET

TM 44 LOT E5
N/V
MARY RITA MOONAN
4038/6**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
□	MONUMENT	---
---	CURVE/LINE NO.	---
---	BENCHMARK	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBSIDE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	GAS	---
---	GAS GATE VALVE	---
---	WATER	---
---	WATER GATE VALVE	---
---	SEWER	---
---	SEWER MH	---
---	STORM DRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	UTILITY POLE	---
---	GUY	---

SAWCUT AND PATCH PAVEMENT
PER CITY STANDARDS AS
NECESSARY FOR UTILITY
INSTALLATION
RE-SET CURBSIDE UPON
COMPLETION OF UTILITY WORK

LIMIT OF SIDEWALK
RECONSTRUCTION

BRACKET STREET

RE-BUILD EXISTING BRICK
SIDEWALK ALONG FRONTAGE OF
PROPOSED PROJECT, MATCH
EXISTING SIDEWALK GRADES,
PROVIDE POSITIVE DRAINAGE
AWAY FROM PROPOSED BUILDING

REMOVE AND REINSTALL
EXISTING PARKING SIGN
MAINTAIN EXISTING
CATCH BASIN STRUCTURE
CONCRETE PAD
MAINTAIN EXISTING
POLICE/PAVE BOX
DURING CONSTRUCTION
LIMIT OF SIDEWALK
RECONSTRUCTION

EXISTING BRICK SIDEWALK
REBUILD/REPAIR ALL SIDEWALK
DISTURBANCE RESULTING FROM
CONSTRUCTION
MAINTAIN EXISTING SIDEWALK
GRADES

MAINTAIN EXISTING
FENCINGLANDSCAPING
AREAPEDESTRIAN
GUARDRAIL

SEE DETAIL

HANDRAIL

SEE DETAIL

MODULAR BLOCK
RETAINING WALL

SEE DETAIL

GRANITE STEPS

SEE DETAIL

BITUMINOUS PAVING

SEE DETAIL

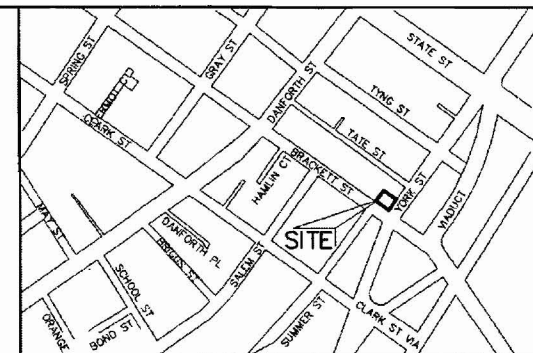
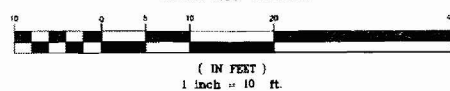
10' SIDE SETBACK

53'12" SE E

70.00'

10' X 16' CONCRETE
DUMPSTER PAD6' HIGH CHAIN LINK GATE
FOR DUMPSTEREXISTING BRICK SIDEWALK
REBUILD/REPAIR ALL SIDEWALK
DISTURBANCE RESULTING FROM
CONSTRUCTION
MAINTAIN EXISTING SIDEWALK
GRADESSAWCUT AND PATCH PAVEMENT
PER CITY STANDARDS AS
NECESSARY FOR UTILITY
INSTALLATION
RE-SET CURBSIDE UPON
COMPLETION OF UTILITY WORKTM 44 LOT E2
N/V
STEPHEN OLIVER
24553/302YORK STREET
PAVED - PUBLIC 66' WIDE

GRAPHIC SCALE



LOCATION MAP

N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PROPERTY IS DANA FISHER, LLC, AS DESCRIBED IN A DEED RECORDED AT THE GUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2671 PAGE 154.
 - THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 44/ LOT E2.
 - BOUNDARY, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN PLAN TITLED BOUNDARY AND TOPOGRAPHIC SURVEY ON YORK AND BRACKET STREET PORTLAND MAINE PREPARED BY OWEN HASKEL, INC. DATED OCTOBER 3, 2008.
 - UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED SOLELY ON THE FOLLOWING PLANS:
 OF
 A. PORTLAND & S. PORTLAND BRIDGE OVER FOWLE RIVER PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION MAY 31, 1954 SHEET 5 OF 5
 B. PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS PREPARED BY HUNTER-BALLEW ASSOCIATES 1960 STUDY AREA IV
 C. 5 UNIT CONDOMINIUMS, 20-24 BRACKET STREET PREPARED BY OAK POINT ASSOCIATES DATED JULY 29, 2003
 D. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY 141 SPUR, PREPARED NOVEMBER 1982
- "ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PLANS BY OTHERS AND FIELD OBSERVATIONS. NO SURVEY LOCATION OF UTILITIES WAS PERFORMED BY SEBAGO TECHNIQS AS PART OF THESE PLANS. ALL LOCATIONS ARE CONSIDERED APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING DIGSAFE PRIOR TO CONSTRUCTION."
- BEARINGS ARE BASED ON MAINE STATE PLANE WEST ZONE, NAD 83. ELEVATION INFORMATION IS BASED ON NGVD 29.
 - TOTAL AREA OF PARCEL IS APPROXIMATELY 0.230 ACRE.
 - ZONING DISTRICT, B-1 NEIGHBORHOOD BUSINESS ZONE.
 - SPACE AND BULK CRITERIA:
 MIN. STREET FRONTAGE: 50 FEET (SEE SECT 14-165(B))
 MIN. FRONT YARD: 10 FEET
 MIN. SIDE YARD: 10 FEET
 MIN. REAR YARD: 10 FEET
 MAX. BUILDING HEIGHT: 35 FEET
 MAX. IMPERVIOUS RATIO: 50 %
- IMPERVIOUS RATIO CALCULATION**
 LOT SIZE 4,311 SF.
 IMPERVIOUS AREA BUILDING AND PAVEMENT 3,200 SF.
 IMPERVIOUS RATIO = 74 %
- THE FACILITY IS SERVICED BY CITY SEWER, WATER, GAS, OVERHEAD ELECTRIC, TELEPHONE AND CABLE.
 - METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREON SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8030). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
 - AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
 - WARNING SIGNS, MARKERS, BARRICADES OR FLAG MEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
 - CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 2.
 - ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
 - PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
 - ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DIVISION.
 - ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DIVISION MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
 - A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DIVISION PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

ISSUED FOR
PERMITTING REVIEW
NOT FOR CONSTRUCTION

REV.	DATE	BY	STATUS
1	9-30-09	DLR	SUBMITTED FOR MINOR SITE PLAN REVIEW
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	APP
08313	N/A	APP	DLR	APP

SITE PLAN
OF
231 YORK STREET
PORTLAND, MAINE
FOR:
DANA FISHER, LLC.
P.O. BOX 169
PORTLAND, MAINE 04112

DATE	SCALE
9-25-09	1"=10'

SHEET 1 OF 4

093135.dwg TAB. 5

