

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

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

March 22, 2010

Dona St. Pierre  
142 Hennessy Drive  
Portland, ME 04103

RE: 142 Hennessy Drive  
CBL: 347 B028  
ZONE: R-3

Dear Mr. St. Pierre:

At the March 18, 2010 meeting, the Zoning Board of Appeals voted 3-1 to deny the practical difficulty appeal to build the farmer's porch. They also voted 4-0 to deny the practical difficulty appeal to reduce the side and rear setbacks for the existing shed. I have enclosed a copy of the Board's decisions.

Since the Board voted to deny the practical difficulty appeal to build the farmer's porch, the permit is denied. You may be able to get some of the money back you paid for the permit application if you bring in the original receipt you got when you applied for the permit.

The Board also voted to deny the practical difficulty appeal to reduce the required setbacks for the existing shed. You now need to bring your property into compliance. You must either remove the shed or apply for a permit to relocate the shed, so that it meets the required five yard rear and side setbacks. You have thirty days from the date of this letter to submit your application to relocate the shed. Pending approval of the application, the shed should be relocated by May 30, 2010.

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.

Yours truly,

  
Ann B. Machado  
Zoning Specialist

SCANNED

Cc: file

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: March 22, 2010

RE: Action taken by the Zoning Board of Appeals on March 18, 2010.

Members Present: Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Peter Coyne

Members Absent: Gordon Smith, Jill Hunter, and Trish McAllister

#### 1. New Business:

##### A. Practical Difficulty Variance Appeal:

142 Hennessy Drive, Dona & Susan St. Pierre, owners, Tax Map 347, Block B, Lot 028, R-3 Residential Zone: The appellants are seeking a variance to build a 6' by 32' farmer's porch at the front of their house. The appellants are requesting a variance for the front setback from a required 25' to 16.5' [section 14-90(d)(1)]. The appellants are also seeking a variance to keep the 7' by 6'10" shed at the rear of their property. The appellants are requesting a variance for the rear setback from a required 5' to 4' [Section 14-90(d)(2)(b)] and for the side setback from a required 5' to 2' [section 14-90(d)(3)(B)]. Representing the appeal are the owners, Dona and Susan St. Pierre. **The Board voted 3-1 to deny the practical difficulty appeal to build the farmer's porch. The Board voted 4-0 to deny the practical difficulty appeal to reduce the rear and side setbacks for the existing shed.**

#### Enclosure:

Decision for Agenda from March 18, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

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

Alex Jaegerman, Planning Division



Members present: Philiph Sauer - William Getz - Sara Mappin  
CITY OF PORTLAND, MAINE Peter Coyne

## ZONING BOARD OF APPEALS

Members Absent: Jill Hunter - Gordon Smith - Trish McAllister

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, March 18, 2010 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:

#### 1. New Business:

##### A. Practical Difficulty Variance Appeal:

142 Hennessy Drive, Dona & Susan St. Pierre, owners, Tax Map 347, Block B, Lot 028, R-3 Residential Zone: The appellants are seeking a variance to build a 6' by 32' farmer's porch at the front of their house. The appellants are requesting a variance for the front setback from a required 25' to 16.5' [section 14-90(d)(1)]. The appellants are also seeking a variance to keep the 7' by 6'10" shed at the rear of their property. The appellants are requesting a variance for the rear setback from a required 5' to 4' [Section 14-90(d)(2)(b)] and for the side setback from a required 5' to 2' [section 14-90(d)(3)(B)]. Representing the appeal are the owners, Dona and Susan St. Pierre.

#### 2. Adjournment:

7:10 pm

Denied  
Porch - Peter  
3 - Coyne

Denied  
Shed  
4 - 0

Called to order 6:35 pm

shed built -  
1992 - 1993 -

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### "Practical Difficulty" Variance Appeal – Front Porch

#### DECISION

Date of public hearing: March 18, 2010

Name and address of applicant: Dona St. Pierre  
142 Hennessey Dr.  
Portland, ME 04103

Location of property under appeal: 142 Hennessey Dr.

Members: Sara Moppin, Peter Coyne, Philip Saucier, William Getz  
For the Record:

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

Dona St. Pierre - owner - purchased 19 years ago

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

Findings of Fact and Conclusions of Law:

The applicant is requesting a variance from Section 14-90(d)(1) of the Portland Land Use Code which sets the minimum front yard setback for the R-3 residential zone at 25 feet. The applicant is proposing to construct a front porch that will be located 19 feet from the front property line. The applicant's house is built exactly 25 feet from the front property line. Section 14-425 of the Code permits a one-story entrance porch to project into a setback as long as the area of the porch does not exceed fifty square feet and does not project from the building more than six feet. The Applicant's proposed porch will project six feet from the house, but will be 192 square feet, thus violating section 14-90(d)(1) and not falling under the exemption provided in section 14-425.

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

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

Satisfied ✓ Not Satisfied     

Reason and supporting facts:

*25' set back from the front. All other houses are the same set back.*

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

Satisfied 1 Not Satisfied 3

Reason and supporting facts:

*Wants to "increase" the value*

*Not a significant loss*

*Not an injury since it is not allowed now*

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

Satisfied 1 Not Satisfied 3

Reason and supporting facts:

The property is the same as all the other properties in the neighborhood

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

Satisfied ✓ Not Satisfied     

Reason and supporting facts:

Memoirs from eight neighbors



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

Satisfied 1 Not Satisfied 3

Reason and supporting facts:

Built and designed as part of the construction  
all houses in the neighborhood are similar.

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

Satisfied ✓ Not Satisfied     

Reason and supporting facts:

No other alternatives

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

Satisfied ✓ Not Satisfied ✗

Reason and supporting facts:

The porch will occupy the garden area.

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

Satisfied ✓ Not Satisfied     

Reason and supporting facts:

*Not in shoreland zone.*

**Conclusion:** (check one)

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

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

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

*Vote 3 - 1*

*Motion - Moppin Second-Getz*

Dated: *3/18/10*

  
Board Chair

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### "Practical Difficulty" Variance Appeal – Shed

#### DECISION

Date of public hearing: March 18, 2010

Name and address of applicant: Dona St. Pierre  
142 Hennessey Dr.  
Portland, ME 04103

Location of property under appeal: 142 Hennessey Dr.

#### For the Record:

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

*Dona St. Pierre → Shed was built in 1992 - 1993 - did not get a permit*

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

Findings of Fact and Conclusions of Law:

The applicant is requesting a variance from Sections 14-90(d)(2)(b) and 14-90(d)(3)(b) of the Portland Land Use Code which set the minimum rear yard and side yard setbacks for accessory detached structures in the R-3 residential zone at 5 feet. The applicant has an existing shed that is located 4 feet from the rear property line and 2 feet from the side property line, in violation of required setbacks.

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

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

Satisfied X Not Satisfied R

Reason and supporting facts:

Built in 1993

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

Satisfied 2 Not Satisfied 2

Reason and supporting facts:

Built without a permit in 1993



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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

It is unique to the fact that it was built without a permit

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts:

Already exists today, and it fits with the community + neighbors have not objected.

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

Satisfied \_\_\_\_\_ Not Satisfied ✓

Reason and supporting facts:

*was built by the applicant.*

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

Satisfied \_\_\_\_\_ Not Satisfied ✓

Reason and supporting facts:

*Can move the shed*

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

Satisfied ✓ Not Satisfied \_\_\_\_\_

Reason and supporting facts:

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

Satisfied ☒ Not Satisfied ☐

Reason and supporting facts;

*Not in shoreland zone*

**Conclusion:** (check one)

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

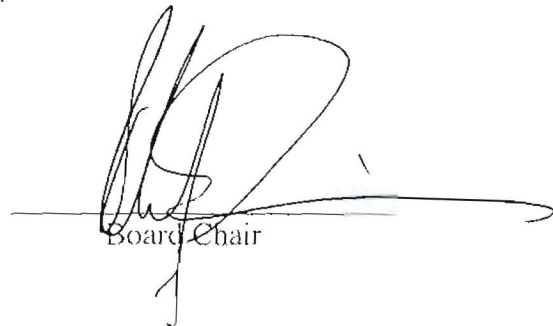
☐ Option 2: The Board finds that while the standards described above (1 through 8) have been satisfied, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

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

*4-0*

*motion - Coyne Second Getz*

Dated: *3/18/10*

  
Board Chair



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

Applicant Information:  
Dona R. St. Pierre

Name

Business Name

142 Hennessey Drive

Address

Portland, Maine 04103

878-30949 (House) or 400-9253 (Cell)

Telephone

Fax

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

Owner

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

Current Zoning Designation: R-3

Existing Use of Property:

Single Family

Subject Property Information:

142 Hennessey Drive

Property Address

Chart #347, Block #5, Lot # 28

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Same

Name

Address

Telephone

Fax

Practical Difficulty Variance from Section 14 - 90 (D)

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FEB 23 2010

Dept. of Building Inspections  
City of Portland Maine

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

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

  
Signature of Applicant

23 February 2010  
Date



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

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

This home was built in 1962, at that time all of the homes/houses as they were being constructed did not have front porches and the base of the house was set back 25 feet from the property line. The house is exactly on the set back line, thus not allowing for any growth or structural improvements in the front of the house.. Based on this information, in order for me to have a farmer's porch, a variance needs to be approved. All of the improvements are not made because of the condition of the neighborhood, but are made to suit my wants and what I desire my property to like.

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of the abutting properties:

The granting of the farmer's porch should have no effect on the homes or be detrimental to the other properties or to their homes. The farmer's porch will not effect the use of their homes. The immediate neighbors at 129, 135, 136, 139, 145, 148, and 151 Hennessey Drive have all stated that they do not object to me having a farmer's porch as shown by the attached forms within the application packet, Attachment G. The improvements made to my home should help in the fair market value of the other properties as in any neighborhood all other properties help to sell a home, and my home should help in the selling of other homes around me.

3. The Practical Difficulty is not the result of action taken by the applicant or a prior owner:

The Practical Difficulty is not the result of action taken by me or by the other two prior owners of this home. This home was built by the contractor in 1962 and he placed the base of the house right on the set back line. By maintaining the strict application of the standards of the ordinance to the property it would result in economic injury. The porch would improve the outward appearance of the home of 48 years and it would increase the retail sale when the time comes for me or my heirs to sell said property.

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MAR - 1 2010

RECEIVED

MAR - 1 2010

Dept. of Building Inspections  
City of Portland Maine

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

There are no other alternatives except for a variance. The main entrance to the house is in the front of the house and the side entrance is next to the driveway. If you look at Attachment F, page 2, you will notice that I have 2 easements, one for New England Telephone and the other is for storm water sewer system that runs along my driveway. The base of my home sits 25 feet from the property line and it is 36 ½ feet from the curb. So by allowing the farmer's porch there will be a clearance of about 30 feet from the curb.

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

There will be no adverse effect on the natural environment as no new ground will be taken or used. The only land that will be used is in the front of the house and it has already been conditioned and in use.

6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:

No, it will not preclude the use which is permitted by the zone. But, by staying within the current dimensional standards, I am only allowed a 50 square foot platform, maximum, and this would not allow me to improve the appearance of my home to my liking.

7. Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant:

Yes, it will result in significant economic injury to me or to my heirs. The porch will improve the outward appearance and thus increase the retail value. I have done many things around my yard to improve the outward appearance, by adding sidewalks, putting up arches, putting in landscaping, putting up flower boxes, and a second story dormer where we installed a second bathroom. Upon looking at the pictures in Attachment E, you will notice that I take very good care of the appearance of the home and the appearance of the yard. I have installed an irrigation system and even with an approved Child Care in the home, my lawn is not worn down from children playing on it. This home was built in 1962 by a contractor who was trying to get out of it as cheaply as possible and all I want to do is improve on it and make it look the way I desire.

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

No, the property is not located in whole or in part within a shoreland area nor within a shoreland flood hazard area.

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MAR - 1 2010

Dept. of Building Inspections  
City of Portland Maine

The following words have the meanings set forth below:

- A) Dimensional Standards: Those provisions of this article which relate to lot area, lot coverage, frontage and setback requirements.
- B) Practical Difficulty: A case where strict application of the dimensional standards of the ordinance to the property for which a variance is sought would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant.
- C) Significant Economic Injury: The value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, not to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

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Dept. of Building Inspections  
City of Portland Maine



*Dona R. St. Pierre*

142 Hennessey Drive  
Portland, Maine 04103  
(207) 878-3949

February 23, 2010

**Zoning Board of Appeals**  
389 Congress Street, Room 315  
Portland, Maine 04101

RE: Zoning Board of Appeals, case of Dona R. St. Pierre, 142 Hennessey Drive, Portland,  
Maine 04103

Dear Board Members,

It is my desire to build a farmer's porch that would extend 6 feet outward from the house and 32 feet along the front of the house and covered with a roof.

When my home was build in 1962, it was built exactly 25 feet from the property line, right on the set back line, which will not allow for any structural improvements in the front of the house. I purchased my home in November 1990. I am the 3<sup>rd</sup> owner of the house. The porch is requested in order to improve the outward appearance of my home that is 48 years old and to allow adequate sitting space in the front of my home and undercover during inclement weather.

Along with this letter I am submitting the following supporting documents:

Attachment A: Variance Application

Attachment B: Copy of General Building Permit Application that was submitted on  
23 February 2010.

Attachment C: Plot Plan Number 1 of 142 Hennessey Drive, shows all existing  
structures proposed modifications.

Plot Plan Number 2 of 142 Hennessey Drive shows lot size and  
setback dimensions along with other measurements as requested.

Note: No floor plan enclosed, as farmers porch will be opened air.

Attachment D: Copies of 2 Tax Maps with property highlighted.

*Dona R. St. Pierre*

142 Hennessey Drive  
Portland, Maine 04103  
(207) 878-3949

February 23, 2010

**Planning and Development Department**

Attn: Ann B. Machado  
389 Congress Street, Room 315  
Portland, Maine 04101

RE: 142 Hennessey Drive - 347 B028 - R-3 - Permit #10-0163 - Farmer's Porch

Dear Ann Machado,

Attached to this letter for replacement and/or attachment to my Practical Difficulty Variance Application are the changes that you requested.

It is requested that the following action to my application be conducted on the Practical Difficulty Variance Application for the Zoning Board of Appeals dated February 23, 2010 and the 11 copies:

1. Cover Letter: Remove page 2 and replace with new page 2.
2. Cover Letter: Add attachment to the cover letter. (City of Portland denial of building permit for Farmer's Porch.)
3. Attachment A: Remove page 2 and replace with new page 2.
4. Attachment A: Remove page 3 and replace with new page 3.
5. Attachment A: Remove page 4 and replace with new page 4.
6. Attachment A: Add new page 5.

Thank you for your assistance in this matter.

Sincerely,

  
Dona R. St. Pierre

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MAR - 1 2010

Dept. of Building Inspections  
City of Portland Maine

RE: Zoning Board of Appeals, case of Dona R. St. Pierre, 142 Hennessey Drive, Portland, Maine 04103

- Attachment E: 25 Photographs of the property to include all structures and location of propose farmers porch.
- Attachment F: Copy of deed to 142 Hennessey Drive along, copy of discharge of mortgage, and paid-in-full notification from Countrywide.
- Attachment G: 8 signed non-objection forms, all from property owners who surround my property at 129, 135, 136, 139, 145, 148, and 151 Hennessey Drive.

I am submitting this appeal to the Zoning Board of Appeals because my request for a building permit has been denied for the reason as indicated in Section 14-90(d)1 of the R3 Residential Zone and as shown in the attached letter.

The setback in this zone is 25 feet and the farmer's porch will bring my setback to 19 feet from the property line. When you add the steps that are 50 inches wide (4' 2") by 32 inches deep (2' 8"), that section where the steps are, will be a total of 8' 6" from the house. See chart below:

<u>Present Porch:</u>	<u>To Property Line</u>	<u>To Curb</u>
Distance from edge of porch:	20 ¼ feet	31 ¾ feet
Distance from edge of steps:	17 ¾ feet	28 ¾ feet
<u>Propose Porch:</u>	<u>To Property Line</u>	<u>To Curb</u>
Distance from edge of porch:	19 feet	30 feet
Distance from edge of steps:	16 ½ feet	27 ½ feet

I was informed that the small storage building in the south east corner of my yard also requires a variance. This building was built sometime in 1992, 1993 or 1994, I do not remember when. It currently holds my garden tools and the outdoor toys that are used for the Child Care that my wife operates in the home. The building sits 4 feet from the back property line and 2 feet from the side property line. I was asked if the building could be moved, but it can't. It is imbedded in a concrete base and for this reason I am asking for the variance.

Thank you for the time you have taken to read my request.

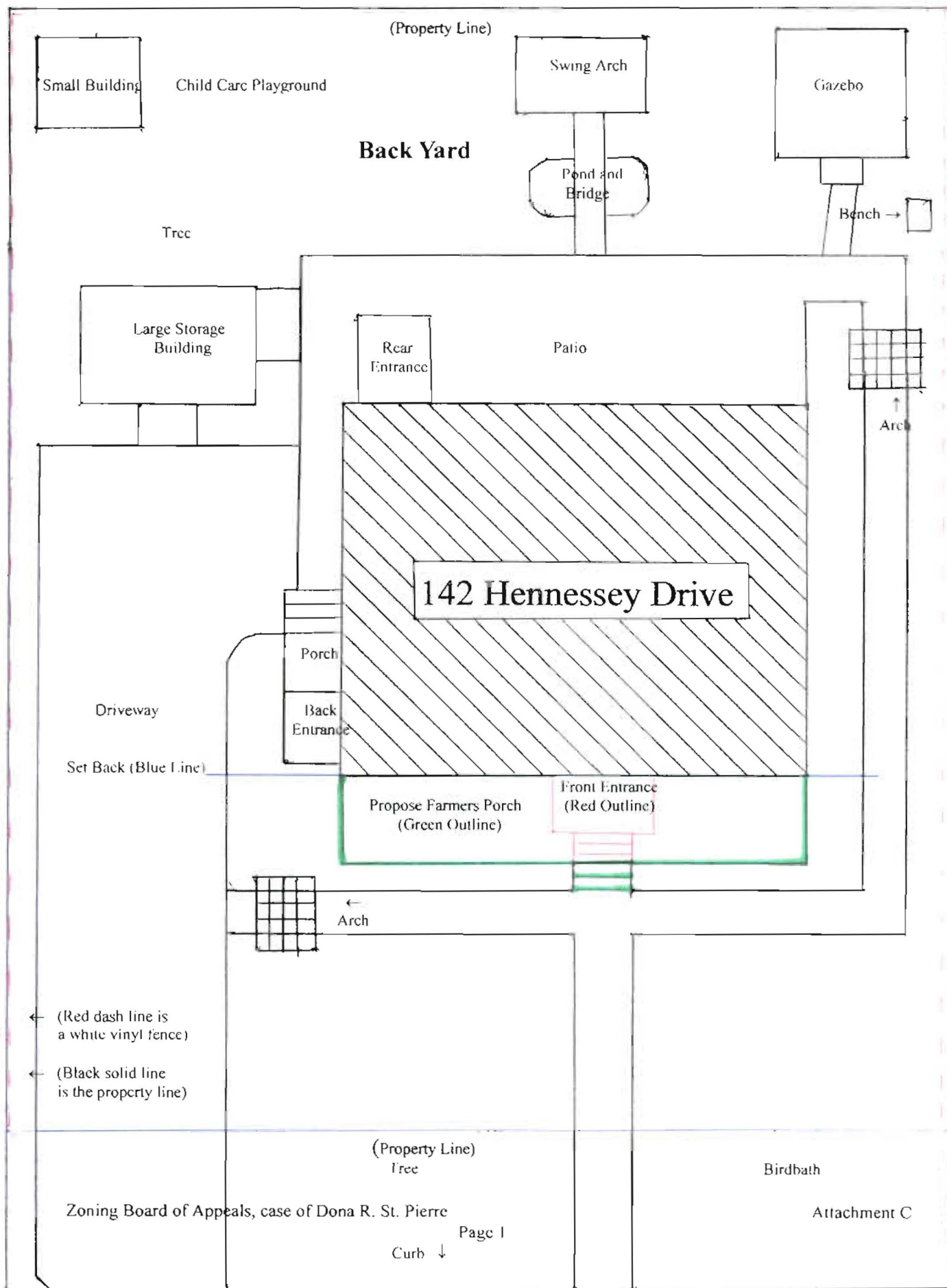
Sincerely,

  
Dona R. St. Pierre

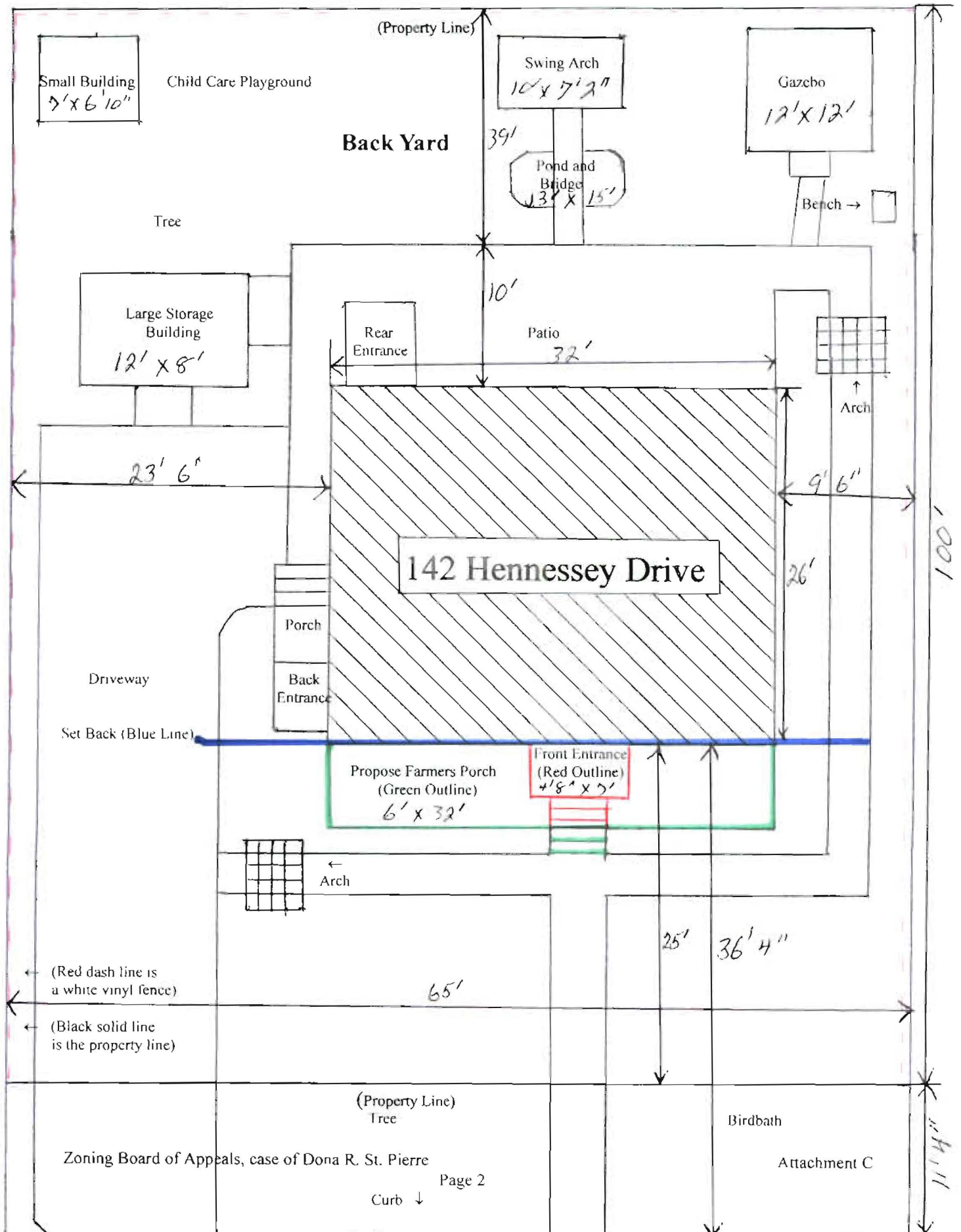
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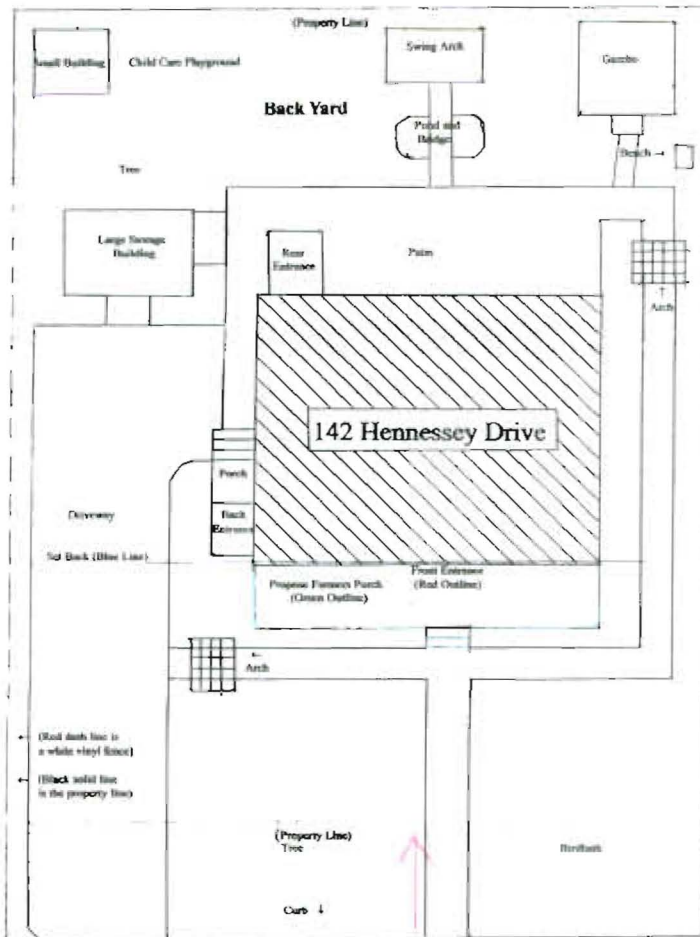
Dept. of Building Inspections  
City of Portland Maine











The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - - ) indicates the white vinyl picket fence

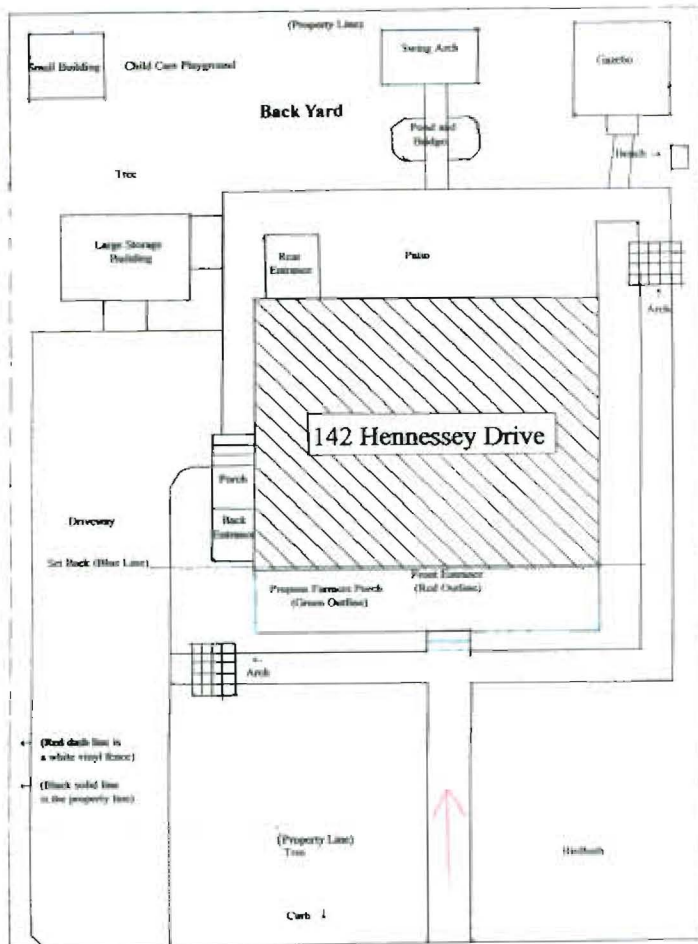
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of the house as it currently looks from across the street in my neighbors driveway, 139 Hennessey Drive, which shows the width and depth of the yard in front of the house.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

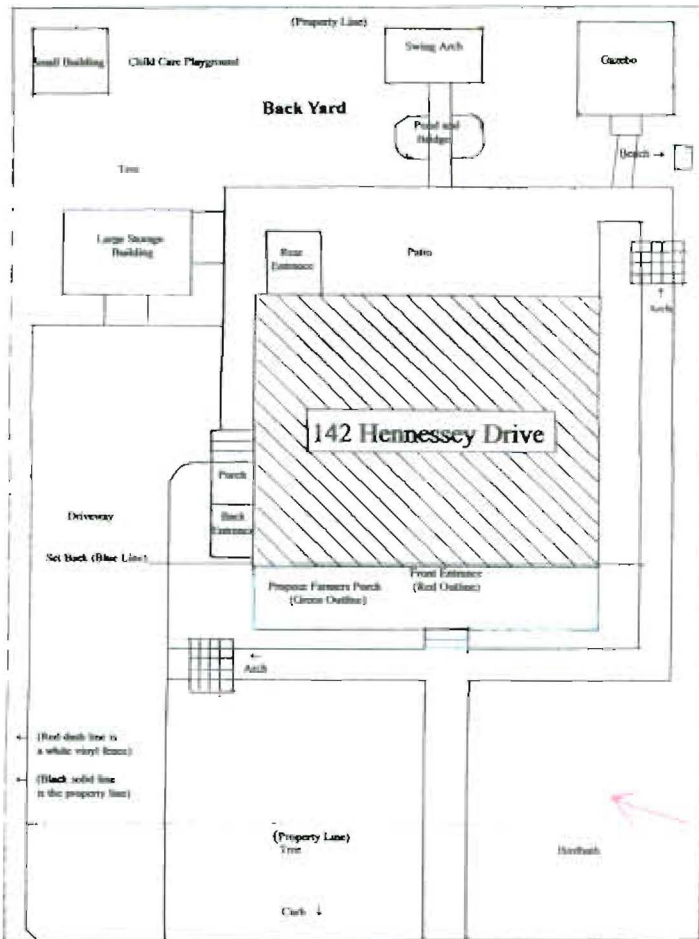
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The full front of the house, which shows the porch that I want to remove for the placement of the farmers porch.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

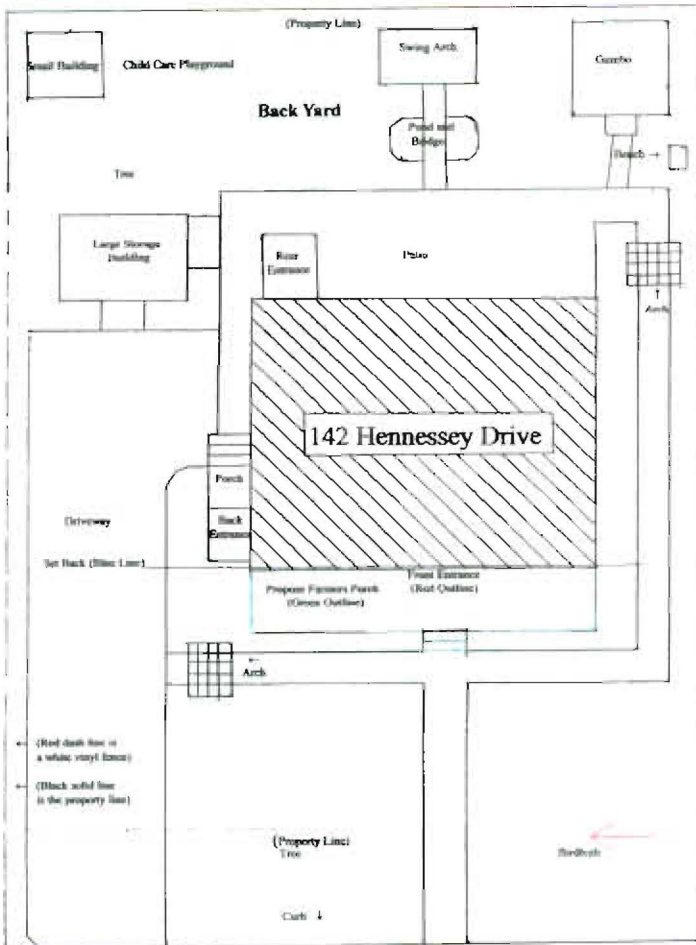
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the driveway of 148 Hennessey Drive, Lot 27, as shown on the Tax Map.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

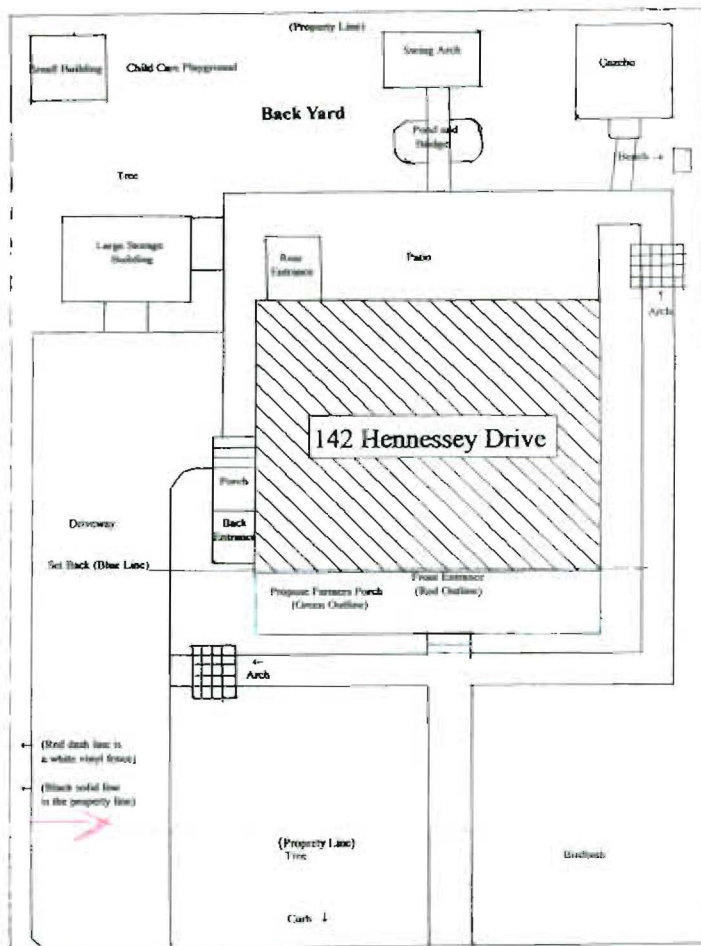
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the driveway of 148 Hennessey Drive, Lot 27, as shown on the Tax Map looking towards 136 Hennessey Drive, Lot 29, as shown on the Tax Map. The yellow tape on the ground indicates where the property line is.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

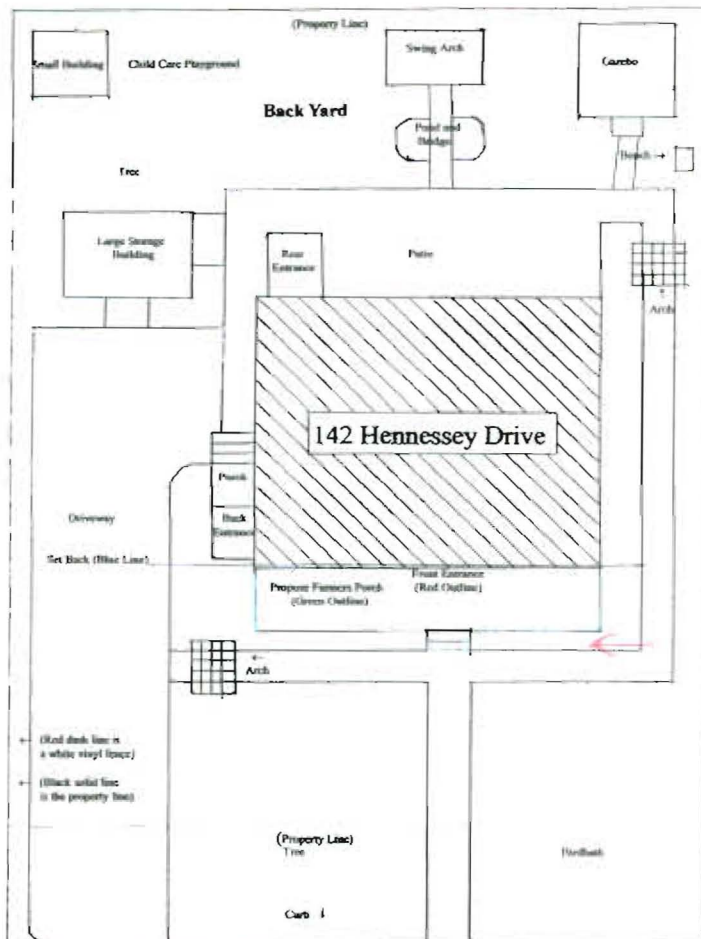
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the yard of 136 Hennessey Drive, Lot 29, as shown on the Tax Map looking towards 148 Hennessey Drive, Lot 27, as shown on the Tax Map. The yellow tape on the ground indicates where the property line is.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

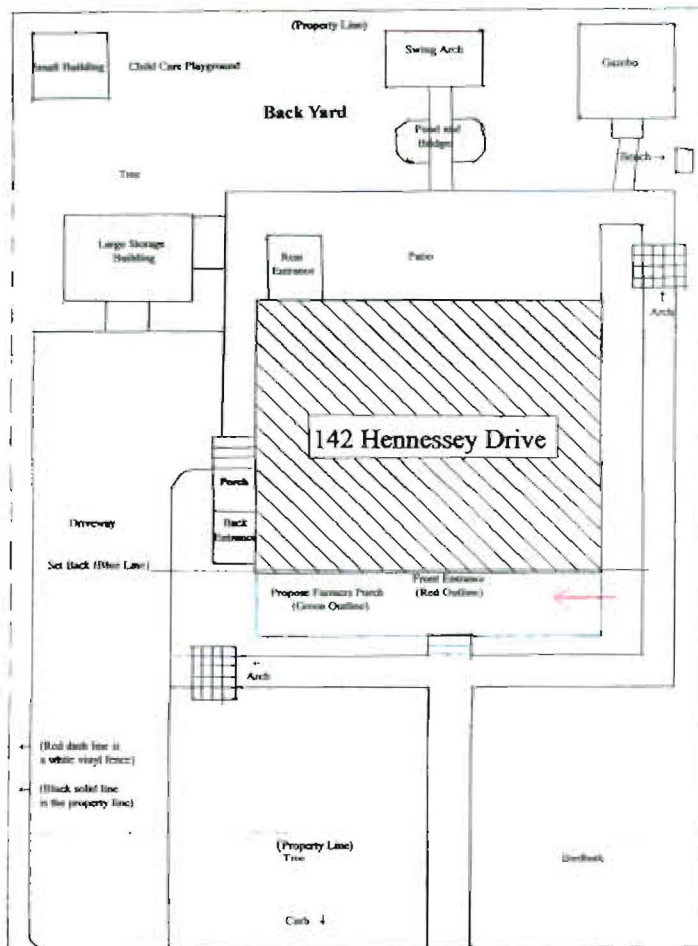
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the direction of 148 Hennessey Drive, Lot 27, as shown on the Tax Map showing the current porch that I would like to remove and replace with a farmers porch.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

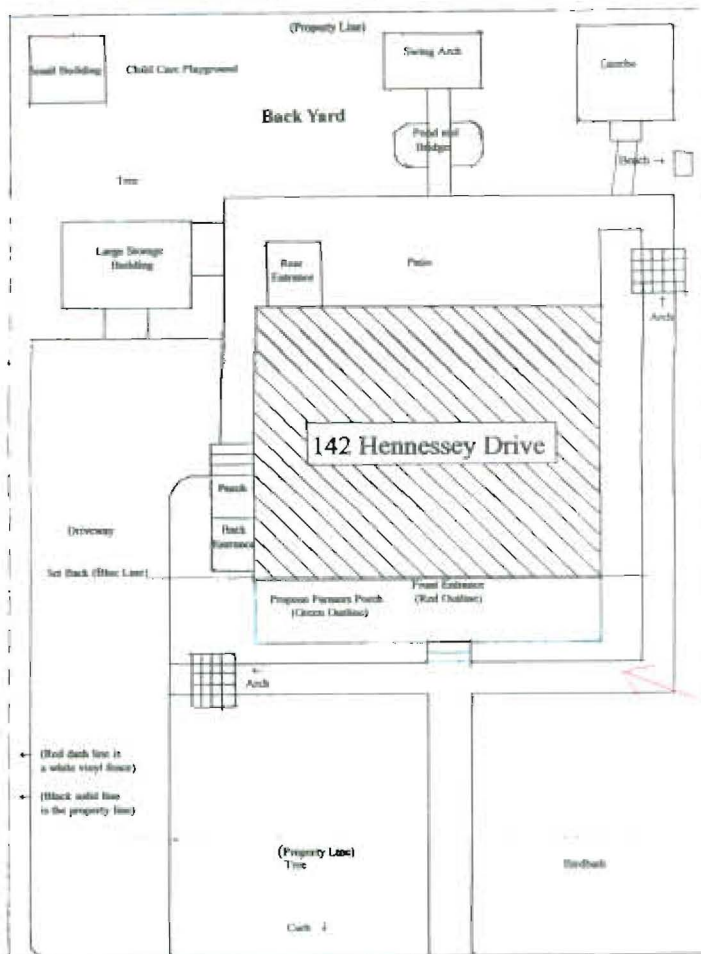
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the direction of 148 Hennessey Drive, Lot 27, as shown on the Tax Map showing the current porch that I would like to remove and replace with a farmers porch. The yellow tape on the ground indicates where the farmers porch would be.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

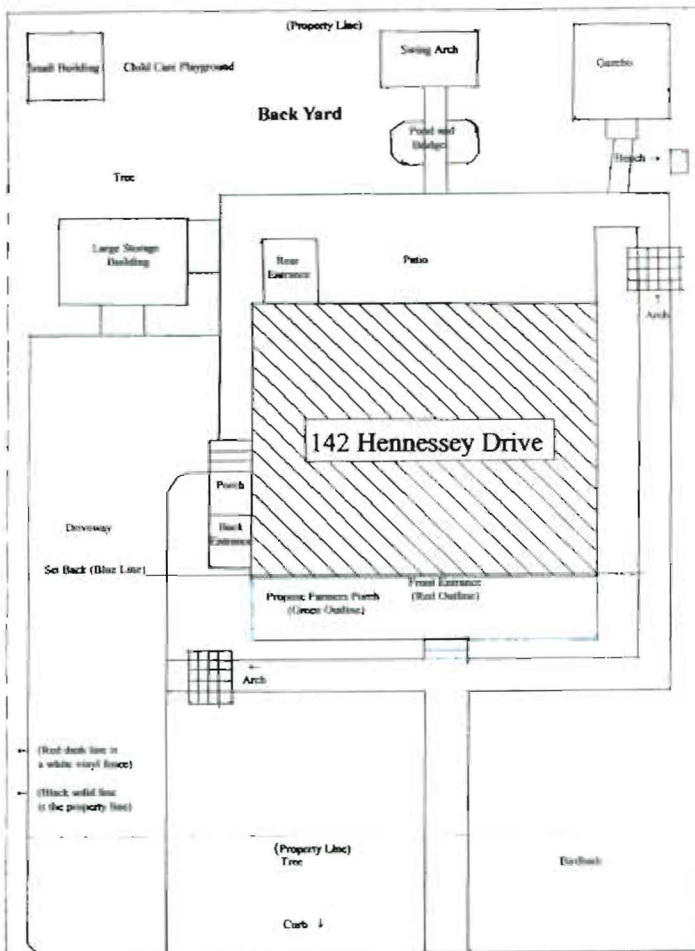
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the direction of 148 Hennessey Drive, Lot 27, as shown on the Tax Map again showing the current porch that I would like to remove and replace with a farmers porch. The yellow tape on the ground indicates where the farmers porch would be along the entire front of the house.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

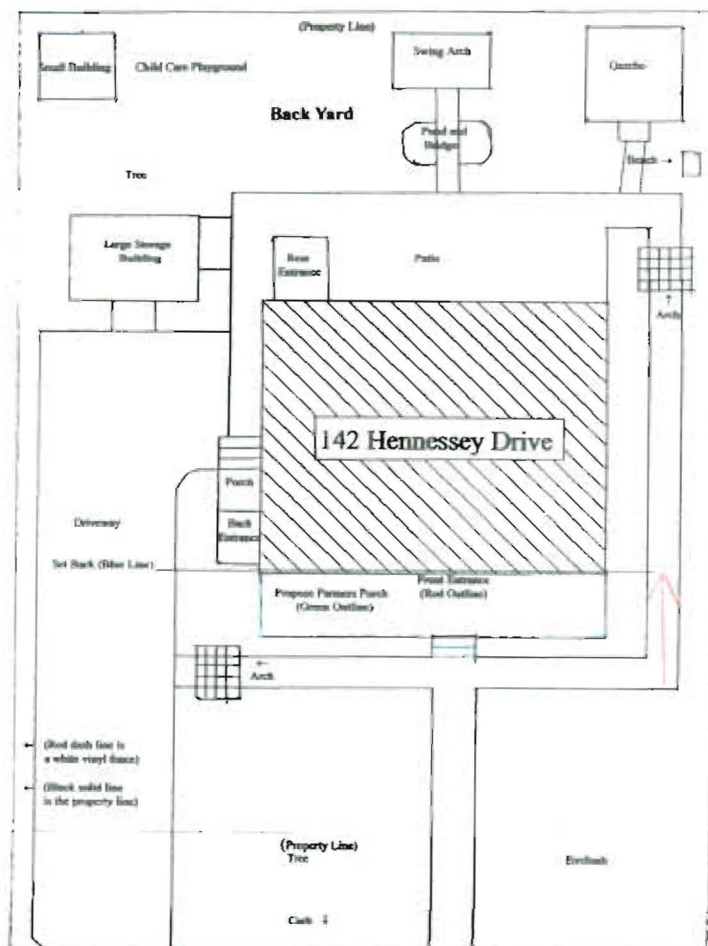
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front and side of my house, taken from the driveway of 148 Hennessey Drive, Lot 27, as shown on the Tax Map.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

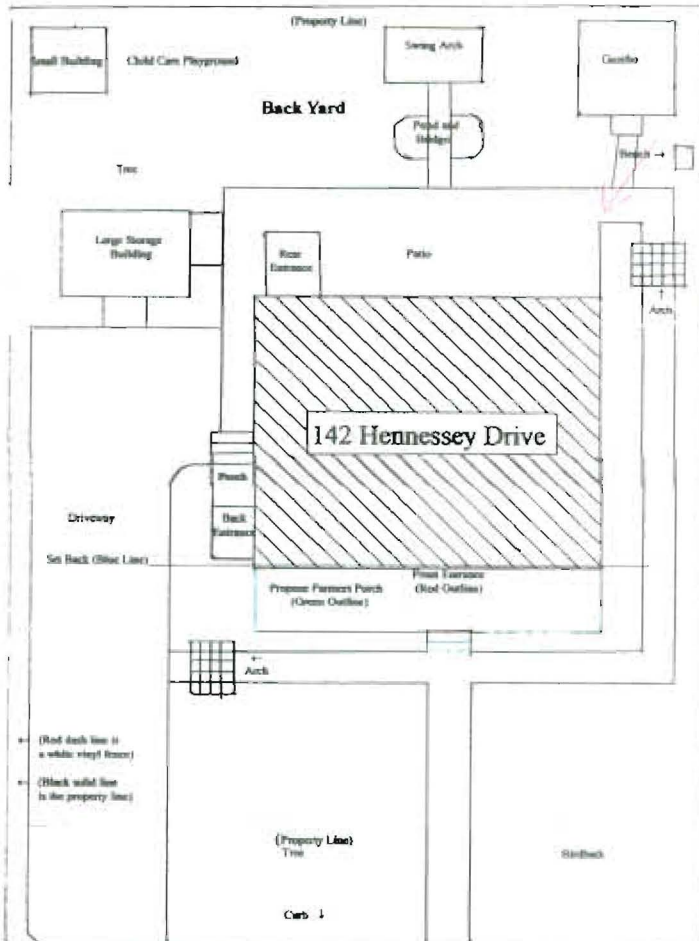
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The side of my house taken from the front looking towards the back yard. That is my white vinyl fence on the right. We are looking through the back arch with the gazebo in the background. You'll notice that the sidewalk goes around the house.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

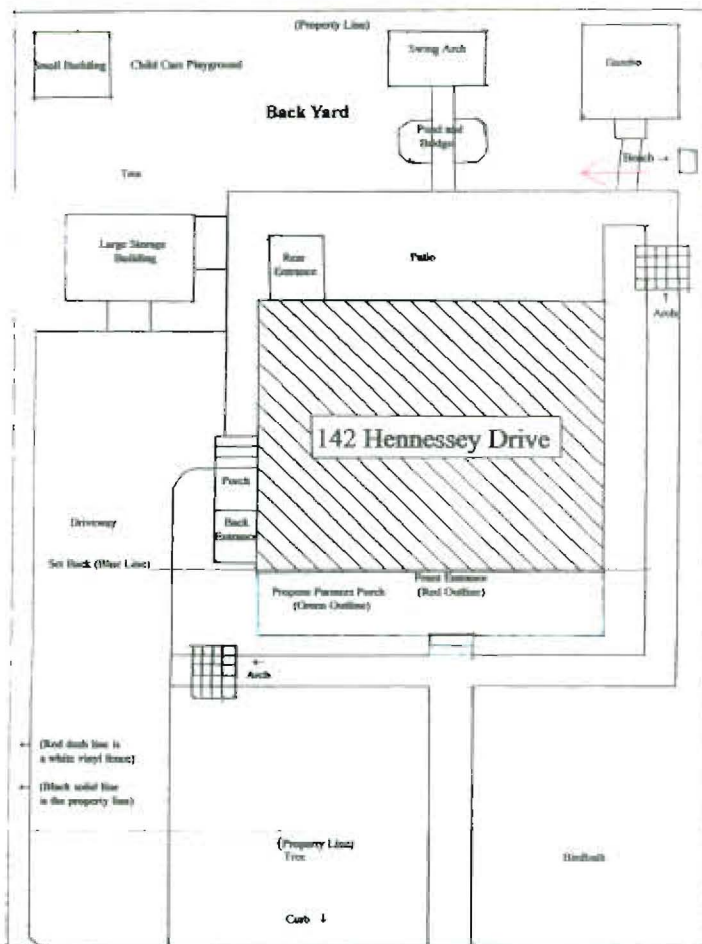
The dash ( - - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The back of my house as looking from the bench area. The back arch is on the left and the pergola is on the right with the patio beneath it.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - - ) indicates the white vinyl picket fence

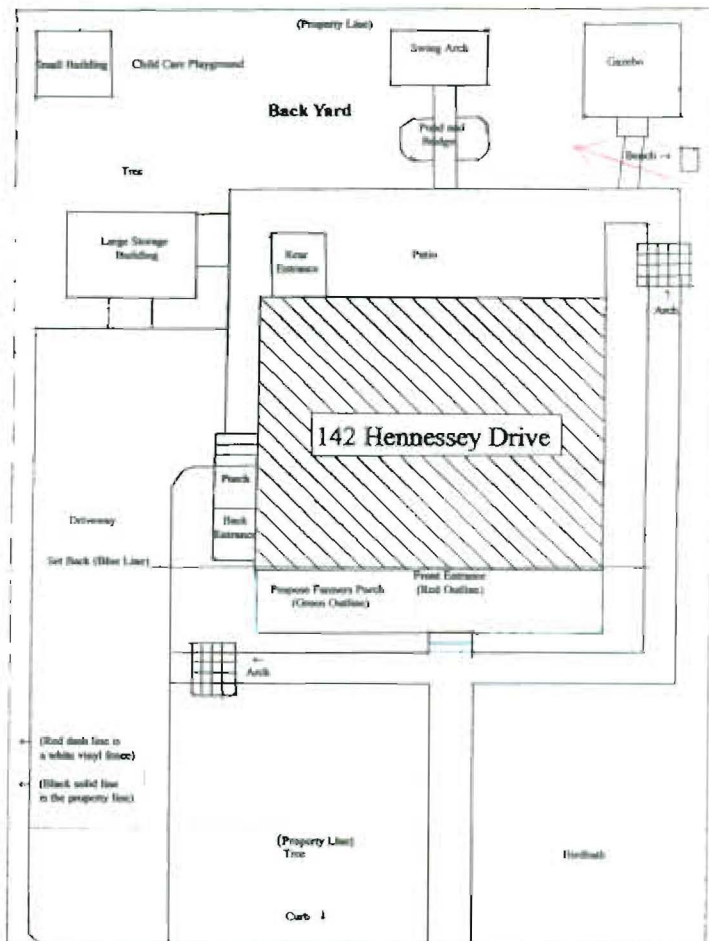
The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of my back yard looking towards 136 Hennessey Drive, Lot 29, as shown on the Tax Map. The items that you are looking at are: Pergola, rear entrance, trash corral, large storage building on the left. With white vinyl fence and bridge, straight ahead. The bridge is above a small 250 gallon pond.







The solid line ( ————— ) indicates the property line (except in the front, below, it is the curb).

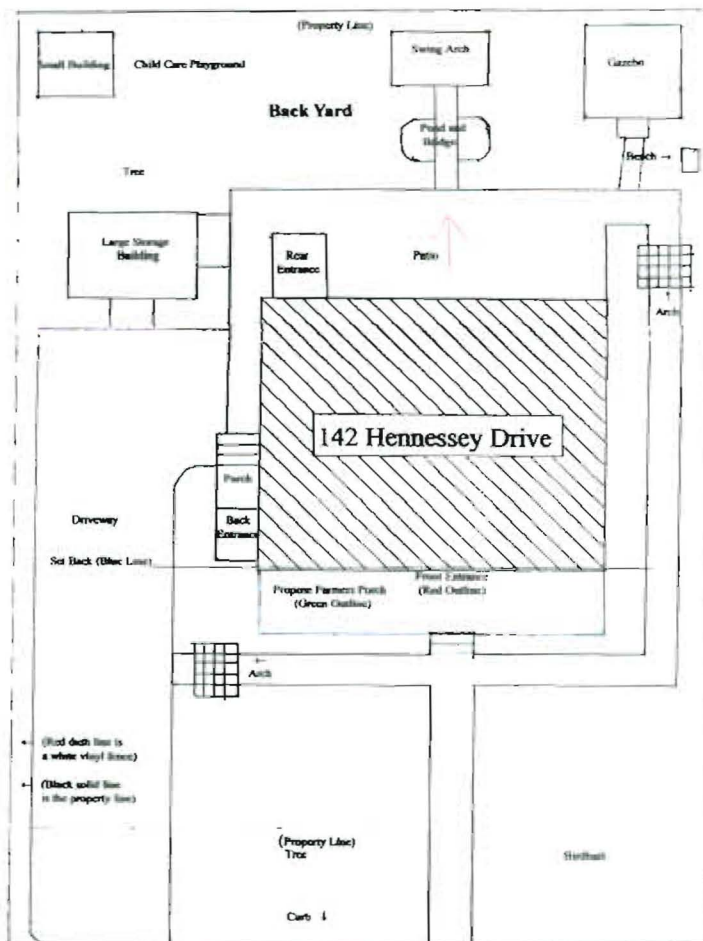
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The remainder of my back yard. The items that you are looking at are, from left to right, small storage building, child care playground, swing arch and gazebo.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

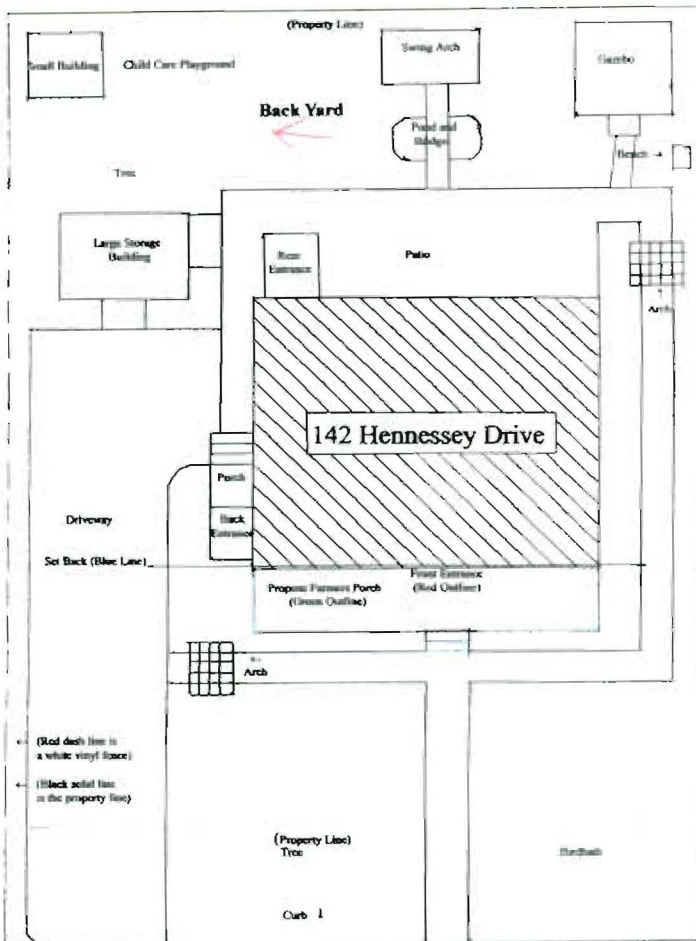
The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of the swing arch, taken from the patio at the back of the house, looking over the bridge, towards Lot 16 and 17 as shown on the Tax Map. The child care playground is on the left and the gazebo is on the right.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

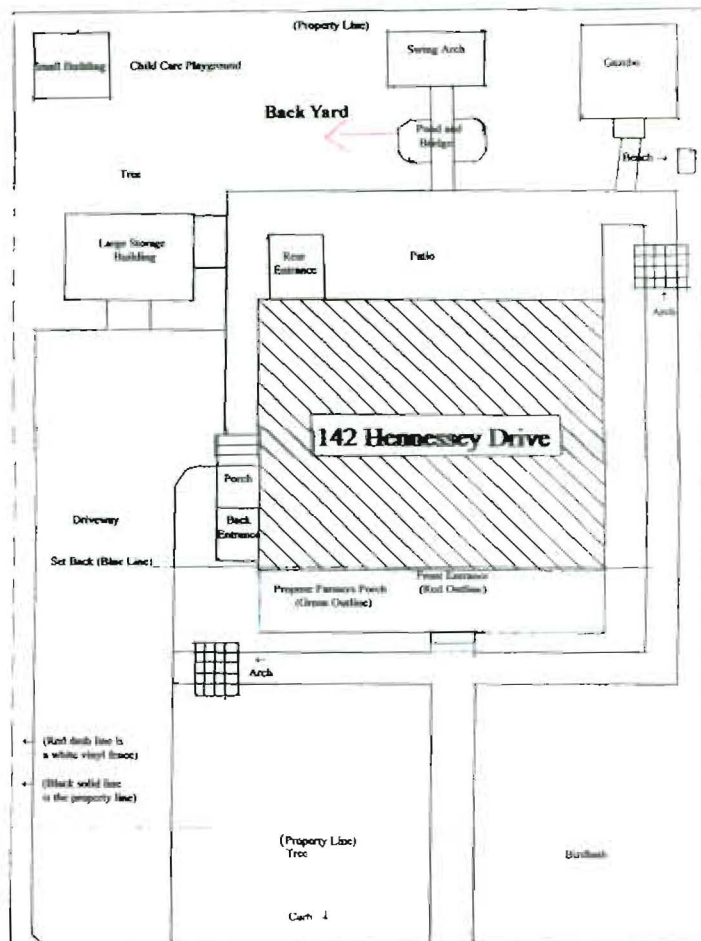
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of the small storage building and child care playground towards Lot 15 and 16 as shown on the Tax Map, taken from the bridge.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - - ) indicates the white vinyl picket fence

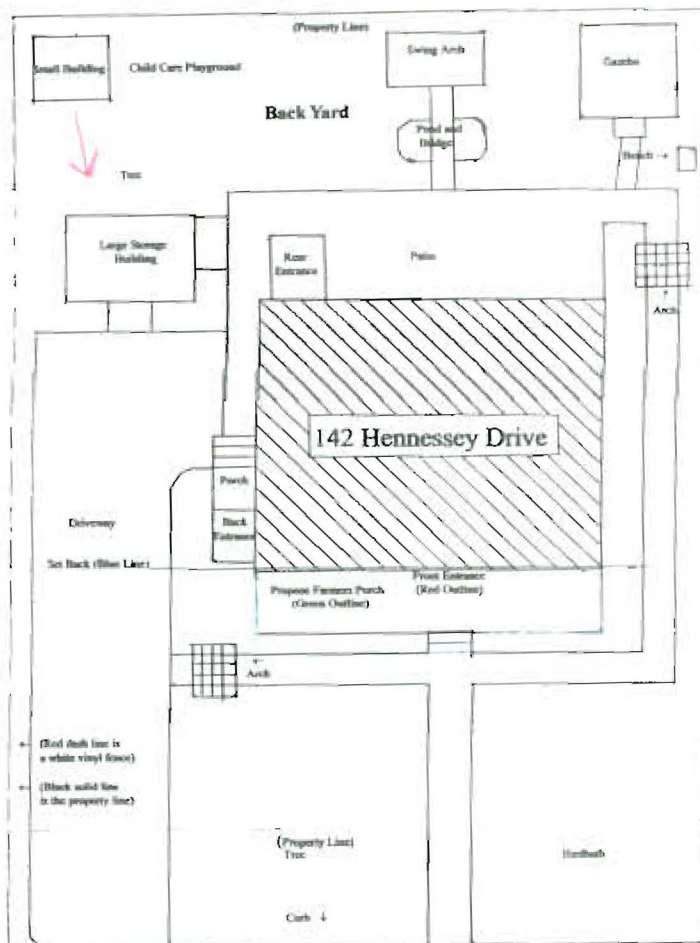
The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of the my yard between the large storage building and small storage building as looking towards Lot 29 as shown on the Tax Map, taken from the bridge.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

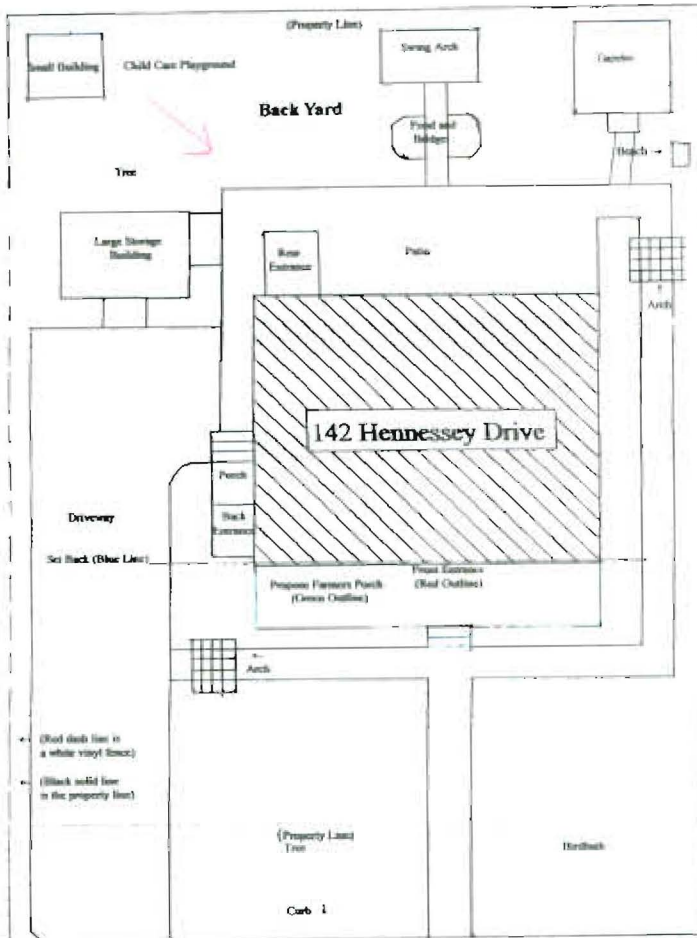
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of the my large storage building as looking from my small storage building.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

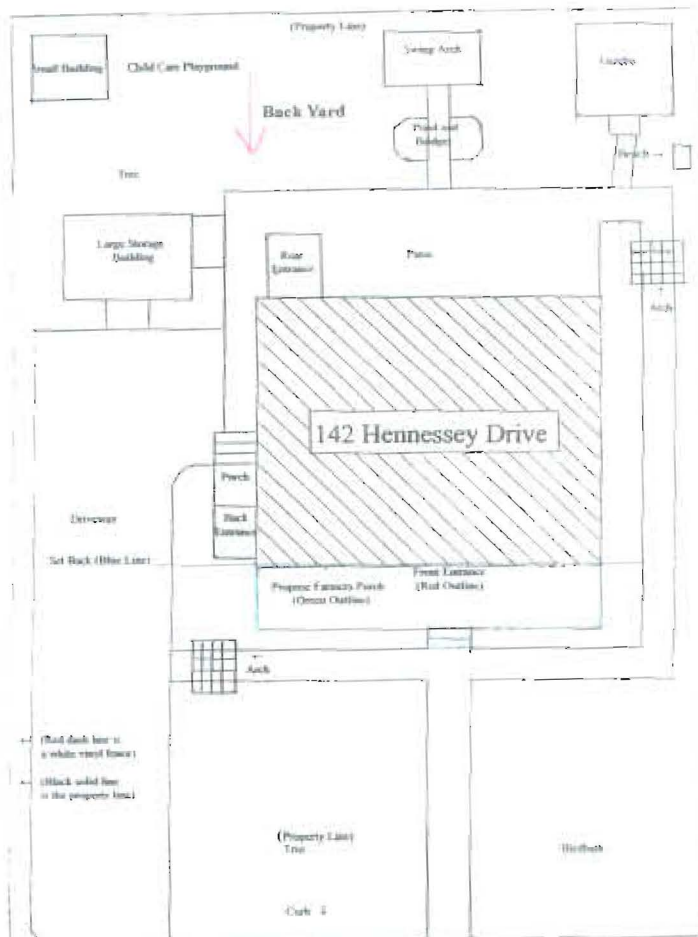
The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of the back of my house. Pictured is the pergola on the patio, rear entrance, trash corral, and large storage building. Note. The bricks and gutter you see to the right of the rear entrance is an above drainage that is used only during the winter months. This is gone from the months of early April to late October. Drainage is below ground during non-freezing months.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

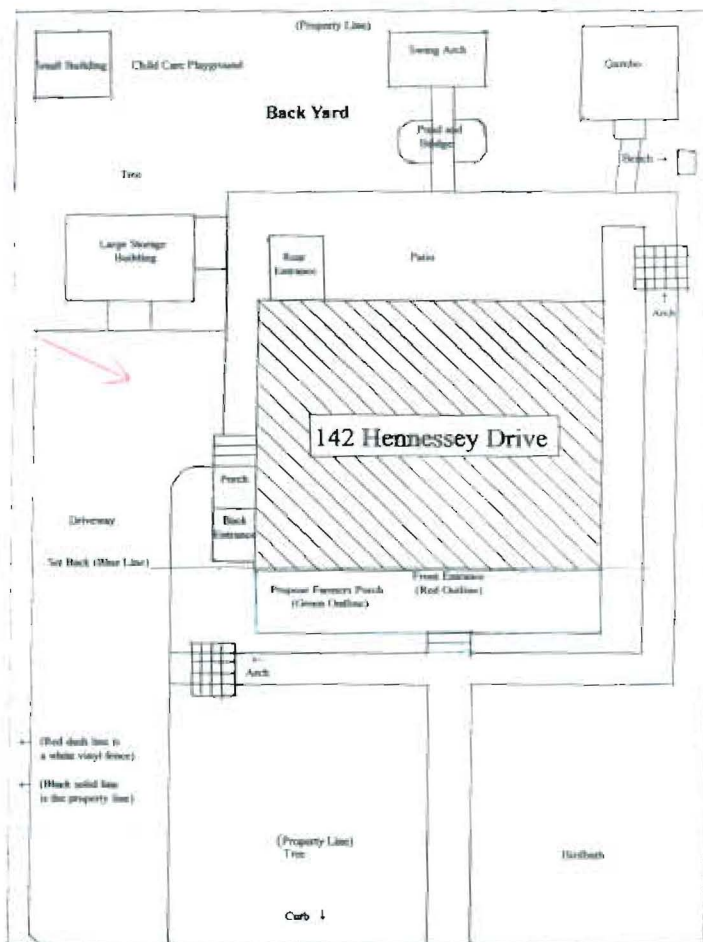
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

That of the back of my house. Pictured is the pergola on the patio, rear entrance, back entrance, trash corral, and large storage building. Note. The bricks and gutter you see to the right of the rear entrance is an above drainage that is used only during the winter months. This is gone from the months of early April to late October. Drainage is below ground during non-freezing months.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

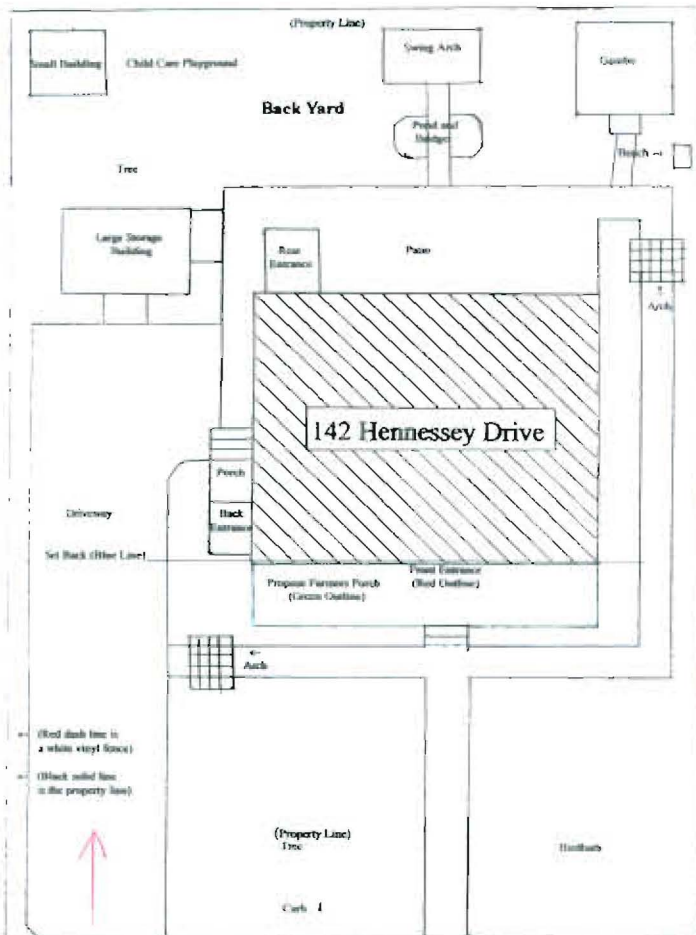
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The side of the house taken from in front of the large storage building looking







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

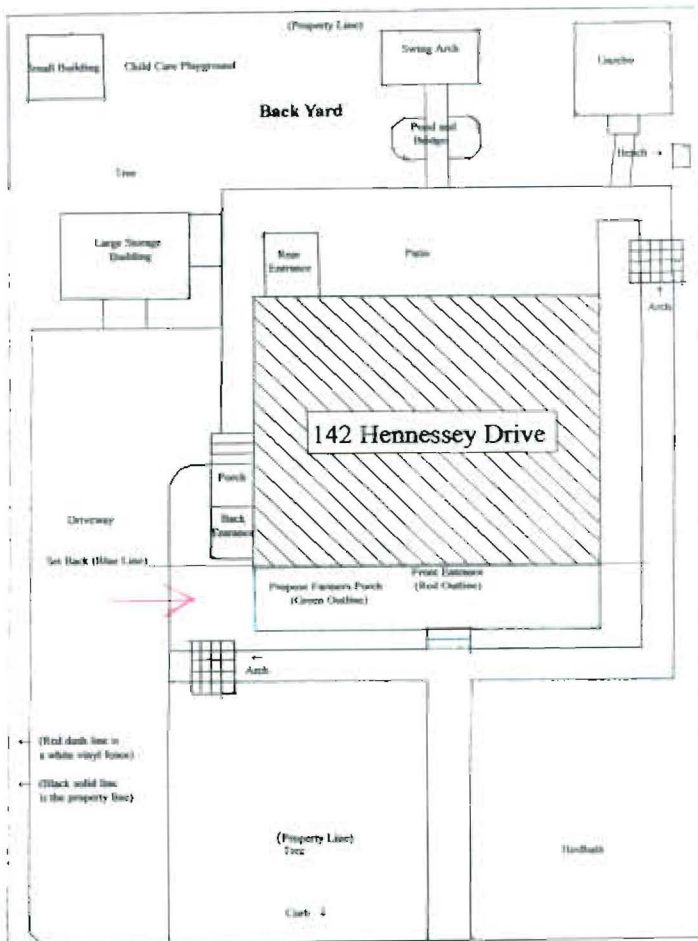
The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

My driveway looking at the large storage building.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

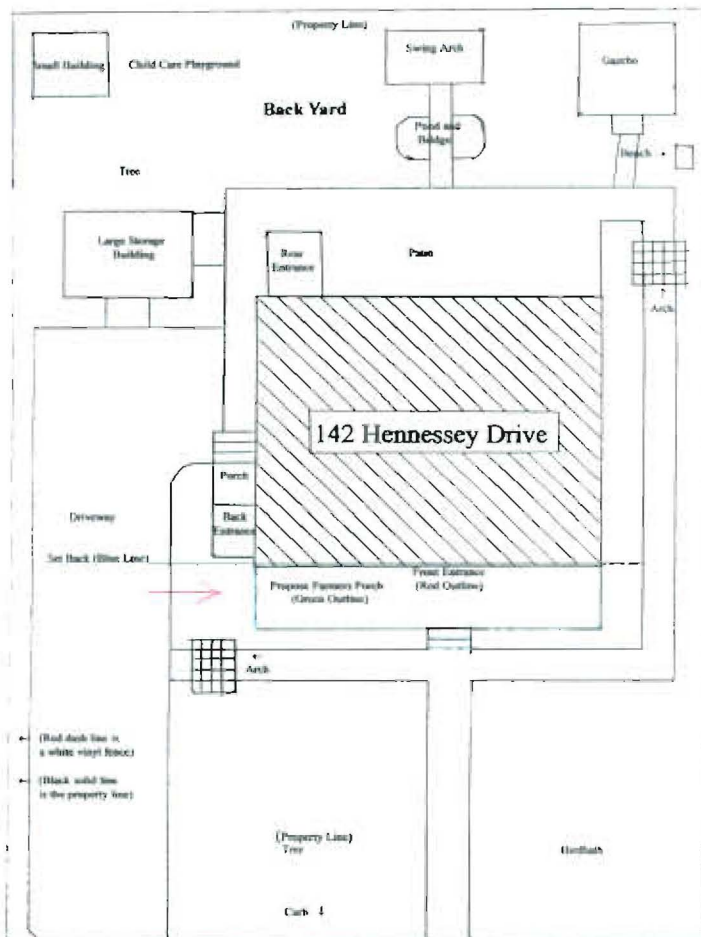
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the direction of 136 Hennessey Drive, Lot 29, as shown on the Tax Map showing the current porch that I would like to remove and replace with a farmers porch. The front arch is on the right.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

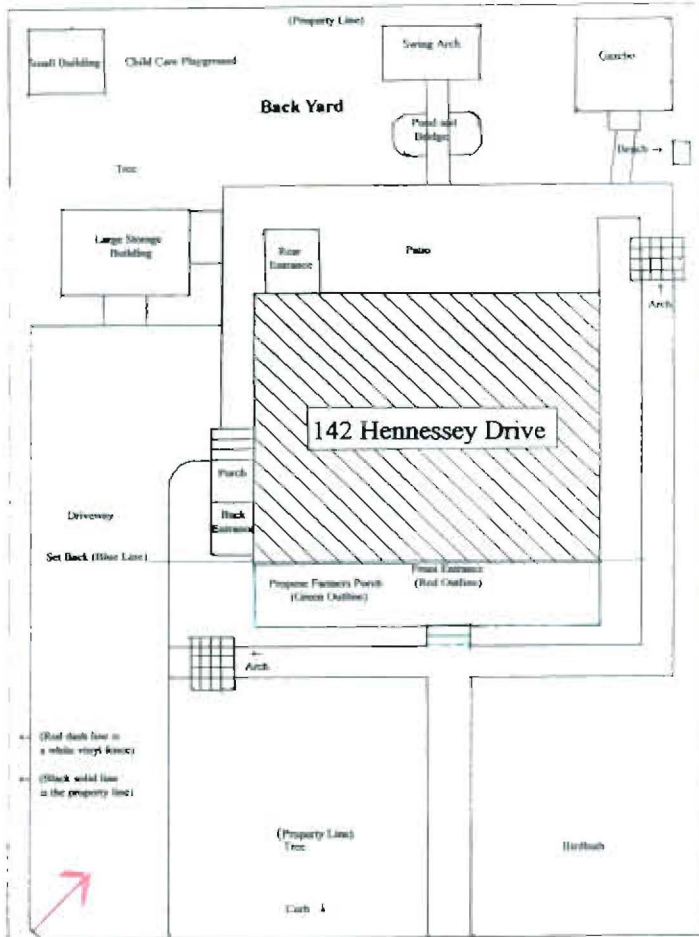
The dash ( - - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house, taken from the direction of 136 Hennessey Drive, Lot 29, as shown on the Tax Map again showing the current porch that I would like to remove and replace with a farmers porch. The yellow tape on the ground indicates where the farmers porch would be.





The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

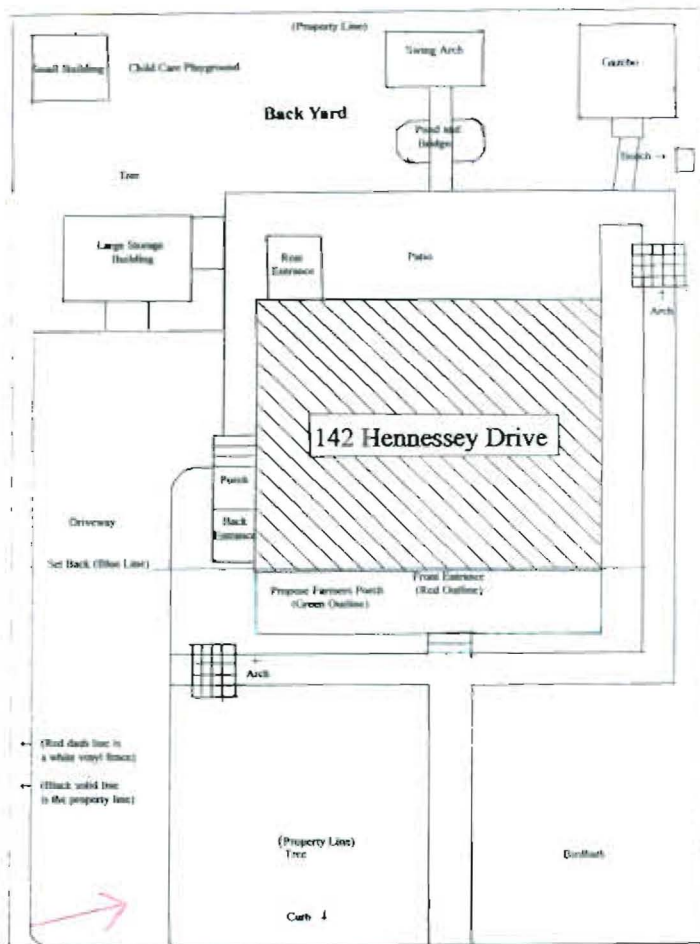
The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front and side of my house, taken from in front of 136 Hennessey Drive, Lot 29, as shown on the Tax Map.







The solid line ( ——— ) indicates the property line (except in the front, below, it is the curb).

The dash ( - - - - ) indicates the white vinyl picket fence

The red arrow indicates the angle from which the picture was taken.

The picture below is:

The front of my house and yard, taken from the end of my driveway looking towards 148 Hennessey Drive, Lot 27, as shown on the Tax Map.



056069

## WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that We, JOHN M. NEY, JR. and JEAN L. NEY of 142 HENNESSY DRIVE, PORTLAND, MAINE 04102 in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by DONA R. ST. PIERRE and SUSAN G. ST. PIERRE of P.O. BOX 125, FREEPORT, MAINE 04032, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DONA R. ST. PIERRE and SUSAN G. ST. PIERRE their heirs and assigns forever AS JOINT TENANTS NOT TENANTS IN COMMON the following described property:

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, being further described on the attached Exhibit A.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said DONA R. ST. PIERRE and SUSAN G. ST. PIERRE their heirs and assigns, to them and their use and behoof forever.

And Grantors, in their said capacity, do covenant with the said DONA R. ST. PIERRE and SUSAN G. ST. PIERRE their heirs and assigns, that they are lawfully seized in fee of the premises, that they are free of all encumbrances; that they have good right to sell and convey the same to the said DONA R. ST. PIERRE and SUSAN G. ST. PIERRE to hold as aforesaid; and that they and their successors shall and will warrant and defend the same to the said DONA R. ST. PIERRE and SUSAN G. ST. PIERRE their heirs and assigns forever, against the lawful claims and demands of all persons, in their said capacity.

IN WITNESS WHEREOF, the said JOHN M. NEY, JR. and JEAN L. NEY have hereunto set our hands and seals, this 21st day of November, 1990.

  
JOHN M. NEY, JR.


  
JEAN L. NEY

STATE OF MAINE  
CUMBERLAND, ss.

November 21, 1990

Then personally appeared the above named JOHN M. NEY, JR. and JEAN L. NEY and acknowledged the foregoing to be their free act and deed.

Before me,

  
CHARLES H. McLAUGHLIN, IV  
Attorney at Law

BK9393PG0170

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on Hennessy Drive, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 19 as shown on a Plan of Hanson Manor, recorded in the Cumberland County Registry of Deeds in Plan Book 57, Page 69, to which plan reference is hereby made for a more particular description.

Subject to an easement given to the New England Telephone & Telegraph Company along, over, and under a strip of land six (6) feet in width along the boundary line of said premises, and from the center of said strip of land six (6) feet in width to any dwelling house upon said premises.

Subject also to an easement of the storm water sewer system on and over a strip of land ten (10) feet in width along the southerly boundary of the lot above described.

All other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

RECORDED  
OCT 10 1954  
BY CLERK

RECEIVED  
30 NOV 23 AM 9:54  
CUMBERLAND COUNTY

*[Signature]*




**STATUTORY SHORT FORM OF  
DISCHARGE OF MORTGAGE**

Mortgage Electronic Registration Systems, Inc. holder of a mortgage from  
DONA R ST PIERRE, SUSAN G ST PIERRE

to Mortgage Electronic Registration Systems, Inc. dated 02/19/2003 recorded in the CUMBERLAND County  
Registry of Deeds for the state of Maine, in Book 18891, Page 126, acknowledge satisfaction of the same.

WITNESS my hand this 30 day of July, 2007.

Mortgage Electronic Registration Systems, Inc.

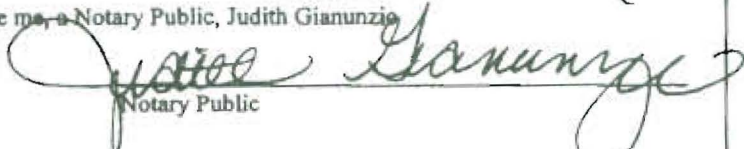
By:   
Assistant Secretary

State of ARIZONA  
County of MARICOPA

On 07/30/2007, before me, Judith Gianunzio, Notary Public, personally appeared Eneida Villamil, personally  
known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to  
the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and  
that by his/her signature on the instrument the person, or the entities upon behalf of which the person acted,  
executed the instrument.

Before me, a Notary Public, Judith Gianunzio



  
Notary Public

Received  
Recorded Register of Deeds  
Aug 14, 2007 10:42:03A  
Cumberland County  
Pamela E. Lovley

Mail Recorded Satisfaction To:  
DONA R ST PIERRE, SUSAN G ST PIERRE  
142 Hennessey Dr  
Portland, ME 04103

Document Prepared By:  
ReconTrust Company, N.A.  
1330 W. Southern Ave.  
MS: TPSA-88  
Tempe, AZ 85282-4545  
(800) 540-2684

DOCID#00063334002005N



**HOME LOANS**

Customer Service SV-26  
450 American Street  
Simi Valley, CA 93065

**Notice Date:** November 21, 2007

**Account No.:** 6333400

Dona R St Pierre & Susan G St Pierre  
142 Hennessey Dr  
Portland, ME 04103

**Property Address:**  
142 Hennessey Dr  
Portland, ME 04103

---

**IMPORTANT MESSAGE ABOUT YOUR LOAN**

Effective 07/30/2007, the above-referenced loan number was paid in full.

---

**WHAT THIS MEANS**

Your loan with Countrywide Home Loans no longer has a loan balance due. Typically, 1098 and 1099-INT year end statements are issued during the month of November, however if your loan was paid off in November or December, the statement will be generated by January 31st

---

**THANK YOU FOR YOUR BUSINESS**

If you need further assistance, you may contact our Customer Service Department at (800) 669-6607

Thank you for giving Countrywide Home Loans the opportunity to serve your home loan needs.

Name: Joseph M. Napoleone

Address: 129 Hennessey Drive  
Portland, Maine 04103



I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch.



I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

Comments:

YOUR PROPERTY LOOKS GREAT!  
I HOPE IT HAPPENS FOR YOU!  
Sincerely

Joseph M. Napoleone



Address: 135 Hennessey Drive  
Portland, Maine 04103



I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch. - *Judith A. Farr*



I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

Address: 136 Hennessey Drive  
Portland, Maine 04103



Comments:

Blank lined paper for writing.

Adam E. Aruff

Name: Wayne P. Hymer

Address: 139 Hennessey Drive  
Portland, Maine 04103

I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch.



I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Attachment G



Name: Marie E. Briggs

Address: 145 Hennessey Drive  
Portland, Maine 04103

☒

I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch.

I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

Comments:

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a set of legal pads. The edges of the paper are slightly irregular, suggesting it might be a scan of a physical document. There is no handwriting or other markings on the page.

11/11/2009

Name: Della S. Raymond

Address: 145 Hennessey Drive  
Portland, Maine 04103

☒

I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch.



I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

Comments:

[illegible]

सिद्धि

Name: Sheila M. McGarr

Address: 148 Hennessey Drive  
Portland, Maine 04103



I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch.

I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

Comments:

[illegible]

Stella McMe Gar - 11/17/09



Name: Matthew Belote

Address: 151 Hennessey Drive  
Portland, Maine 04103



I do not object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch.



I do object to Dona and Susan St. Pierre of 142 Hennessey Drive building a Farmers Porch, and the reason for my objection are indicated below:

Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Nathan Belah  
151 Hennessey Drive



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction:		
Total Square Footage of Proposed Structure/Area 192 Square Feet Farmer's Porch	Square Footage of Lot 6,500	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 347 Block# B Lot# 28	Applicant <u>must</u> be owner, Lessee or Buyer' Name Dona R. St. Pierre Address 142 Hennessey Drive City, State & Zip Portland, Maine 04103	Telephone: 878-3949 (House) 400-9253 (Cell)
Lessee/DBA (If Applicable)  N/A	Owner (if different from Applicant) Name Address Same As Above City, State & Zip	Cost Of Work: \$ 7,000.00 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Not Vacant</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description:		
Contractor's name: <u>William Farrell</u> Address: <u>160 Lexington Avenue</u> City, State & Zip <u>Portland, Maine 04103</u> Telephone: <u>632-0982</u> Who should we contact when the permit is ready: <u>Dona R. St. Pierre</u> Telephone: <u>878-3949 (H) or</u> Mailing address: <u>142 Hennessey Drive, Portland, Maine 04103</u> <u>400-9253 (C)</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:

Date:

23 February 2010

This is not a permit; you may not commence ANY work until the permit is issued.

*Dona R. St. Pierre*

142 Hennessey Drive  
Portland, Maine 04103  
(207) 878-3949

February 23, 2010

**Planning and Development Department**

389 Congress Street, Room 315  
Portland, Maine 04101

RE: Building Permit, request for, case of Dona R. St. Pierre

Dear Sir/Madam,

It is requested that a Building Permit from the City of Portland be issued in order for me to replace an existing front entrance porch (4' 8" x 7' 0", (33.25 square feet)) as shown in pictures 1 and 2 on page 4 and outlined in red in the plot plan on page 3. I desire to replace it with a full front Farmers Porch (6' 0" x 32' 0", (192 square feet) as outlined in green on the plot plan, page 3.

The Farmer's Porch would run the full front of the house, 32 feet. Picture 3, page 5 shows the front of the house and the porch would run from the gutter on the left front of the house to the gutter on the right front of the house.

Currently the front entrance porch is 56" deep, the new porch would be 72", only 16" deeper. If you look at picture 4, page 5 this is a side shot. The two rows of bricks in front, at the base of the steps would disappear, the new steps would come down to the edge of the brick sidewalk. From the edge of the curb roadway to the back edge of the brick side walk the distance is 27' 7".

Pictures 5 and 6, page 6 shows the mulch area to the left of the brick sidewalk. After the construction of the Farmers Porch, there will still be about two feet of mulch between the porch and the brick sidewalk. This is also indicated on the drawing on the plot plan, page 3. Where the edge of the steps are right now is where the overhang of the porch will come. New plants will be planted to enhance to appearance of the vinyl that will be at the base of the porch.

Pictures 7 and 8, page 7 shows the front yard. Not one inch of the yard in front of the brick sidewalk that runs parallel with the house will be touched.

Drawing 2, page 8 and drawing 3, page 9 shows the anticipated look of the Farmer's Porch when it is constructed. There will be 6 inch columns with white vinyl panels on the base. The railing on the porch will have normal spindles.



RE: Building Permit, request for, case of Dona R. St. Pierre

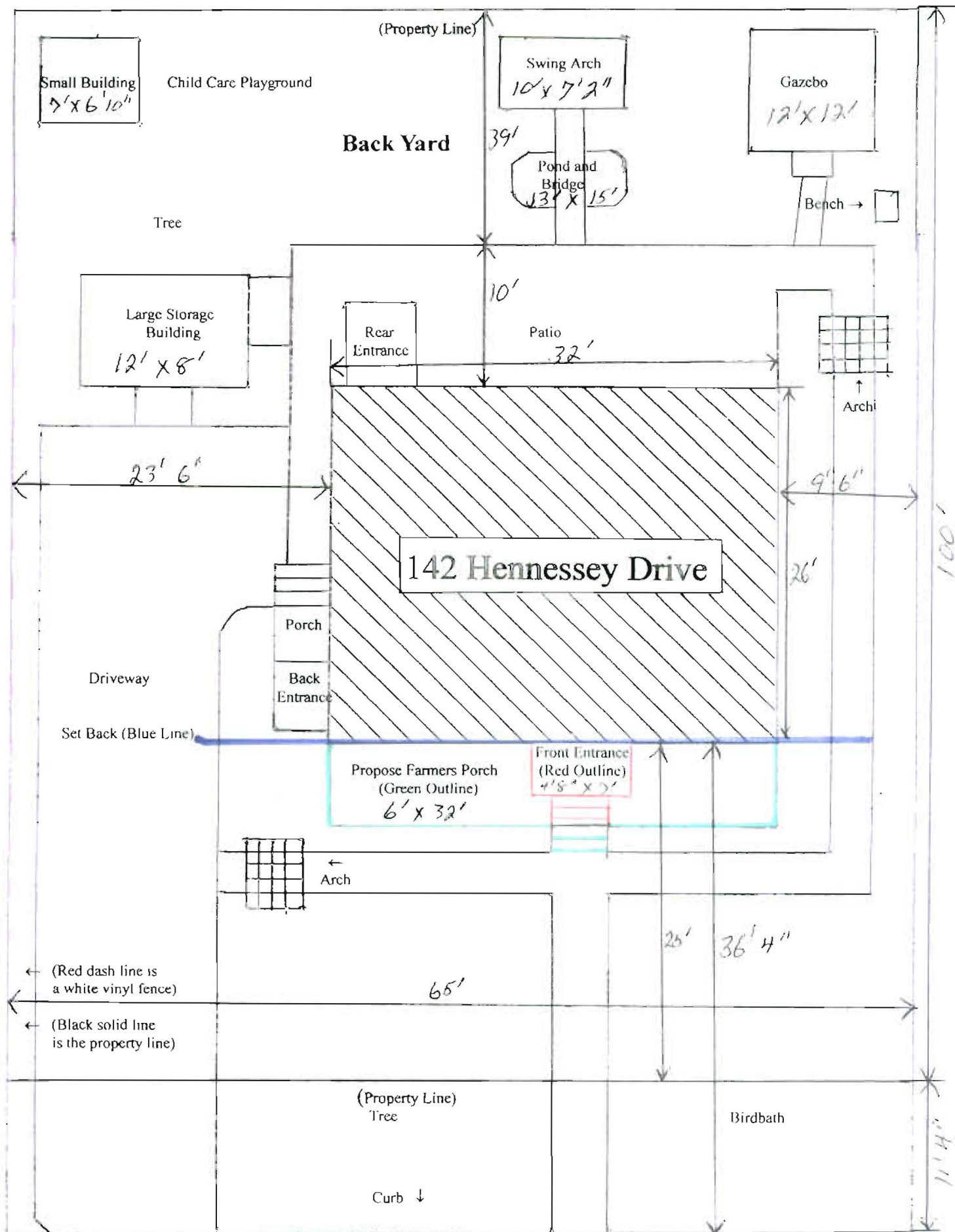
Drawing 4, page 10 shows the three views of the base of the Farmers Porch framing. It will be bolted to the house with 2" x 8' (at what ever lengths the carpenter decides to use) into the sill. There are currently two cement base columns for the support of the entrance porch. Five cement support columns will be added to support the new structure. They will be at least 4 ½ feet deep so they will be below the frost line.

Drawing 5, page 11 shows a cut away portion of the roof and where the porch rafters will tie into the house rafters.

Thank you for your time in reading and acting upon my request for a farmers porch.

Sincerely,

Dona R. St. Pierre





Picture 1 Full view of house with existing porch.



Picture 2. Existing Porch





Picture 3



Picture 4.





Picture 5. Mulch and brick sidewalk area.



Picture 6. Mulch and brick sidewalk area.





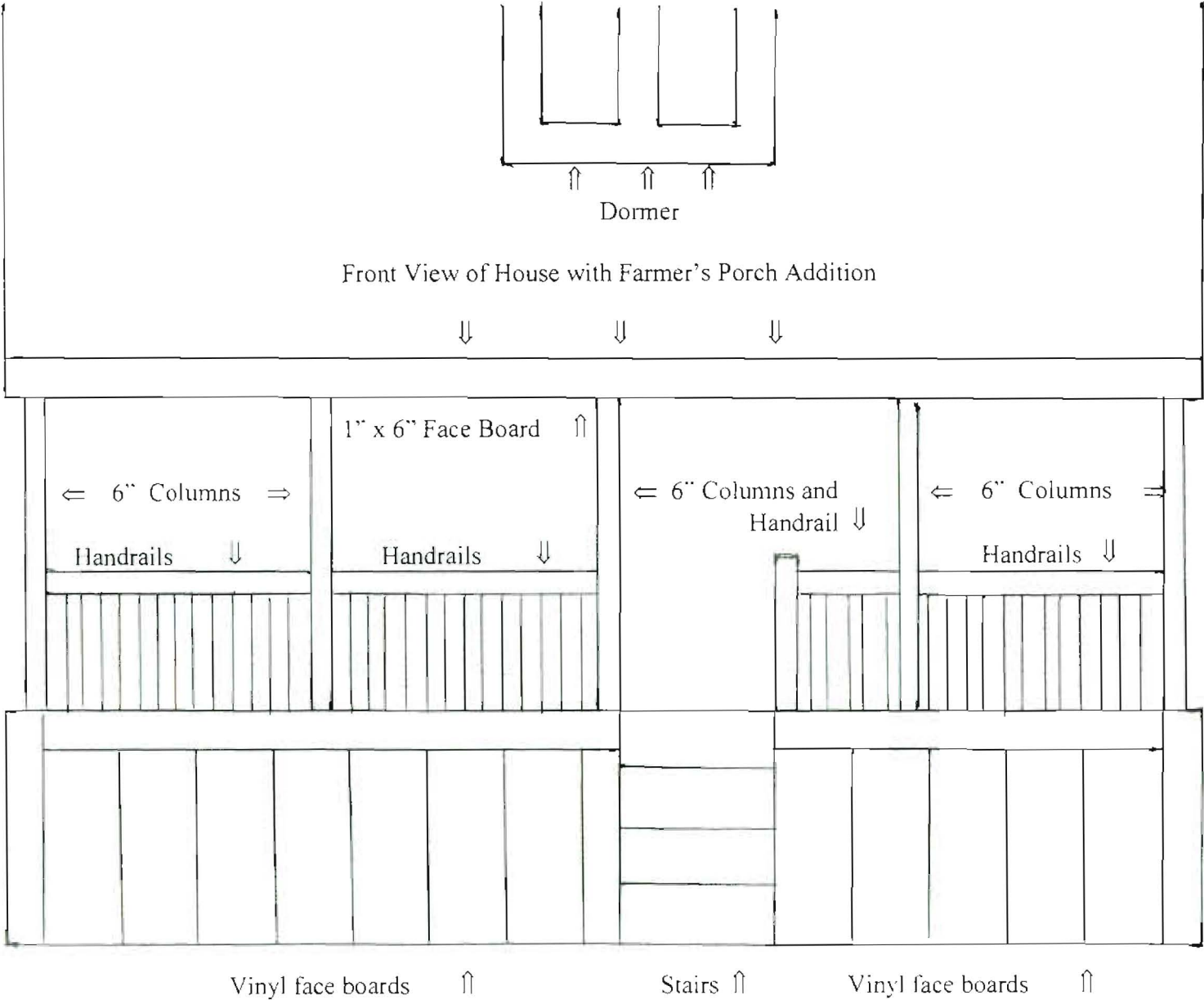
Picture 7. Front yard.



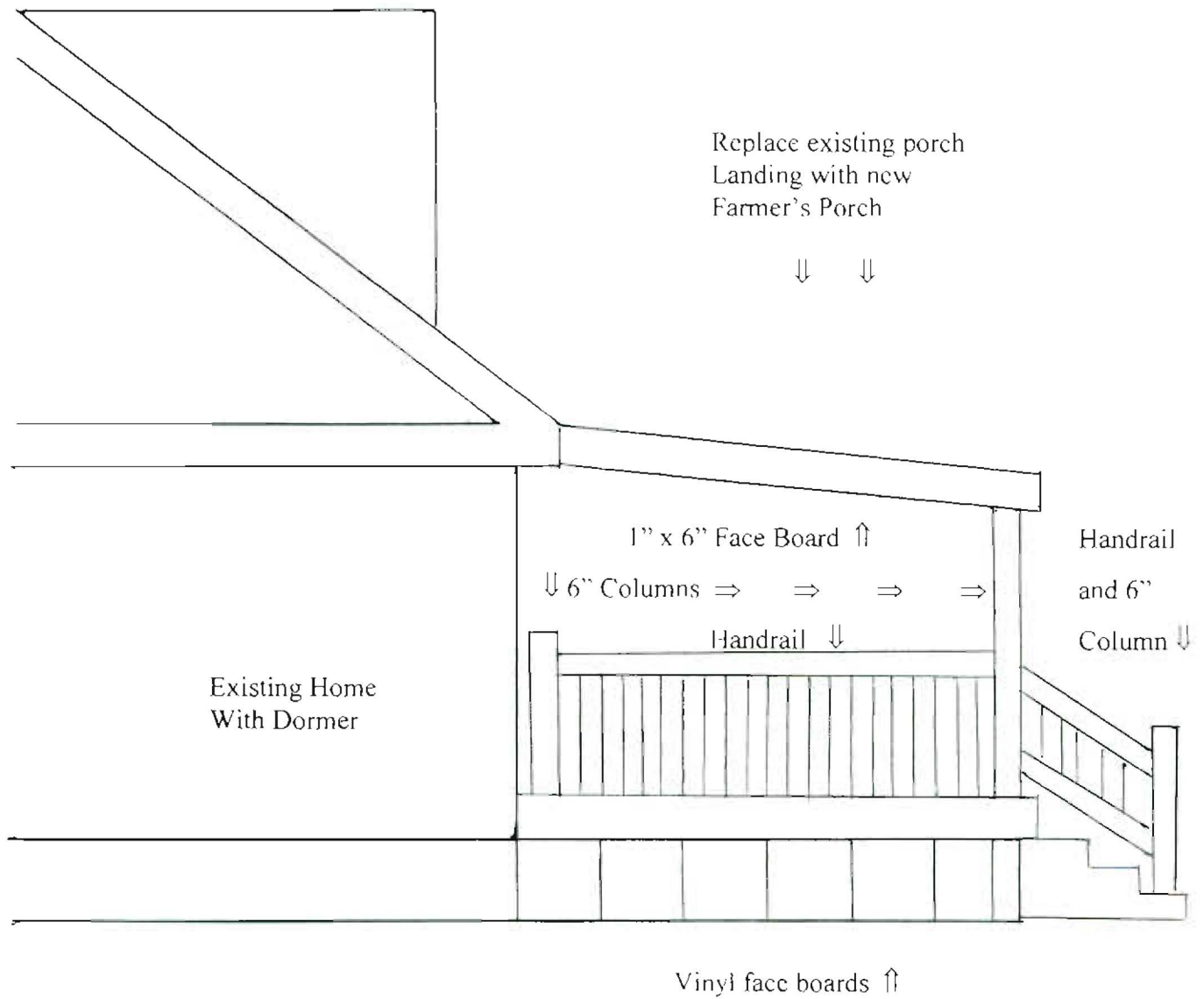
Picture 8. Front Yard



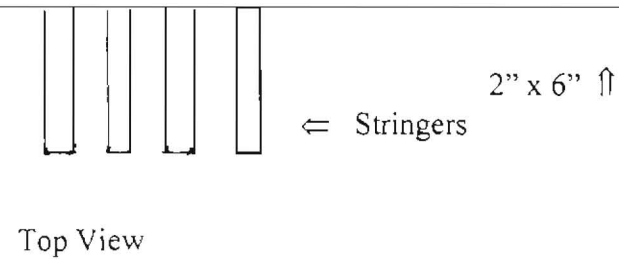
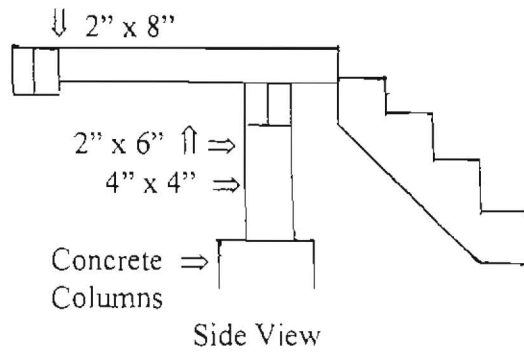
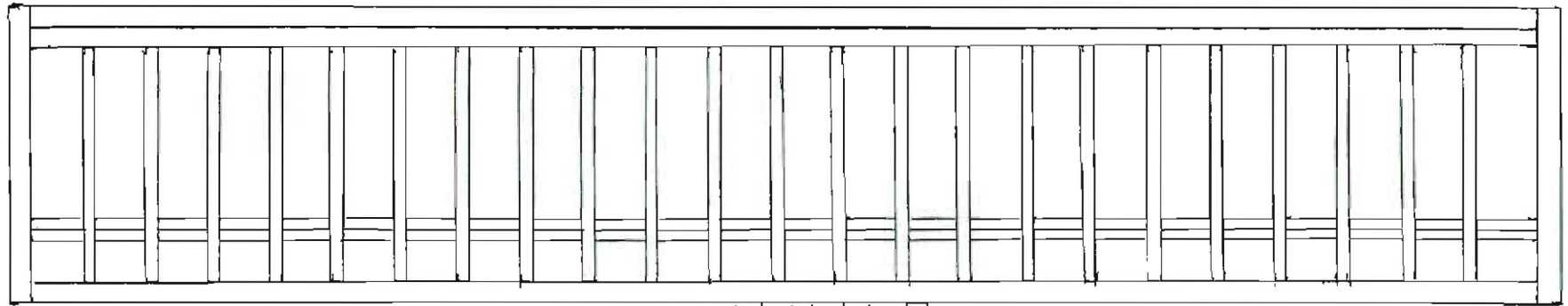
Existing Home - Roof line with Dormer



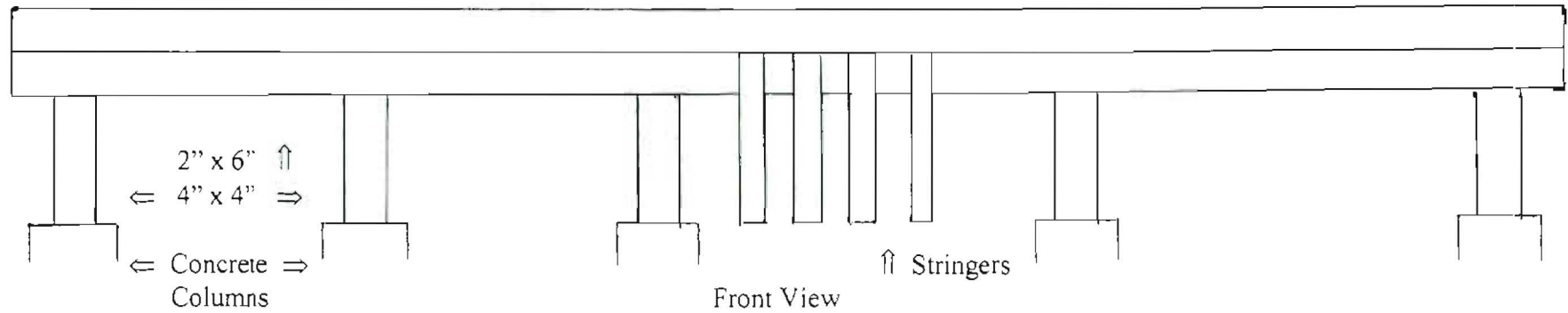
Side View of House with  
Farmer's Porch addition



2" x 8" ↓ (2 boards attached to the house)



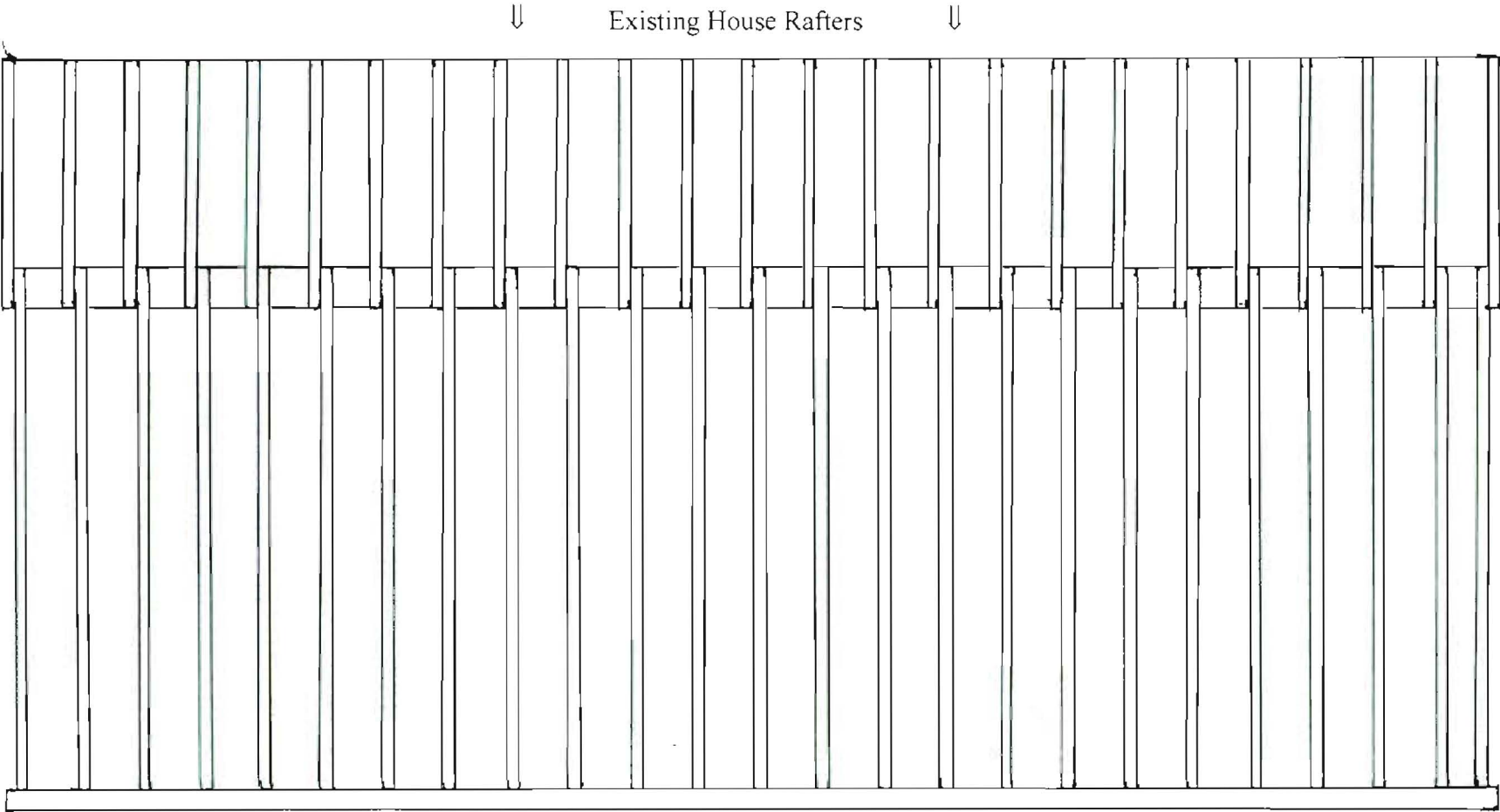
### Farmer's Porch - Deck - Framing





**Farmer's Porch - Roof - Framing**

(Top view of cutaway showing how Farmers Porch rafters will tie into existing house rafters.)



↑ 2" x 6" ↑ (The whole frame.)



# PORTLAND MAINE

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

*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

February 25, 2010

Dona St. Pierre  
142 Hennessy Drive  
Portland, ME 04103

Re: 142 Hennessy Drive – 347 B028 – R-3 – permit #10-0163 – farmer's porch

Dear Mr. St Pierre,

I have reviewed your application to remove the existing front entry porch at your property at 142 Hennessy Drive and replace it with a thirty two (32) foot by six (6) foot farmer's porch. At this point I must deny your permit application.

142 Hennessy Drive is located in the R-3 residential zone. The minimum required front yard setback is twenty five (25) feet [section 14-90(d)(1)]. The setback for the proposed farmer's porch is nineteen (19) feet from the front property line and the front steps encroach even further. Under section 14-425, an entry porch can project into a setback as long as the porch does not extend more than six (6) feet from the building and the total square footage of the porch cannot exceed fifty (50) square feet. The square footage of the proposed farmer's porch is 192 square feet, so it does not meet the criteria of the section. Since the proposed farmer's porch does not meet sections 14-90(d)(1) and 14-425, the permit is denied.

You have already decided to exercise your right to appeal my decision. Your Practical Difficulty Appeal application was received on February 23, 2010. Pending the outcome of the Zoning Board of Appeals decision, your permit is on hold at this time.

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

Yours truly,

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



## City of Portland Zoning Board of Appeals

March 9, 2010

Dona St. Pierre  
142 Hennessy Drive  
Portland, ME 04103

Dear Mr. St. Pierre,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, March 18, 2010 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.

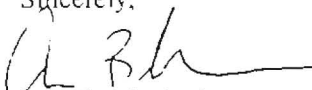
I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

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

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

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

Sincerely,

  
Ann B. Machado  
Zoning Specialist

Cc: File



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

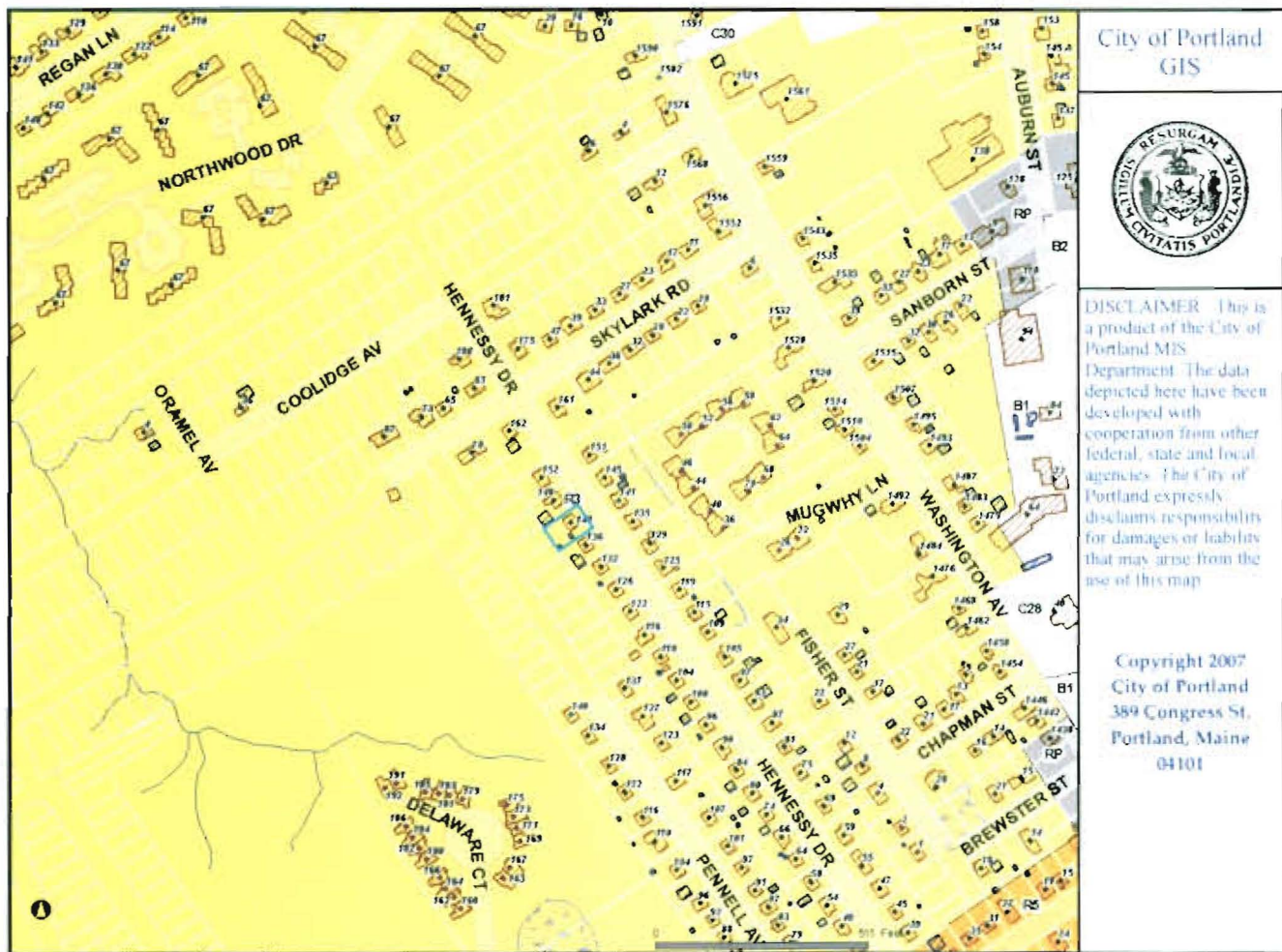
The Board of Appeals will hold a public hearing on Thursday, March 18, 2010 at 6:30 p.m. on the second floor in room 209 at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeal:

#### 1. New Business:

##### A. Practical Difficulty Variance Appeal:

142 Hennessy Drive, Dona & Susan St. Pierre, owners, Tax Map 347, Block B, Lot 028. R-3 Residential Zone: The appellants are seeking a variance to build a 6' by 32' farmer's porch at the front of their house. The appellants are requesting a variance for the front setback from a required 25' to 16.5' [section 14-90(d)(1)]. The appellants are also seeking a variance to keep the 7' by 6'10" shed at the rear of their property. The appellants are requesting a variance for the rear setback from a required 5' to 4' [Section 14-90(d)(2)(b)] and for the side setback from a required 5' to 2' [section 14-90(d)(3)(B)]. Representing the appeal are the owners, Dona and Susan St. Pierre.

#### 2. Adjournment:



# S Project Master Inquiry (P7N2001001)

File Edit Commands Help

SUNGARD PUBLIC SECTOR

NavLine

Project 10-59500002

- ☐ Bonds
- ☐ Conditions
- ☐ Documents
- ☒ Fees
- ☐ Key dates
- ☐ Locations
- ☐ Notice letters
- ☐ Project data
- ☐ Project names
- ☐ Project text
- ☐ Receipts
- ☐ Reviews
- ☐ Review steps
- ☐ Active review action
- ☐ Active review agent

## Project General Information

Project description: PRACTICAL DIFFICULTY - 142 HENNESSEY - ADD FARMER'S PORCH  
 Project type: ZONING PRACTICAL DIFFICULTY VARIANCE ZPD  
 Project title: 142 HENNESSY STREET  
 Applicant: DONA ST. PIERRE  
 Project status: ACTIVE AC  
 PIN number: 6367  
 Application date: 2/26/2010  
 Planner assigned: ANN MACHADO ASM  
 Accounting project:  
 Dwelling units: 0  
 Total square footage: 0  
 Building Permits notify: NONE  
 Permit process:

Type	Description	Charged	Credited	Paid	Balance Due
Sections					
	LEGAL AD ZONING BOARD	128.15	.00	128.15	.00
	NOTICING ZONING BOARD	100.50	.00	100.50	.00
	ZONING PROCESSING FEE	50.00	.00	50.00	.00
	ZONING BOARD OF APPEALS	100.00	.00	100.00	.00
Is		378.65	.00	378.65	.00

Print

Cancel

Exit

Refresh



**From:** Joan Jensen <jjensen@pressherald.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 3/8/2010 11:37 AM  
**Subject:** Re: Zoning Board of Appeals Legal Ad  
**Attachments:** Portland 3.12.pdf

Hi Ann,

All set to run your ad on Friday, March 12  
The cost is \$128.15  
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:

> Attached is the Zoning Board of Appeals legal ad for Friday, March 12,  
> 2010  
>  
> Thank you.  
>  
> Ann Machado  
> 874-8709

City of Portland

DATE: 3/15/10

TIME: 11:06:05

PZ CASH RECEIPT

PROJECT #: 10-59500002  
PROJECT DESC: PRACTICAL DIFFICULTY - 142 HENNESSEY - A  
RECEIVED FROM: Dona St. Pierre  
RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
L2	LEGAL AD ZONING BOARD		128.15
N1	NOTICING ZONING BOARD		100.50
ZP	ZONING PROCESSING FEE		50.00
TOTAL AMOUNT:			278.65

City of Portland

DATE: 2/26/10

TIME: 13:55:39

PZ CASH RECEIPT

PROJECT #: 10-59500002

PROJECT DESC: PRACTICAL DIFFICULTY - 142 HENNESSEY - A

RECEIVED FROM: Dona St. Pierre

RECEIPT NUMBER:

FEE	DESCRIPTION	CREDIT	PAYMENT
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Z1	ZONING BOARD OF APPEALS		100.00
		TOTAL AMOUNT:	100.00



DONA R. STPIERRE  
SUSAN G. STPIERRE  
142 HENNESSEY DR.  
PORTLAND, ME 04103-2037

1008

23 February 2016

52-801112

PAY TO THE ORDER OF *City of Portland*  
*One hundred and*

*00*  
*100*

*100*  
*00*



KeyBank National Association  
1-800-KEY2YOU Key.com

KEO

*[Signature]*

⑆0⑆⑆200608⑆96⑆96⑆02486592⑆⑆1008

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ALLEN PAUL V & SIMONE M ALLEN JTS	20773 KAIDON LN FORT MYERS, FL 33917	44 MUGWHY LN	1
	ANDERSON COURTNEY	183 DELAWARE CT PORTLAND, ME 04103	183 DELAWARE CT	1
	ANDERSON HELEN F	180 DELAWARE CT PORTLAND, ME 04103	180 DELAWARE CT	1
	BAILEY KAREN J	18 SKYLARK RD PORTLAND, ME 04103	18 SKYLARK RD	1
	BANKS ETHELYN WID WWII VET	162 HENNESSEY DR PORTLAND, ME 04103	162 HENNESSY DR	1
	BEERS KATHLEEN M	104 HENNESSY DR PORTLAND, ME 04103	104 HENNESSY DR	1
	BELOTE MATTHEW & SARAH MIXER JTS	151 HENNESSEY DR PORTLAND, ME 04103	151 HENNESSY DR	1
	BLANCHETTE STEVEN R	88 DELAWARE CT PORTLAND, ME 04103	88 DELAWARE CT	1
	BRICHETTO SARAH B WID WWII	70 SKYLARK RD PORTLAND, ME 04103	70 SKYLARK RD	1
	BRIGGS MARIE E & DELLA S RAYMOND JTS	145 HENNESSEY DR PORTLAND, ME 04103	145 HENNESSY DR	1
	BRILLIANT NORMA JEAN	83 DELAWARE CT PORTLAND, ME 04103	83 DELAWARE CT	1
	BROWN ERIC M	127 DELAWARE CT PORTLAND, ME 04103	127 DELAWARE CT	1
	BROWN LEWIS JR	7 DELAWARE CT PORTLAND, ME 04103	7 DELAWARE CT	1
	BURNHAM JOHN F	52 MUGWHY LN PORTLAND, ME 04103	52 MUGWHY LN	1
	BURNHAM ROBERT E & VALERIE A MCVEY JTS	1532 WASHINGTON AVE PORTLAND, ME 04103	1532 WASHINGTON AVE	1
	CAIAZZO VITO L III	45 DELAWARE CT PORTLAND, ME 04103	45 DELAWARE CT	1
	CARMICHAEL HERBERT W IV	65 SKYLARK RD PORTLAND, ME 04103	65 SKYLARK RD	1
	CHIN MARGARET S & THOMAS	132 HENNESSEY DR PORTLAND, ME 04103	132 HENNESSY DR	1
	CICCARELLI GUY JR & ANNA MARIE CICCARELLI JTS	36 MUGWHY LN PORTLAND, ME 04103	36 MUGWHY LN	1
	CONNOLLY JUDITH A	26 MUGWHY LN PORTLAND, ME 04103	26 MUGWHY LN UNIT 2	1
	COOPER BROOK	169 DELAWARE CT PORTLAND, ME 04103	169 DELAWARE CT	1
	CORRIERO GUIDO S & SHARON C CORRIERO JTS	257 CANCO RD # 107 PORTLAND, ME 04103	179 DELAWARE CT	1
	D'SOUZA JULIA M & VICTOR DESOUZA JTS	47 DELAWARE CT PORTLAND, ME 04103	47 DELAWARE CT	1
	DIDONATO FRANK & SANTO DIDONATO	87 SKYLARK RD PORTLAND, ME 04102	PENNELL AVE	0
	DIDONATO SARAH	71 DELAWARE CT PORTLAND, ME 04103	71 DELAWARE CT	1
	DOOLEY PATRICIA A LIVING	87 DELAWARE CT PORTLAND, ME 04103	87 DELAWARE CT	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DOOLEY PERRY	89 DELAWARE CT PORTLAND, ME 04103	89 DELAWARE CT	1
	DOWNS RICHARD EDWARD II & AMY LYNN DOWNS JTS	33 SKYLARK RD PORTLAND, ME 04103	33 SKYLARK RD	1
	DUFRESNE CAMILLA M	164 DELAWARE CT PORTLAND, ME 04103	164 DELAWARE CT	1
	FARLOW PAUL THOMAS KING & SARAH JOANNE FARLOW JTS	50 MONA RD PORTLAND, ME 04103	140 PENNELL AVE	1
	FARR JUDITH A	135 HENNESSEY DR PORTLAND, ME 04103	135 HENNESSY DR	1
	FARRELL WILLIAM E WWII VET & PATRICIA MAE JTS	136 HENNESSEY DR PORTLAND, ME 04103	136 HENNESSY DR	1
	FD & SONS PROPERTIES LLC	87 SKYLARK RD PORTLAND, ME 04103	COOLIDGE AVE	0
	FD & SONS PROPERTIES LLC	87 SKYLARK RD PORTLAND, ME 04103	COOLIDGE AVE	0
	FD & SONS PROPERTIES LLC	87 SKYLARK RD PORTLAND, ME 04103	COOLIDGE AVE	0
	FD & SONS PROPERTIES LLC	87 SKYLARK RD PORTLAND, ME 04103	SKYLARK RD	0
	FD & SONS PROPERTIES LLC	87 SKYLARK RD PORTLAND, ME 04103	SKYLARK RD	0
	FD & SONS PROPERTIES LLC	87 SKYLARK RD PORTLAND, ME 04103	87 SKYLARK RD	1
	FORD MARGARET A	29 FISHER ST PORTLAND, ME 04103	29 FISHER ST	1
	FOURNELLE LISA E	116 HENNESSEY DR PORTLAND, ME 04103	116 HENNESSY DR	1
	FOURNELLE LISA E	116 HENNESSEY DR PORTLAND, ME 04103	PENNELL AVE	0
	GARTON ROSALIE L & PATRICIA E HESKETT &	127 PENNELL AVE PORTLAND, ME 04103	127 PENNELL AVE	1
	GAUVREAU GAYLE M	137 PENNELL AVE PORTLAND, ME 04103	137 PENNELL AVE	1
	GILLIAN KATHLEEN D WID VN VET	25 DELAWARE CT PORTLAND, ME 04103	25 DELAWARE CT	1
	GOKEY WILLIAM C VN VET & SUZANNE E GOKEY JTS	28 SKYLARK RD PORTLAND, ME 04103	28 SKYLARK RD	1
	GRANNELL ANDREW P & DOROTHY S GRANNELL JTS	43 DELAWARE CT PORTLAND, ME 04103	43 DELAWARE CT	1
	GUIGON JOHN V & DOROTHY S GUIGON JTS	186 DELAWARE CT PORTLAND, ME 04103	186 DELAWARE CT	1
	GUIMOND AMY E & GUBERT B JTS	47 SKYLARK RD PORTLAND, ME 04103	47 SKYLARK RD	1
	HAMILTON TINA M	PO BOX 7637 PORTLAND, ME 04112	68 DELAWARE CT	1
	HARRINGTON RODNEY JR	152 HENNESSEY DR PORTLAND, ME 04103	152 HENNESSY DR	1
	HART BRAD & SUZANNE HART	33 WOODRIDGE DR OAK RIDGE, NJ 07438	5 DELAWARE CT	1
	HART VALERIE	163 DELAWARE CT PORTLAND, ME 04103	163 DELAWARE CT	1



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HASKELL PATRICIA A WID KW	109 HENNESSEY DR PORTLAND, ME 04103	109 HENNESSY DR	1
	HIRSCH ALAN R & GERALDINE G HIRSCH JTS	23 DELAWARE CT PORTLAND, ME 04103	23 DELAWARE CT	1
	HORUTZ KATHRYN L	175 DELAWARE CT PORTLAND, ME 04103	175 DELAWARE CT	1
	HUNNEWELL JANET L	128 PENNELL AVE PORTLAND, ME 04103	128 PENNELL AVE	1
	HUTCHINSON LLOYD W	122 HENNESSEY DR PORTLAND, ME 04103	122 HENNESSY DR	1
	HYMER WAYNE P & PATRICIA R HYMER JTS	139 HENNESSEY DR PORTLAND, ME 04103	139 HENNESSY DR	1
	JELLISON FRANCESCA V	10 DELAWARE CT PORTLAND, ME 04103	10 DELAWARE CT	1
	JENSEN JOHN S & DEBRA A JENSEN JTS	86 DELAWARE CT PORTLAND, ME 04103	86 DELAWARE CT	1
	JONES CYNTHIA A	673 SAWYER ST SOUTH PORTLAND, ME 04106	66 DELAWARE CT	1
	JUDKINS RANDALL L	160 DELAWARE CT PORTLAND, ME 04103	160 DELAWARE CT	1
	KAUSHIK PRASHANT & RUCHI CHOUDHARY JTS	62 DELAWARE CT PORTLAND, ME 04103	62 DELAWARE CT	1
	KELLEY JILL M	171 ALLEN AVE PORTLAND, ME 04103	8 DELAWARE CT	1
	KENDRICK PAMELA M	9 DELAWARE CT PORTLAND, ME 04103	9 DELAWARE CT	1
	KIERSTEAD STEVE	125 HENNESSY DR PORTLAND, ME 04103	125 HENNESSY DR	1
	KNAUFF ROGER D & CAROLE A GARDNER JTS	129 DELAWARE CT PORTLAND, ME 04103	129 DELAWARE CT	1
	KNIGHT WILLIAM L	134 PENNELL AVE PORTLAND, ME 04103	134 PENNELL AVE	1
	KODIS M MILTON WWII VET	119 DELAWARE CT PORTLAND, ME 04103	119 DELAWARE CT	1
	KREIDE HENRY C & BARBARA P KREIDE TRUSTEES	3 PAGE RD LEXINGTON, MA 02420	68 MUGWHY LN	1
	KREKORIAN PAULINE D WID	80 DELAWARE CT PORTLAND, ME 04103	80 DELAWARE CT	1
	LAWRENCE ROGER T WWII VET	99 HENNESSEY DR PORTLAND, ME 04103	97 HENNESSY DR	1
	LEE ANN M	29 DELAWARE CT PORTLAND, ME 04103	29 DELAWARE CT	1
	LEONE FREDERICK WWII VET & BETH A LEONE	75 DELAWARE CT PORTLAND, ME 04103	75 DELAWARE CT	1
	LEQUE MARION E H	61 DELAWARE CT PORTLAND, ME 04103	61 DELAWARE CT	1
	LORANGER RICHARD	70 MUGWHY LN PORTLAND, ME 04103	70 MUGWHY LN	1
	LYNCH ERIN M	222 7TH ST # 105 SANTA MONICA, CA 90402	181 DELAWARE CT	1
	MALM SCOTT C	173 DELAWARE CT PORTLAND, ME 04103	173 DELAWARE CT	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	MCCRILLIS ARNOLD H	181 HENNESSEY DR PORTLAND, ME 04103	181 HENNESSY DR	1
	MCGARR SHEILA M	148 HENNESSEY DR PORTLAND, ME 04103	148 HENNESSY DR	1
	MCLEAN DORCAS A	115 DELAWARE CT PORTLAND, ME 04103	115 DELAWARE CT	1
	MORRIS JEAN B	22 MUGWHY LN PORTLAND, ME 04103	22 MUGWHY LN	1
	NAPOLEONE JOSEPH M	129 HENNESSEY DR PORTLAND, ME 04103	129 HENNESSY DR	1
	NICOLL DONALD E & HILDA F NICOLL JTS	65 DELAWARE CT PORTLAND, ME 04103	65 DELAWARE CT	1
	NORWEG ERIKA F & MICHAEL W NORWEG JTS	180 HENNESSEY DR PORTLAND, ME 04103	180 HENNESSY DR	1
	NOWELL IRENE I HEIRS	3 HALL CT PORTLAND, ME 04101	PENNELL AVE	0
	NOYES MARCIA E	40 MUGWHY LN PORTLAND, ME 04103	40 MUGWHY LN	1
	O'GORMAN JULIEANN	77 DELAWARE CT PORTLAND, ME 04103	77 DELAWARE CT	1
	O'MALLEY GAIL	117 DELAWARE CT PORTLAND, ME 04103	117 DELAWARE CT	1
	OPACIC BRANKO & SLADJANA OPACIC JTS	126 HENNESSY DR PORTLAND, ME 04103	126 HENNESSY DR	1
	ORLANDO ALADINO A KW VET	110 HENNESSEY DR PORTLAND, ME 04103	110 HENNESSY DR	1
	ORLANDO SHARON T	161 HENNESSEY DR PORTLAND, ME 04103	161 HENNESSY DR	1
	PALAZZO GLORIA M WID KW VET DEBRA C PORTER ETAL	58 MUGWHY LN PORTLAND, ME 04103	58 MUGWHY LN	1
	PECK ROBERT C & CELESTE J HENRIOUEZ	44 SKYLARK RD PORTLAND, ME 04103	44 SKYLARK RD	1
	PETERS MATTHEW	PO BOX 662 DIXFIELD, ME 04224	73 DELAWARE CT	1
	PHU SAU & DAHN TRUONG &	1504 WASHINGTON AVE PORTLAND, ME 04103	1504 WASHINGTON AVE	1
	PIACENTINI CHARLES P	50 MUGWHY LN PORTLAND, ME 04103	50 MUGWHY LN	1
	PILEGGI BARBARA A VN VET & HONOR R HUTCHERSON VN VET	113 DELAWARE CT PORTLAND, ME 04103	113 DELAWARE CT	1
	PIZZO KATHY J	36 SKYLARK RD PORTLAND, ME 04103	36 SKYLARK RD	1
	PLOURDE MARIE	11 DELAWARE CT PORTLAND, ME 04103	11 DELAWARE CT	1
	POMPEO GERALDINE	115 HENNESSEY DR PORTLAND, ME 04103	115 HENNESSY DR	1
	POORE LORRAINE A HEIRS	119 HENNESSEY DR PORTLAND, ME 04103	119 HENNESSY DR	1
	PORTLAND WATER DISTRICT	225 DOUGLASS ST PORTLAND, ME 04102	PENNELL AVE	0
	POULIN CLAUDETTE	56 MUGWHY LN PORTLAND, ME 04103	56 MUGWHY LN	1

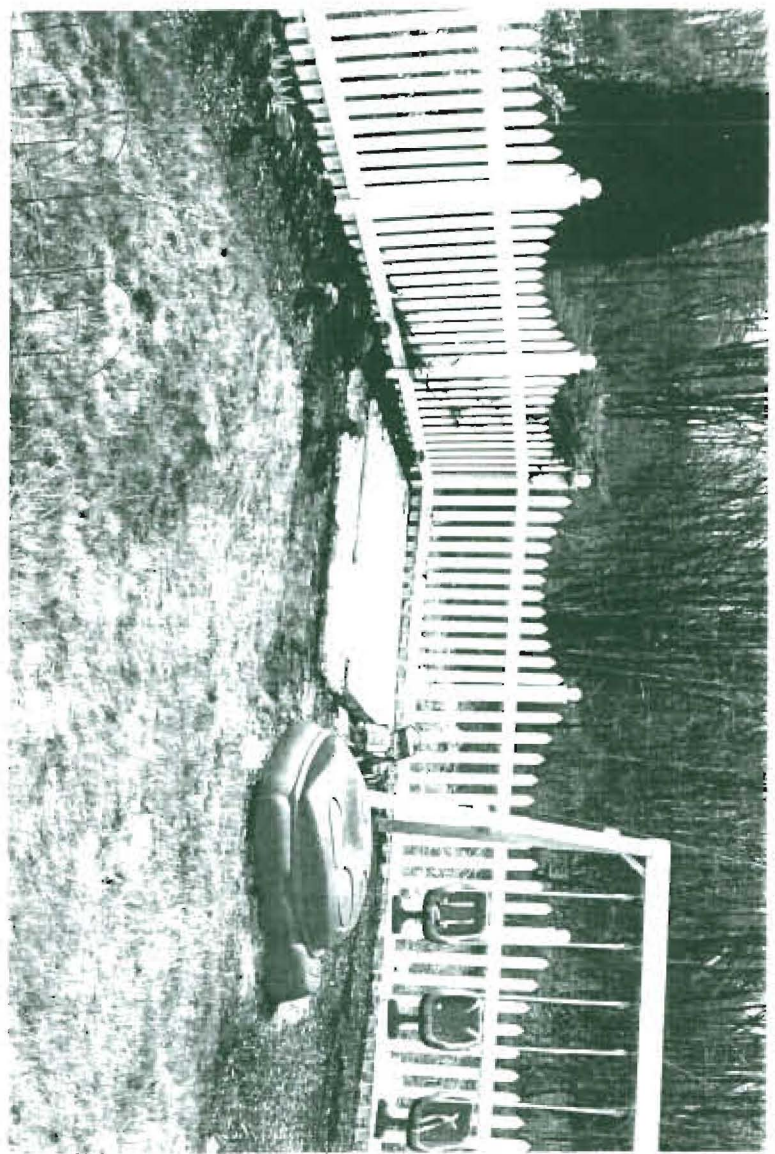
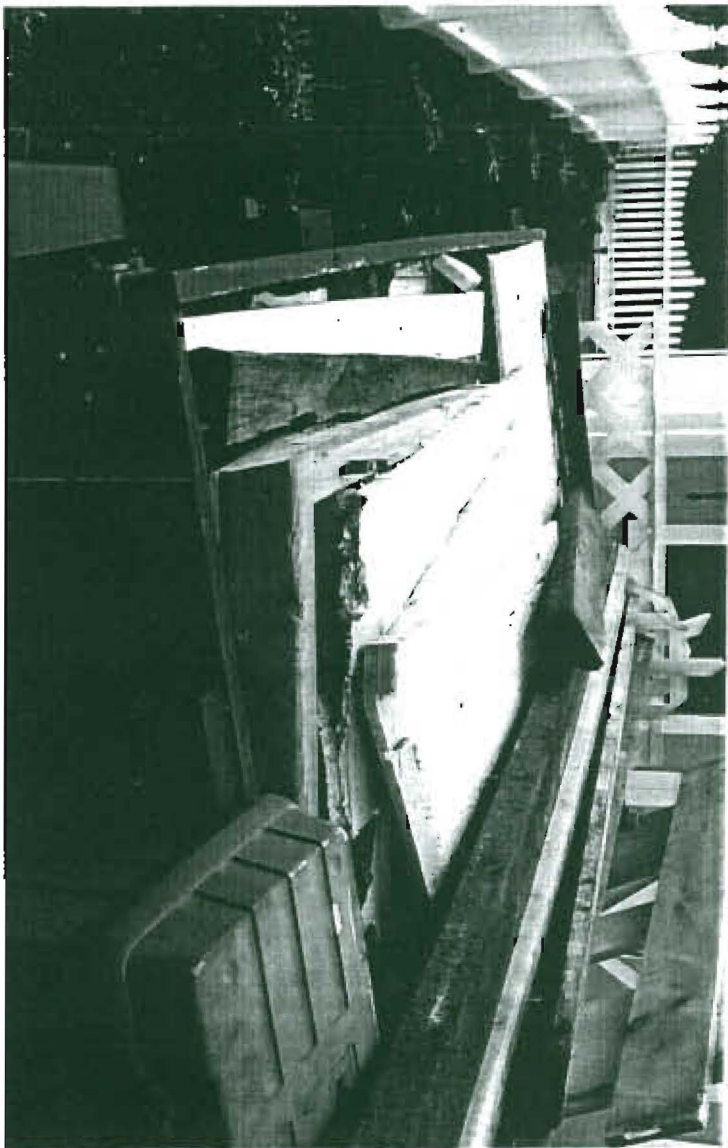
CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	PROCIDA DIANNE E & LEO K HURTUBISE JTS	192 DELAWARE CT PORTLAND, ME 04103	192 DELAWARE CT	1
	RICCHIO DENISE L & JOHN S RICCHIO JTS	27 DELAWARE CT PORTLAND, ME 04103	27 DELAWARE CT	1
	RODWAY CHARLES B JR	41 DELAWARE CT PORTLAND, ME 04103	PENNELL AVE	0
	RODWAY CHARLES B JR & NANCY A RODWAY JTS	41 DELAWARE CT PORTLAND, ME 04103	41 DELAWARE CT	1
	SANDERS MARY ANN & GINA MARIE SANDERS JTS	34 FISHER ST PORTLAND, ME 04103	34 FISHER ST	1
	SCHAUMAN TODD L & ROBIN GAMRATH-SCHAUMAN JTS	73 SKYLARK RD PORTLAND, ME 04103	73 SKYLARK RD	1
	SCHWALBENBERG JEAN ANN M	59 DELAWARE CT PORTLAND, ME 04103	59 DELAWARE CT	1
	SHAPIRO GREGORY C & JILL E SHAPIRO JTS	165 DELAWARE CT PORTLAND, ME 04103	165 DELAWARE CT	1
	SHAW ROBERT E & STEPHANIE L JTS	39 SKYLARK RD PORTLAND, ME 04103	39 SKYLARK RD	1
	SHULER BARBARA D	185 DELAWARE CT PORTLAND, ME 04103	185 DELAWARE CT	1
	SIMMONS STEVEN	82 DELAWARE CT PORTLAND, ME 04103	82 DELAWARE CT	1
	SIROIS ROBERT J & GERALDINE SIROIS JTS	46 MUGWAY LN PORTLAND, ME 04103	46 MUGWHY LN	1
	SLOCUM JOYCE M	100 HENNESSEY DR PORTLAND, ME 04103	100 HENNESSY DR	1
	SNYDER ROBERT A	64 DELAWARE CT PORTLAND, ME 04103	64 DELAWARE CT	1
	SPINO GEORGE C & KAREN T LITCHER JTS	61 SKYLARK RD PORTLAND, ME 04103	61 SKYLARK RD	1
	SPIRO RAYMOND WWII VET & MARIELLEN SPIRO JTS	162 DELAWARE CT PORTLAND, ME 04103	162 DELAWARE CT UNIT 2	1
	ST PIERRE DONA R & SUSAN G	142 HENNESSEY DR PORTLAND, ME 04103	142 HENNESSY DR	1
	STANLEY SARAH	1510 WASHINGTON AVE PORTLAND, ME 04103	1510 WASHINGTON AVE	1
	STEBBINS ROSALIE J	171 DELAWARE CT PORTLAND, ME 04103	171 DELAWARE CT	1
	STEPHENSON OWEN H JR & MARY JANE JTS	105 HENNESSY DR PORTLAND, ME 04103	105 HENNESSY DR	1
	STERLING GLEN	184 DELAWARE CT PORTLAND, ME 04103	184 DELAWARE CT	1
	STIMSON CONSTANCE E	1738 WASHINGTON AVE PORTLAND, ME 04103	182 DELAWARE CT	1
	STONEMARK MANAGEMENT COMPANY INC TRUSTEES	PO BOX 280 STRATHAM, NH 03885	PENNELL AVE	0
	STONEMARK MANAGEMENT COMPANY INC TRUSTEES	PO BOX 280 STRATHAM, NH 03885	PENNELL AVE	0
	STONEMARK MANAGEMENT COMPANY INC TRUSTEES	PO BOX 280 STRATHAM, NH 03885	PENNELL AVE	0
	SWEETSER CHERYL A	166 DELAWARE CT PORTLAND, ME 04103	166 DELAWARE CT	1



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	SWIFT TERRY L & DEBORAH A SWIFT JTS	62 MUGWHY LN PORTLAND , ME 04103	62 MUGWHY LN	1
	THOM RUTH	27 SKYLARK RD PORTLAND , ME 04103	27 SKYLARK RD	1
	THOMAS JEAN M	22 SKYLARK RD PORTLAND, ME 04103	22 SKYLARK RD	1
	THOMPSON W DOUGLAS & GAIL S THOMPSON JTS	85 DELAWARE CT PORTLAND , ME 04103	85 DELAWARE CT	1
	TRUE DAVID E & BEVERLY T TRUE JTS	32 SKYLARK RD PORTLAND , ME 04103	32 SKYLARK RD	1
	VACCHIANO CAMILLE R WID	175 HENNESSEY DR PORTLAND , ME 04103	175 HENNESSY DR	1
	WATKINSON J WESLEY & PATRICIA S WATKINSON JTS	12 DELAWARE CT PORTLAND , ME 04103	12 DELAWARE CT	1
	WIGHT KARLA L TRUSTEE	64 MUGWHY LN # 12 PORTLAND , ME 04103	64 MUGWHY LN	1
	WILLIAMS FREDRIC W	6 DELAWARE CT PORTLAND, ME 04103	6 DELAWARE CT	1
	WYSOWSKI PHILLIP T	123 PENNELL AVE PORTLAND , ME 04103	123 PENNELL AVE	1
	YOUNG CHARLES WWII VET	191 DELAWARE CT PORTLAND , ME 04103	191 DELAWARE CT	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	141			128

142 Hennessy Drive  
347-B-28



Practical Difficulty Appeal to reduce the required rear  
side setback was denied on March 18, 2010. The owner was  
given until May 30, 2010 to relocate or remove the shed (7'x6'10").  
The owner submitted these pictures on Mar. 29, 2010  
to show that the shed was removed. The concrete pad  
remains, but cannot be rebuilt on.

SCANNED

Ann Richards

RECEIVED

MAR 29 2010

Dept. of Building Inspections  
City of Portland Maine



