

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

Applicant Information:

Name MICHAEL T. DENNEY ^{representing} Billing
_{owner}

Business Name

8 ARLINGTON ST

Address

PORTLAND ME 04101

H: 207-518-9193

Telephone

cell #

Fax

207-543-4474

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

OWNER

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

Current Zoning Designation: R-3

Existing Use of Property:

OWNER - OCCUPIED SINGLE -

FAMILY

Subject Property Information:

8 ARLINGTON ST

Property Address

126-F-008-R3

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Same

Name

Address

Telephone

Fax

Practical Difficulty Variance from Section 14 - 388

AUG 31 2009

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.

Michael T. Denney

Signature of Applicant

Michael T. Denney

Aug. 31, 2009

Date

8/31/09

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:

_____ *see attached* _____

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:

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

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

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

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:

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

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:

Variance from Dimensional Standards Questions

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

Yes. The unique circumstances of 8 Arlington Street are: (1) there is currently no egress or direct access directly from the house to the rear yard, and (2) the current access from the unimproved basement to the rear yard is through a 42" high half-door (see photographs) that is impractical for regular use, is not easily accessible by us or repairmen or technicians, and is dangerous and could cause back injuries due its height - in fact, we have on several occasions hit our heads and backs on the top frame of the door opening trying to duck down to get in or out. According to our contractor, Ben Weigel, the height of the door opening cannot be increased as the door head elevation is equal to the bottom of the first floor and lowering the door sill below grade would create an avenue for rain water to pour into the basement.

Furthermore, we have three cats, and one of the criteria we used in selecting a house in Portland, ME, was that it had to have a fenceable back yard with direct access from the house so that the cats could freely exit and enter through a rear door into a safe, enclosed environment. To this end, together with Ben Weigel, we have designed an elaborate system of fence attachments, similar to the one we had at our prior home, to prevent our cats from climbing over the fence and to prevent other cats from entering the yard. Regarding the general condition of the neighborhood, most houses have rear additions and/or decks for the use and enjoyment of the owners, their guests and their pets.

Exterior access to the existing laundry room is only from the driveway on the east side of the house. Furthermore, the present design of the rear laundry room has many additional flaws, such as (1) poor drainage which has resulted in water in the basement requiring major repair at a substantial cost; (2) lack of direct ventilation from the front of the house to the rear of the house which results in poor air quality on the first floor; (3) inadequate/no access to the basement for storage of large items which is compounded by the extremely small turning radius of the existing interior door to the basement, just to name a few.

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:

All abutting properties are single-family detached residential dwellings and the owners of those properties (west side and rear) have rear additions and decks on their properties. Not only will the granting of the variance not have a detrimental effect, it will both bring our property up to the standards and conditions of the abutting properties, and the expansion of the rear laundry room and the addition of a deck will constitute a significant improvement to the property that will increase its value and the fair market value of the abutting properties. It will also increase the assessed value of our property which will increase property taxes paid to the city of Portland. Furthermore, the property owners at 12 Arlington Street, who have invested substantially in the improvement and restoration of their home, are aware of our plans and wholeheartedly endorse the expansion of the laundry room and the addition of the deck.

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

The lack of direct access/egress to the rear yard from the rear of house is, we believe, a design flaw from the original construction in the early 1900s, and not the result of any action we have taken or any action taken from the previous owner(s). This design apparently existed for many homes in our neighborhood, but most owners have corrected it as evidenced by the rear additions and decks that have been added. It is our intention to correct the design flaw in the most practical manner, consistent with other properties in our neighborhood.

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

Together with our contractor and others, including neighbors, we have brainstormed alternative ways to design a plan to: (1) provide direct access to the rear yard for the cats with a door going directly from the laundry room to the yard via a small deck used as a landing and steps to the rear yard, while maintaining the most rear yard area possible; and (2) raise the height of the basement door to provide safe and easy access. To date we have not succeeded. There is simply no other way to provide direct access to an enclosed, safe, cat protected rear yard than through a door leading directly from the laundry room and steps down to the yard. To correct the basement access problem, we propose, as originally requested, to increase the depth of rear laundry room the minimum amount necessary to attach a pre-engineered bulkhead that will provide safe access to the basement.

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

We are proposing only to add approximately 3% to the total lot coverage in the central area of the lot. No work will be performed on the setback area of the lot; therefore no changes in the existing natural drainage, driveway, or views to the area will occur. These changes will have no adverse effect on the natural environment with respect to the Practical Difficulty Variance we are seeking.

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:

Yes. The subject property is a single-family detached residential dwelling in the R-3 Zone which permits improvements, alterations, additions, and the dimensional requirements for lot coverage, frontage and setback have been met. It is also our position that the lot size is sufficient to allow for enlarging the laundry room and adding a deck, as evidenced by adjacent properties with similar lot size who have made such alterations and improvements. It is also our position that Sections 14-90(a)(1) and 14-433 of the Ordinance allow for enlarging the laundry room and erecting a deck.

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

Yes. The applicants purchased the property with the assumption that the inherent defects of the property discussed above and in the cover letter could be corrected as other adjacent property owners have done. Granting the variance will allow us not only to correct these defects, but the improvements will add significant value and utility to the property. The value of the property will be significantly lower if the requested improvements are not made.

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

- A.** The property is not located in a shoreline zone or a flood hazard zone.

Michael & Marleen Denney
8 Arlington Street
Portland, ME 04101
207-518-9193

August 31, 2009

Zoning Board of Appeals
City of Portland
389 Congress Street, Room 315
Portland, ME 04101

Re: Practical Difficulty Variance Application – Permit #09-0817

Dear Board Members:

By a letter dated August 18, 2009 (copy attached), Ms. Marge Schmuckal, Zoning Administrator, City of Portland, advised us, as owners of 8 Arlington Street, Portland, ME, and our contractor, Ben Weigel, Weigel Construction, Inc., that our permit to increase the depth of the rear addition laundry room from 6' x 17' to 12' x 17' and to erect a 12' x 20' deck on the rear of the property had been denied, based on: (1) inadequate lot size (5665 sq. ft.), in violation of Sections 14-90(b), "Minimum lot area per dwelling unit," and 14-388, "Nonconformity as to area of dwelling," of the City of Portland Land Use Zoning Ordinance ("Ordinance"); and (2) the rear yard setback on the submitted site plan was 21' and not 25', as required by Section 14-90(d)(2)(a) of the Ordinance. Our contractor, Ben Weigel, has prepared a new site plan that meets that 25' rear yard setback requirement.

We are seeking a variance from the dimensional standards of the Ordinance referenced in Ms. Schmuckal's letter because we believe that the strict application of those standards will create a practical difficulty and both preclude a use of our recently purchased property which is permitted in the R-3 Zone and also will result in significant economic injury to us.

Presently there are (2) inherent design deficiencies in the rear of our home that have existed since its original constructed in approximately 1920:

1. There is no exit from the first floor directly to the rear yard. We have three cats, and one of the criteria we used in selecting a home in Portland, was that it had to have a fenceable back yard with direct access from the rear of house so that the cats could freely exit and enter through a rear door into a safe, enclosed environment. This need is of maximum importance to us.
2. The entrance to the basement from the exterior driveway side and the existing grade would permit only the existing hatchway with a maximum height of 48". We have only been living in the home for a month and have sustained minor injuries trying to negotiate the hatch.

We propose the following alterations to provide relief and ultimately a safe environment to let our pets outside:

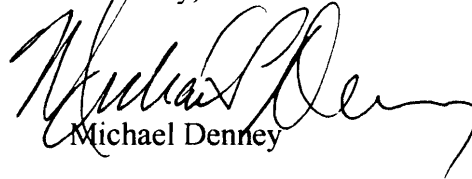
1. We would push the rear wall, +/- 17' long, of an existing one story laundry room area out 6'. This will provide 6' of side wall on the driveway side to install a conventional bulkhead basement door system with steps inside to safely enter the basement; and

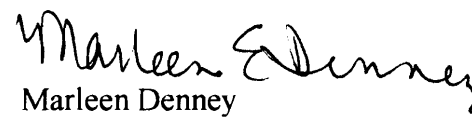
2. We would also add a reasonable deck and landing with steps down to our back yard to facilitate letting our pets out to the fenced in area and provide us with better use and enjoyment of the space.

If permitted, these alterations will only increase our total lot coverage from +/- 1420 sq. ft., or +/- 25%, to 1582 sq. ft. or +/-28%.

In addition, all changes would meet the minimum setbacks required in 14-388, as well as maximum lot coverage. It is our understanding until recently, these types of alterations were routinely permitted. Our original plans were to add a small deck to enjoy the outside during the warm months, however, in an effort to convey the desire to appeal only to what is necessary for the safety of ourselves and our pets, we scaled back our request to what is presented. Thank you for your attention to this matter of great importance to us and we look forward to your decision.

Sincerely,


Michael Denney


Marleen Denney



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

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

August 18, 2009

Weigel Construction Inc.
12 Madokawando Landing
Falmouth, ME 04195

Michael & Marleen Denney
8 Arlington Street
Portland, ME 04105

RE: 8 Arlington Street – 126-F-008 – R-3 Residential Zone – Permit #09-0817

Dear Weigel Construction,

I am in receipt of your application to expand the existing 6' x 17' 1 story laundry room to 12' x 17' and to add 12' x 20' deck and steps at the rear of the existing house. Your permit is denied because it can not meet the requirements of the Land Use Zoning Ordinance.

First of all, apparently Michael & Marleen Denney are new owners. Our records show that the property is owned by Phillip M. Hoose. Our office would need a copy of the deed to show that your client has right title and interest to apply for this permit.

The lot at 8 Arlington Street is approximately 5,665 square feet in size. The R-3 Zone requires a minimum lot size of 6,500 square feet. Section 14-90(b) requires a minimum area per dwelling unit of 6,500 square feet. Section 14-388 states:

“A building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the area per dwelling regulations of the zone in which it is located.”

Because your lot does not meet the requirements of section 14-388, you can not enlarge your current structure, and therefore your permit must be denied.

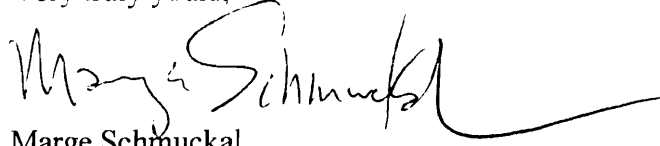
Also the R-3 Zone requires a minimum rear setback of 25 feet under section 14- 90(d)2 instead of the 21 feet shown on your plan submittal. Your permit is also denied because the proposal does not meet the R-3 Zone rear setback.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Room 315 – 389 Congress Street – Portland, Maine 04101 (207) 874-8695 – FAX:(207) 874-8716 – TTY:(207) 874-3936

Feel free to contact me at 874-8695 if you have any questions regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

CC: File

enclosure

~~Sec. 14-388~~

A building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the area per dwelling regulations of the zone in which it is located.
(Code 1968, § 602.17.H)

Sec. 14-389. Nonconformity as to off-street parking.

A building or structure which is nonconforming as to the requirements for off-street parking shall not be enlarged or altered to create additional dwelling units, or seats as in the case of places of public assembly, or floor area as in the case of industrial, business, manufacturing, institutional or recreational buildings, or accommodations as in the case of hotels, tourist homes and tourist courts, unless required off-street parking is provided for such addition or enlargement.
(Code 1968, § 602.17.I)

Sec. 14-390. Nonconformity as to off-street loading.

A building which is nonconforming as to the requirements for off-street loading shall not be enlarged or added to, unless off-street loading is provided sufficient to satisfy the requirements of this article for both the addition or enlargement and the original building or structure.
(Code 1968, § 602.17.J)

Sec. 14-391. Nonconformity as to number of dwelling units.

- (a) *Purpose.* The purpose of this provision is to establish a process whereby certain dwellings which contain more dwelling units than the number permitted by the applicable provisions of the Land Use Code may be recognized as legal, nonconforming uses. This provision shall not apply to rooming units.
- (b) *Approval by Zoning Administrator.*
- (1) *Application.* Application for validation of such nonconforming dwelling units shall be on a form provided by the Division of Housing and Neighborhood Services, Inspection Services Office. The application fee will be \$300.00 for each dwelling unit which is the subject of the application, and will be accompanied by: (i) a plan, drawn to scale, which shows the location of the building(s) on the lot, parking, easements, dumpsters, fencing, public ways and any other significant feature and (ii) a floor plan for each unit in the dwelling, whether or not it is the subject of the application.

apparent r/w

55' + / -

Total Lot Square Footage = 5665

Total Lot Coverage by Current Structures

Total Lot Coverage by Proposed Structures

1420 sq ft, 25'

1582 sq ft 288

Plot 2. (a)
1" = 10' 0"

porch

house

paved
drive

104: + / -

104, + / -

145

John B. ...
... 1900

12'0"

150" —

25'6"

garage

(fence)

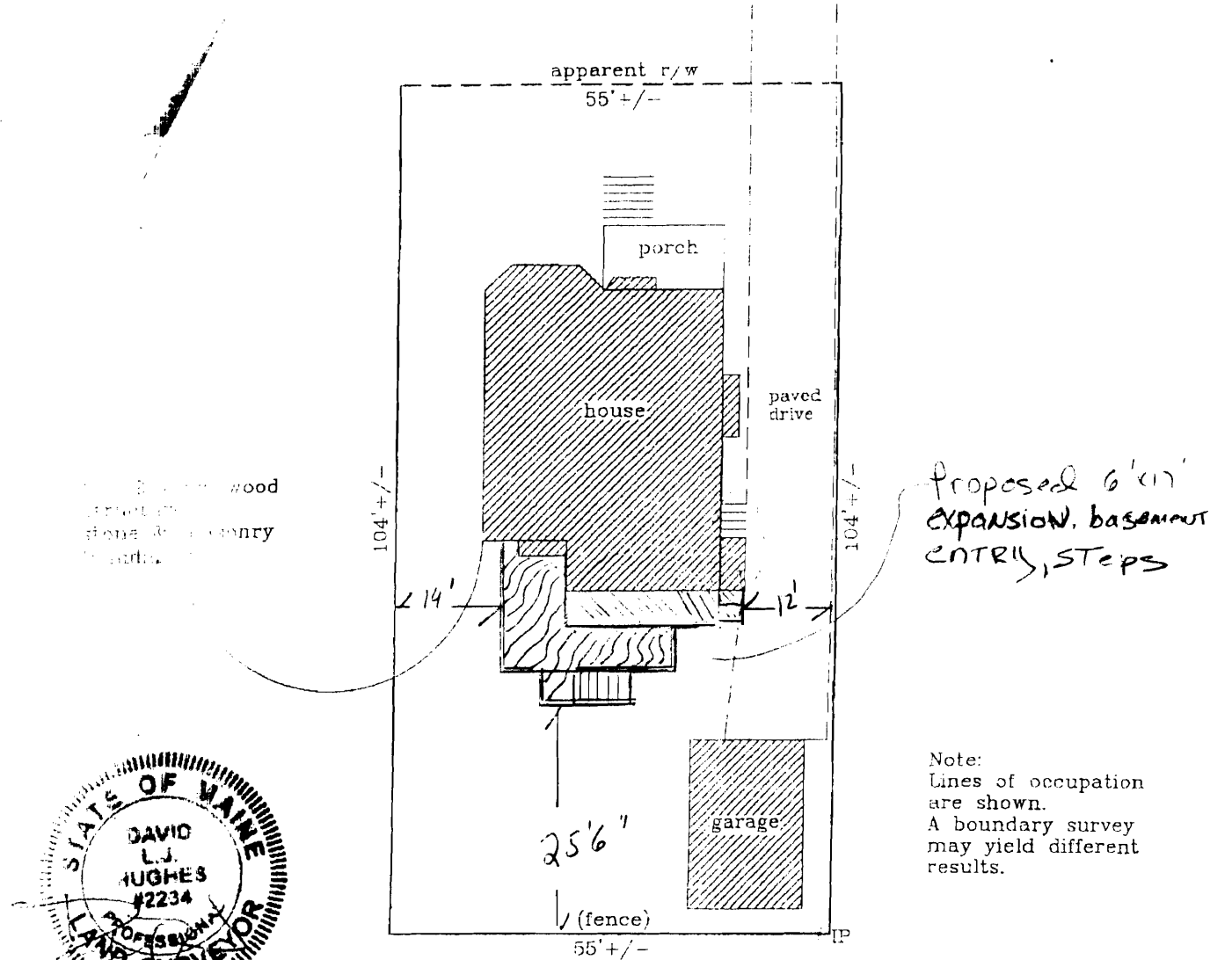
Not
Lin
are
A
D
e

THIS IS NOT A BOUNDARY SURVEY

This sketch is for information only. Reproduction and/or dissemination after this date is unauthorized.
 SECTION OF: DEED BOOK 7924 PAGE 209 COUNTY Cumberland
 PLAN BOOK -- PAGE -- LOT --

Address: Arlington Street, Portland, Maine Job Number: 663-65
 Surveyor: Mark E. & Michael T. Denney Inspection Date: 5-26-09
 Client: M. Hoose Scale: 1" = 20'
 Client File #: 0209-00555

Arlington Street to Woodford St.



VERIFY TO: Market Street Settlement Group, LLC; NE
 Moves Mortgage, LLC and its title insurer.
 The sketch does not conflict with the deed description.
 The sketch does not violate town zoning requirements.
 The sketch does not fall within the special flood hazard zone.
 The sketch does not fall within the special flood hazard zone.
 The sketch has not been performed

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-4441 phone 207-967-4931 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Hand-drawn floor plan of a house with various rooms and dimensions. The plan includes a front porch, a living area with a fireplace, a kitchen, a dining area, a deck, and a rear porch. Dimensions are provided for various sections, and notes indicate areas for renovation or new construction.

Rooms and Features:

- Front Porch:** 10' wide, 14' deep. Includes a "New Fence" and "New Door".
- Living Area:** Features a fireplace and a "New TV".
- Kitchen:** Includes a "New Fridge" and "New Stove".
- Dining Area:** Includes a "New Table".
- Deck:** 14' wide, 14' deep. Includes a "Deck Entrance".
- Rear Porch:** 14' wide, 14' deep. Includes a "New Fence" and "New Gate".
- Garage:** 14' wide, 14' deep. Includes a "New Fence" and "New Gate".

Dimensions:

- Overall width: 25'6"
- Overall depth: 25'6"
- Front porch width: 10'
- Front porch depth: 14'
- Living area width: 14'
- Living area depth: 14'
- Kitchen width: 14'
- Kitchen depth: 14'
- Dining area width: 14'
- Dining area depth: 14'
- Deck width: 14'
- Deck depth: 14'
- Rear porch width: 14'
- Rear porch depth: 14'
- Garage width: 14'
- Garage depth: 14'

Notes:

- "Rebuild Existing Entry w/ New Bulkheads, Stairs, Steps"
- "New Fence"
- "New Gate"
- "New TV"
- "New Fridge"
- "New Stove"
- "New Table"
- "New Fence"
- "New Gate"

DENNEY EASTON + STEPS
FLOOR AND REAR YARD $1\frac{1}{8}'' = 10''$

This is a detailed street map of a section of Portland, Maine. The map shows a grid of streets and lots. Key streets include Longfellow Street East at the top, Forest Avenue running diagonally from the top left towards the center, and Baxter Boulevard along the bottom edge. Other streets shown are Belmont Street, Melrose Street, and various smaller streets like Clifton Street and Coyle Street. Lots are numbered throughout the map. A scale bar at the bottom indicates distances in feet (0 to 100). A north arrow is located in the upper right corner. The map is labeled "CITY OF PORTLAND ASSESSOR'S PLAN SCALE 1\"/>

S Carlington ST.
(Show up Circle)

LONGFELLOW STREET EAST

NOYES ST.

FOREST AVENUE

BELMONT STREET

COYLE STREET

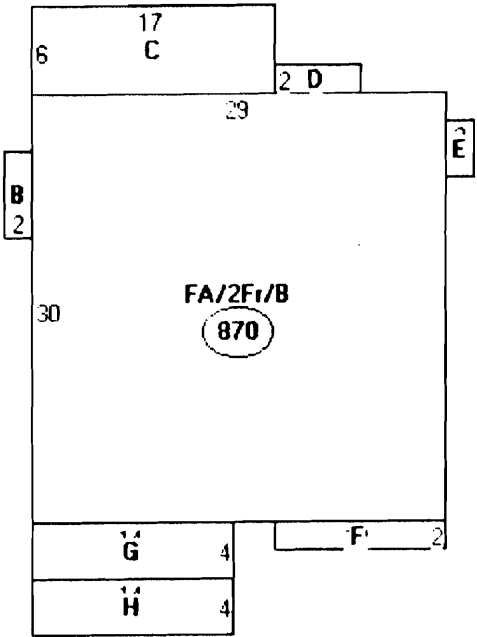
MELROSE STREET

CLIFTON STREET

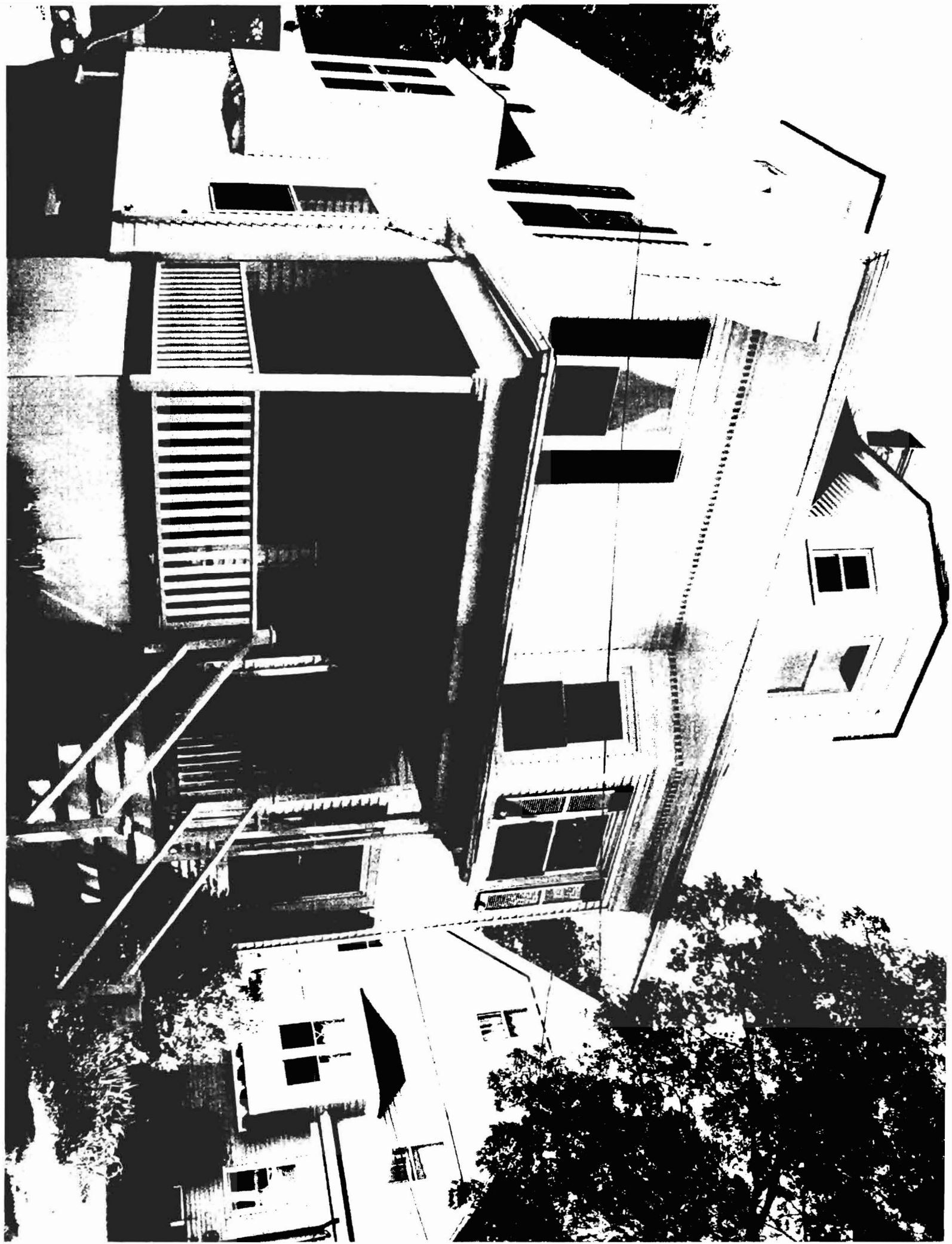
BAXTER BOULEVARD

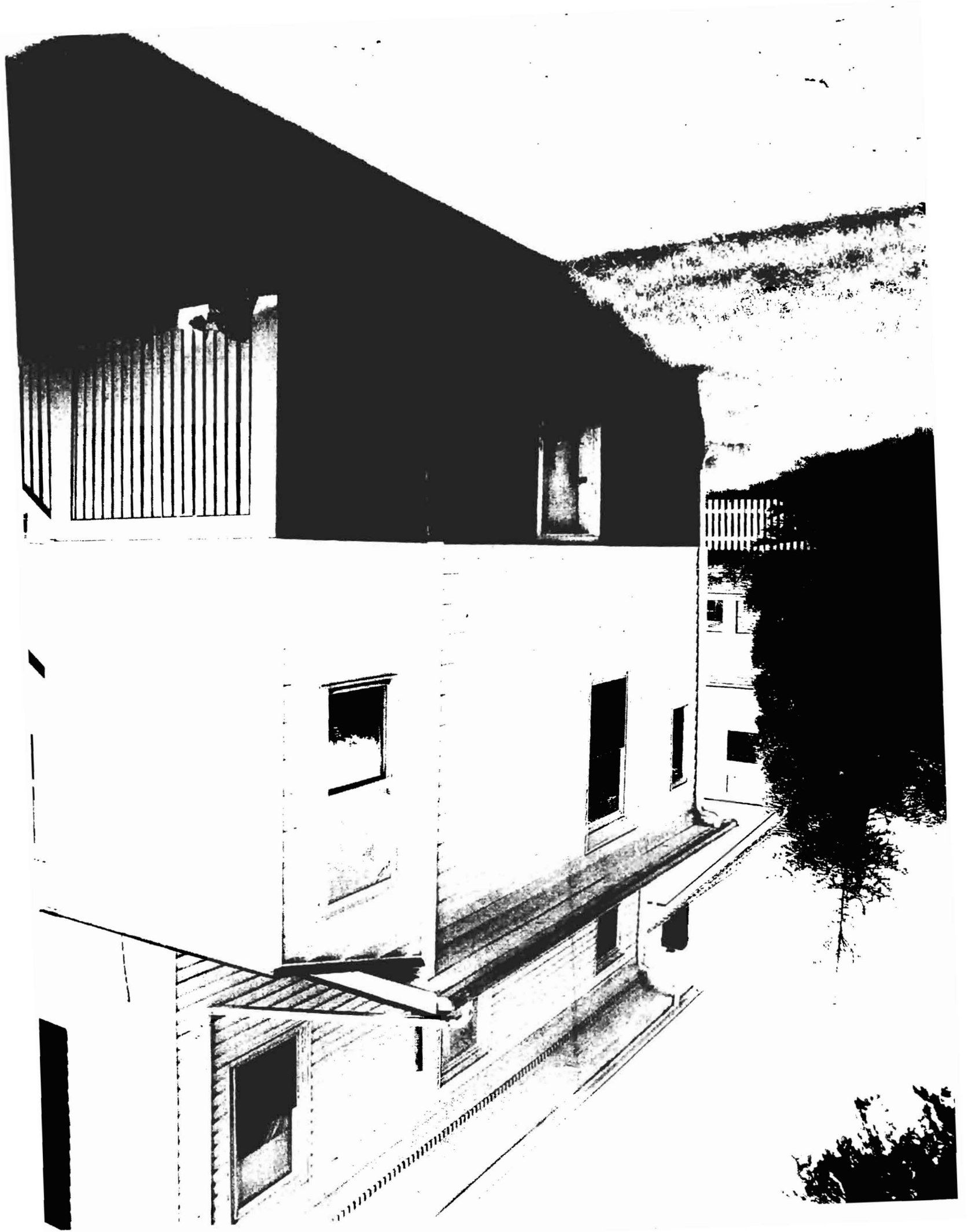
Nº 126

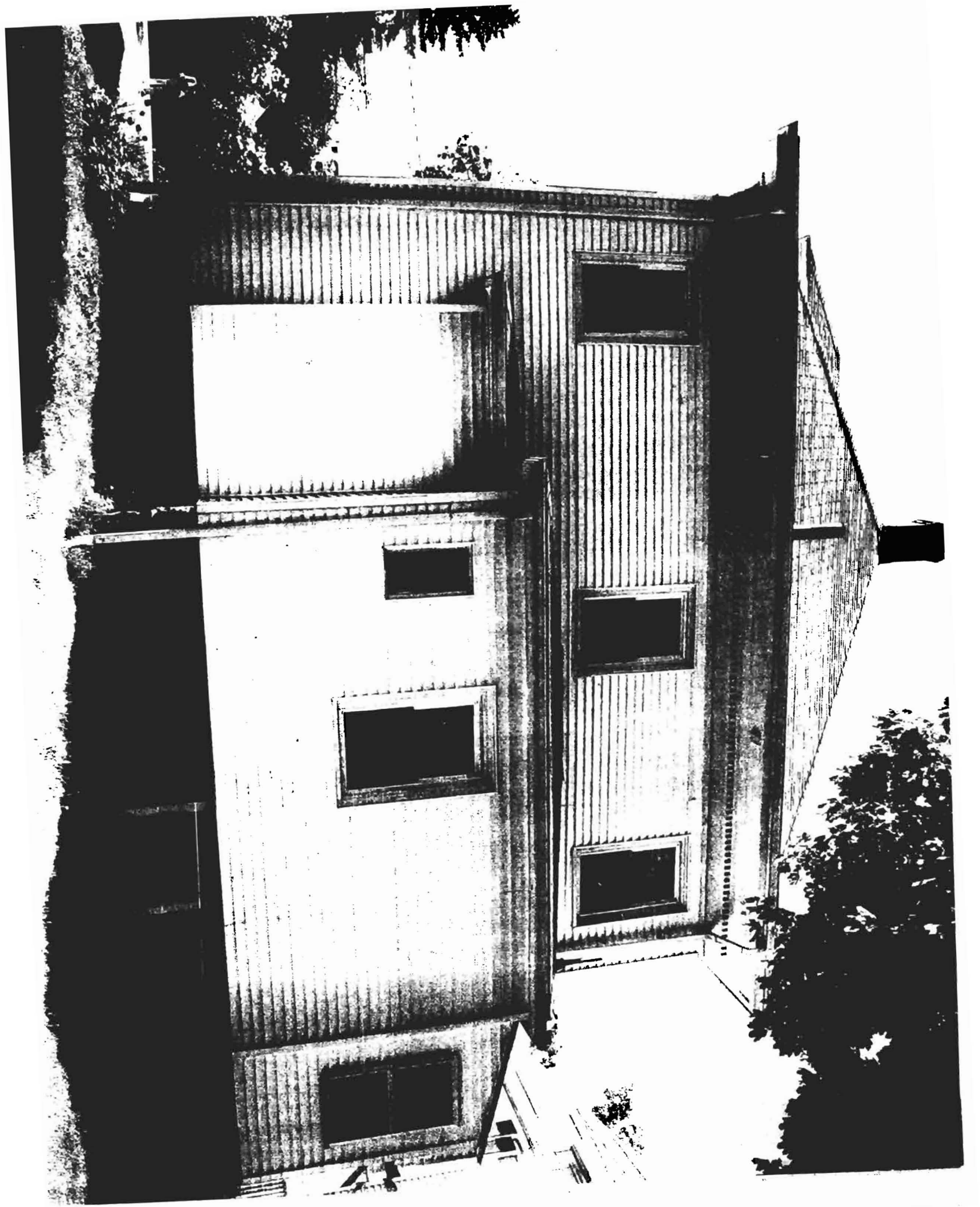
CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 50'

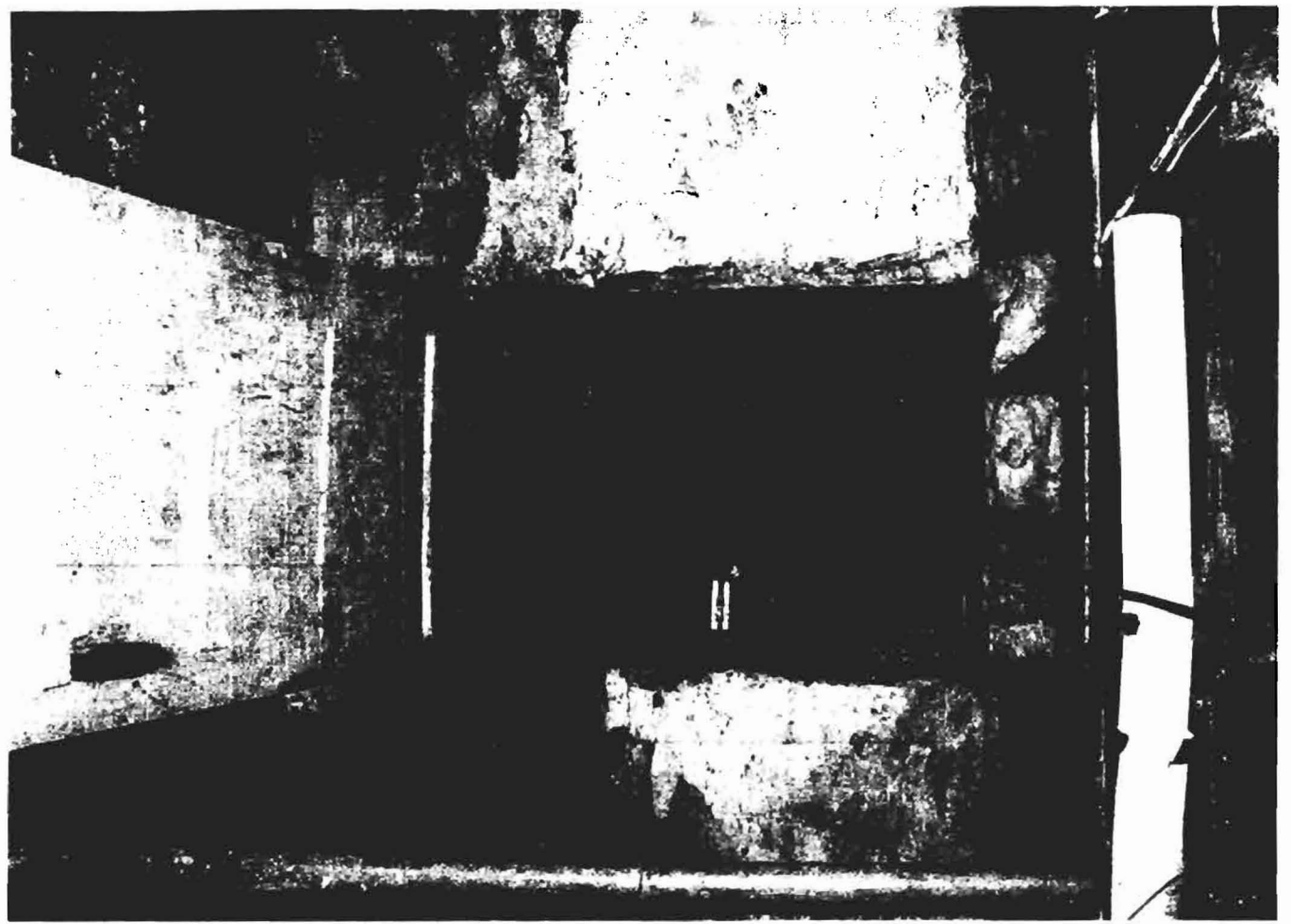


Descriptor/Area	
A: FA/2Fr/B	870 sqft
B: FBAY	12 sqft
C: 1Fr	102 sqft
D: 1Fr	12 sqft
E: FBAY	8 sqft
F: 2FBAY/B	24 sqft
G: FDH/OP	56 sqft
H: OFP	56 sqft











Return to:

Michael T. Denney and Marleen E. Denney
8 Arlington Street
Portland, ME 04101

MAINE REAL ESTATE TAX PAID

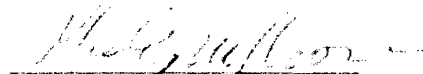
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Phillip M. Hoose**, of 8 Arlington Street, Portland, ME 04101, for consideration paid, grant to **Michael T. Denney and Marleen E. Denney**, of 541 Kentucky Avenue SE, Washington, DC 20003, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to Shoshana Hoose and Phillip M. Hoose by deed of Yves F. Dalvet dated August 14, 1987 recorded at Book 7924, Page 209 in the Cumberland County Registry of Deeds. See also Abstract of Divorce Decree dated September 9, 2003 recorded at Book 20144, Page 113 in the Cumberland County Registry of Deeds.

Executed this 17th day of July, 2009.


Phillip M. Hoose

State of ME
County of Cumberland

July 17, 2009

Then personally appeared before me the said Phillip M. Hoose and acknowledged the foregoing to be his voluntary act and deed.

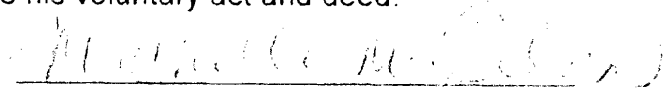

Notary Public/Justice of The Peace
Printed Name: Phillip M. Hoose
Commission expiration: 11/17/2013

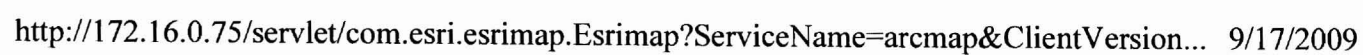
EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Arlington Street at Woodfords, co-called, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said Arlington Street at the northeasterly corner of the lot of land conveyed to Wilbur C. Whelden by Frank W. Sparrow, and from said corner running on said sideline of said street northeasterly fifty-five (55) feet to a stake and corner, and from these two points extending and running back southeasterly from Arlington Street and adjoining said Whelden land and preserving the uniform width of fifty-five (55) feet a distance of one hundred four (104) feet, more or less, and to the rear line of this land, to wit, the rear line of the lots of land formerly of Ann W. Sparrow situated on the northwesterly side of Clifton Street, together with the right to the use of Arlington Street and also together with and subject to the right to enter and use the main drain, all as more particularly set forth in a deed of the above premises from Patricia A. Townsend to Harold E. Blatt and Antoinette C. Blatt, dated October 20, 1976, recorded in the Cumberland County Registry of Deeds in Book 3926, Page 345.

Received
Recorded Register of Deeds
Jul 21/2009 11:25:24A
Cumberland County
Pamela E. Lovley

0209-00555 Denney





City of Portland Zoning Board of Appeals

September 9, 2009

Michael & Marleen Denney
8 Arlington Street
Portland, ME 04101

Dear Appellant,

Your Interpretation Appeal and Practical Difficulty Variance Appeal have been scheduled to be heard before the Zoning Board of Appeals on **Thursday, September 17, 2009 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

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

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

I have also included the bills 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, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 17, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

1. New Business:

A. ~~Interpretation Appeal:~~

8 Arlington Street, Michael & Marleen Denney, owners, Tax Map 126, Block F, Lot 008, R-3 Residential Zone: The appellants are seeking an interpretation of sections 14-90(b) and 14-388 of the land use ordinance as they relate to their permit application to expand their laundry room and add a rear deck. Representing the appeal are the owners.

B. ~~Practical Difficulty Variance Appeal:~~

8 Arlington Street, Michael & Marleen Denney, owners, Tax Map 126, Block F, Lot 008, R-3 Residential Zone: The appellants are seeking a variance from section 14-388 which states that “a building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the area per dwelling regulations of the zone in which it is located.” Section 14-90(a) requires a minimum lot area per dwelling unit of 6,500 square feet. The lot is 5665 square feet. Representing the appeal are the owners.

2. Adjournment:

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1549	Applicant: Michael Denney
Project Name: 8 Arlington St	Location: 8 ARLINGTON ST
CBL: 126 F008001	Application Type: Interpretation Appeal
Invoice Date: 09/09/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date On Receipt
\$0.00		\$0.00		\$275.72		\$100.00		\$175.72	

First Billing

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$79.22
Notices	62	\$46.50
Legal Ad Processing Fee	1	\$50.00
Appeal Fee	1	\$100.00
		\$275.72

Total Current Fees:	+	\$275.72
Total Current Payments:	-	\$100.00
Amount Due Now:		\$175.72

Detach and remit with payment

Bill to: Michael Denney 8 Arlington St Portland, ME 04101	CBL 126 F008001 Application No: 0000-1549 Invoice Date: 09/09/2009 Invoice No: 35475 Total Amt Due: \$175.72 Payment Amount:
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Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1550 Applicant: Michael Denney
Project Name: 8 Arlington St Location: 8 ARLINGTON ST
CBL: 126 F008001 Application Type: Practical Difficulty Variance Appeal
Invoice Date: 09/09/2009

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$224.97		\$100.00		\$124.97	On Receipt

First Billing

Previous Balance \$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$79.22
Notices	61	\$45.75
Appeal Fee	1	\$100.00
		\$224.97
Total Current Fees:		+ \$224.97
Total Current Payments:		- \$100.00
Amount Due Now:		\$124.97

Detach and remit with payment

Bill to: Michael Denney
8 Arlington St
Portland , ME 04101

CBL 126 F008001
Application No: 0000-1550
Invoice Date: 09/09/2009
Invoice No: 35476
Total Amt Due: \$124.97
Payment Amount:

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

September 22, 2009

Michael & Marleen Denney
8 Arlington Street
Portland, ME 04101

RE: 8 Arlington Street
CBL: 126 F008
ZONE: R-3

Dear Mr. & Ms. Denney:

As you know, at the September 17, 2009 meeting, the Board voted 5-1 to grant your Interpretation Appeal to allow you to expand your laundry room and add a rear deck. They also voted 6-0 to accept the withdrawal of the Practical Difficulty Appeal.

Enclosed please find a copy of the board's decision. Your permit application (#09-0817) has been approved by zoning and is moving forward in the review process.

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

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: September 21, 2009
RE: Action taken by the Zoning Board of Appeals on September 17, 2009.

Members Present: Phil Saucier (chair), Gordon Smith (secretary), Jill Hunter, Sara Moppin, Peter Coyne and William Getz.

1. New Business:

A. Interpretation Appeal:

8 Arlington Street, Michael & Marleen Denney, owners, Tax Map 126, Block F, Lot 008, R-3

Residential Zone: The appellants are seeking an interpretation of sections 14-90(b) and 14-388 of the land use ordinance as they relate to their permit application to expand their laundry room and add a rear deck. Representing the appeal are the owners. **The Board voted 5-1 to grant the interpretation appeal.**

B. Practical Difficulty Variance Appeal:

8 Arlington Street, Michael & Marleen Denney, owners, Tax Map 126, Block F, Lot 008, R-3

Residential Zone: The appellants are seeking a variance from section 14-388 which states that “a building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the area per dwelling regulations of the zone in which it is located.” Section 14-90(a) requires a minimum lot area per dwelling unit of 6,500 square feet. The lot is 5665 square feet. Representing the appeal are the owners. **The Board voted 6-0 to accept the withdrawal of the appeal.**

Enclosure:

Agenda of September 17, 2009
Original Zoning Board Decision
One dvd
CC: Joseph Gray, City Manager
Penny St. Louis Littell, Director, Planning & Urban Development
Alex Jaegerman, Planning Division
T.J. Martzial, Housing & Neighborhood Services Division

Members present: Philip Saucier, Jill Hunter, SARA Mappin, Peter Coyne, Bill Getz, Gordon Shipley

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

members Absent: None

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 17, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

Called to Order: 6:35 pm -

1. New Business:

A. Interpretation Appeal:

5-1
Granted
8 Arlington Street, Michael & Marleen Denney, owners, Tax Map 126, Block F, Lot 008, R-3 Residential Zone: The appellants are seeking an interpretation of sections 14-90(b) and 14-388 of the land use ordinance as they relate to their permit application to expand their laundry room and add a rear deck. Representing the appeal are the owners.

B. Practical Difficulty Variance Appeal:

6-0
Withdrawn
Accepted
8 Arlington Street, Michael & Marleen Denney, owners, Tax Map 126, Block F, Lot 008, R-3 Residential Zone: The appellants are seeking a variance from section 14-388 which states that "a building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the area per dwelling regulations of the zone in which it is located." Section 14-90(a) requires a minimum lot area per dwelling unit of 6,500 square feet. The lot is 5665 square feet. Representing the appeal are the owners.

2. Adjournment:

8:45

We need to
define "lot of record"

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

“Practical Difficulty” Variance Appeal

DECISION

Date of public hearing: September 17, 2009

Name and address of applicant: Michael & Marleen Denney
8 Arlington Street
Portland, ME 04101

Location of property under appeal: 8 Arlington St.

For the Record:

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

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

Findings of Fact and Conclusions of Law:

The applicant is seeking a variance from section 14-388 of the City Code, which states that a building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the area per dwelling regulations of the zone in which it is located. The applicants proposed to enlarge their home by putting an addition on the rear and building a deck.

The applicants' single family home in the R-3 zone is required to have a minimum lot area per dwelling unit of 6,500 feet pursuant to section 14-90(b) of the Code. The applicants' lot area is 5,665 square feet.

“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:

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

Satisfied _____ Not Satisfied _____

Reason and supporting facts:

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:

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:

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:

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

Satisfied _____ Not Satisfied _____

Reason and supporting facts:

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:

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.

Dated:

Board Chair

O:\OFFICE\MARYCZBA\variance appeal practical difficultydenney.doc

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1550	Applicant: Michael Denney
Project Name: 8 Arlington St	Location: 8 ARLINGTON ST
CBL: 126 F008001	Application Type: Practical Difficulty Variance Appeal
Invoice Date: 09/09/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$224.97		\$224.97		\$0.00	On Receipt

Previous Balance	\$0.00
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Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$79.22
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Appeal Fee	1	\$100.00
		\$224.97
Total Current Fees:		+ \$224.97
Total Current Payments:		- \$224.97
Amount Due Now:		\$0.00

Bill to: Michael Denney 8 Arlington St Portland , ME 04101	CBL 126 F008001 Application No: 0000-1550 Invoice Date: 09/09/2009 Invoice No: 35476 Total Amt Due: \$0.00 Payment Amount: \$224.97
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CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No:	0000-1550	Applicant:	Michael Denney
Project Name:	8 Arlington St	Location:	8 ARLINGTON ST
CBL:	126 F008001	Application Type:	Practical Difficulty Variance Appeal
Invoice Date:	09/09/2009		

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First Billing

Previous Balance \$0.00

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Bill to: Michael Denney
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Portland , ME 04101

CBL 126 F008001
Application No: 0000-1550
Invoice Date: 09/09/2009
Invoice No: 35476
Total Amt Due: \$124.97
Payment Amount:

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

Ann Machado - FW: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@pressherald.com>
To: <AMACHADO@portlandmaine.gov>
Date: 9/9/2009 2:07 PM
Subject: FW: Zoning Board of Appeals Legal Ad
CC: Gayle Guertin <GG@portlandmaine.gov>

Hi Ann,

All set to run your ad on Friday, September 11.
The cost is \$158.44.

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

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

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, September 11, 2009.

Could you also copy Gayle Guertin on the cost of the ad?

Thank you.
Ann Machado @874-8709

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	18 CLIFTON LLC	18 CLIFTON ST PORTLAND, ME 04101	18 CLIFTON ST	2
	ALLEN JAMES V & MARY E ALLEN	99 VANNAH AVE PORTLAND, ME 04103	99 VANNAH AVE	1
	ANZELC PAMELA	49 CLIFTON ST PORTLAND, ME 04101	49 CLIFTON ST	2
	BABIN DOMINIQUE N & EVAN M KEEFER JTS	71 HERSEY ST PORTLAND, ME 04103	71 HERSEY ST	1
	BARBER MARGARET & PAULA S BARBER	41 COYLE ST PORTLAND, ME 04101	41 COYLE ST	2
	BASS PRISCILLA P & JOHN R BASS II &	101 HERSEY ST PORTLAND, ME 04103	101 HERSEY ST	1
	BLAIS DAVID J & VALERIE M JTS	77 VANNAH AVE PORTLAND, ME 04103	77 VANNAH AVE	1
	BLAKE JEFFREY M	55 CLIFTON ST PORTLAND, ME 04101	55 CLIFTON ST	2
	BLIND FAITH LLC	PO BOX 1008 SCARBOROUGH, ME 04074	102 WOODFORD ST	1
	BLIND FAITH LLC	PO BOX 1008 SCARBOROUGH, ME 04074	106 WOODFORD ST	6
	BRITTON MEGAN R PUTNAM & DANIEL J BRITTON JTS	63 VANNAH AVE PORTLAND, ME 04103	63 VANNAH AVE	1
	BURNS MARK B	12 CLIFTON ST PORTLAND, ME 04101	12 CLIFTON ST	2
	BUZZELL MARGARET F	585 FOREST AVE PORTLAND, ME 04101	583 FOREST AVE	1
	CASPARIUS RUDOLF P K & RENAME A JTS	1231 FOREST AVE PORTLAND, ME 04103	19 CLIFTON ST	2
	CASPARIUS RUDOLPH P K & RENAME A JTS	1231 FOREST AVE PORTLAND, ME 04103	105 WOODFORD ST	5
	CENTER FOR GRIEVING	PO BOX 1438 PORTLAND, ME 04104	555 FOREST AVE	1
	CHAREST KATHRYN L	15 ARLINGTON ST PORTLAND, ME 04103	15 ARLINGTON ST	2
	CHAU SULAN	105 FALMOUTH ST PORTLAND, ME 04103	112 WOODFORD ST	5
	CHURCHILL HELEN E	87 HERSEY ST PORTLAND, ME 04103	87 HERSEY ST	1
	COLTON JOHN M & JANNA R VESEY JTS	55 HERSEY ST PORTLAND, ME 04103	55 HERSEY ST	1
	CROSSROADS FOR WOMEN INC	66 PEARL ST STE 322 PORTLAND, ME 04101	575 FOREST AVE	1
	CROUTER JERROL A & MARY JEAN JTS	51 MELROSE ST PORTLAND, ME 04101	51 MELROSE ST	1
	CUMMINGS LEONARD W JR & MAUREEN J JTS	67 HERSEY ST PORTLAND, ME 04103	67 HERSEY ST	1
	DAMON KATHLEEN S & KENT S DAMON JTS	66 COYLE ST PORTLAND, ME 04101	66 COYLE ST	2
	DASILVA CARLOS A & MARILA R JTS	101 WOODFORDS ST PORTLAND, ME 04103	101 WOODFORD ST	1
	DELEUSE BETSEY W	25 ARLINGTON ST # 1 PORTLAND, ME 04101	25 ARLINGTON ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	DOOLEY JANET L	77 HERSEY ST PORTLAND , ME 04103	77 HERSEY ST	1
	DORBACKER BEATRICE M	58 VANNAH AVE PORTLAND, ME 04103	58 VANNAH AVE	1
	DORBACKER BEATRICE M	58 VANNAH AVE PORTLAND, ME 04103	60 VANNAH AVE	0
	DUCHARME VICKIE L	38 CLIFTON ST PORTLAND, ME 04101	38 CLIFTON ST	1
	EYERMAN BARBARA J & MARK J	104 VANNAH AVE PORTLAND, ME 04103	104 VANNAH AVE	1
	FERGUSON GREGG BRYANT & ELIZABETH JANE YANNET JTS	21 ARLINGTON ST PORTLAND, ME 04101	21 ARLINGTON ST	2
	FOUGERE MARY ELIZABETH	11 CLIFTON ST PORTLAND, ME 04101	11 CLIFTON ST	2
	FULLER DANIEL J & LISA A JTS	91 HERSEY ST PORTLAND, ME 04103	91 HERSEY ST	1
	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	3 ARLINGTON PL	2
	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	6 ARLINGTON PL	1
	FUREY MICHAEL TRUSTEE	6 ARLINGTON PL PORTLAND, ME 04101	611 FOREST AVE	3
	GAVIN M F CHIP & ANDREA L KRASKER GAVIN JTS	25 ARLINGTON ST # 2 PORTLAND , ME 04101	25 ARLINGTON ST	1
	GIANIBAS DINA WID WWII VET	89 VANNAH AVE PORTLAND , ME 04103	89 VANNAH AVE	1
	GILLIAN SHEILA A	P.O.BOX 972 OLD ORCHARD BEACH, ME 04064	94 WOODFORD ST	3
	GIUSTI NICHOLAS III	PO BOX 2005 PORTLAND, ME 04104	593 FOREST AVE	1
	GOLDEN MARK T & CYNTHIA N	11 ARLINGTON PL PORTLAND, ME 04101	ARLINGTON PL	0
	GOLDEN MARK T & CYNTHIA N	11 ARLINGTON PL PORTLAND, ME 04101	11 ARLINGTON PL	2
	GREENSTEIN ELIZABETH T	62 COYLE ST PORTLAND, ME 04101	62 COYLE ST	1
	HALE DONALD V JR	113 VANNAH AVE PORTLAND , ME 04103	113 VANNAH AVE	1
	HARRIS WILLIAM D & MARTHA J ELKUS JTS	32 CLIFTON ST PORTLAND , ME 04101	32 CLIFTON ST	1
	HARTGLASS E J INC	4 FORESIDE COMMON DR FALMOUTH, ME 04105	599 FOREST AVE	1
	HEALD NAN	39 CLIFTON ST PORTLAND, ME 04101	39 CLIFTON ST	1
	HERSOM TRAVIS D & KATHRYN L HERSOM JTS	15 ARLINGTON ST PORTLAND , ME 04101	32 ARLINGTON ST	3
	HOOSE PHILLIP M	8 ARLINGTON ST PORTLAND , ME 04101	8 ARLINGTON ST	1
	HORRISBERGER MICHAEL M & ERIN P BRENNAN JTS	27 CLIFTON ST PORTLAND , ME 04101	27 CLIFTON ST	3
	HOWARD MARK T	47 VANNAH AVE PORTLAND , ME 04103	47 VANNAH AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HUBBARD HARRIET FORD	29 CLIFTON ST PORTLAND , ME 04101	29 CLIFTON ST	1
	HUGHES RALPH W	52 MELROSE ST PORTLAND, ME 04101	52 MELROSE ST	1
	JACOBS FERRIS & MARY C JACOBS JTS	77 WOODFORD ST PORTLAND , ME 04103	77 WOODFORD ST	1
	JACOBS MARSHA & RICHARD LAFRENAYE &	PO BOX 15 NEWCASTLE , ME 04553	595 FOREST AVE	3
	JURGELEVICH RUTH K WID WWII	80 WOODFORDS ST PORTLAND , ME 04103	80 WOODFORD ST	1
	KEFFER MARC D & ELIZABETH M SELLERS JTS	65 COYLE ST PORTLAND, ME 04101	65 COYLE ST	1
	KEFFER MARC D & ELIZABETH M SELLERS JTS	65 COYLE ST PORTLAND, ME 04101	69 COYLE ST	0
	KOLPACK ANDREA B	90 WOODFORD ST PORTLAND , ME 04103	90 WOODFORD ST	1
	KOW INVESTMENTS LLC	16 GOODRIDGE AVE PORTLAND , ME 04103	615 FOREST AVE	2
	LANDRY THOMAS J	44 COYLE ST PORTLAND , ME 04101	44 COYLE ST	1
	LAWRENCE DONALD R	13 FOX BRIAR CT HILTON HEAD ISLAND , SC 29928	70 COYLE ST	0
	LAWRENCE DONALD R	13 FOXBRIAR CT HILTON HEAD ISLAND , ME 29926	563 FOREST AVE	1
	LE LINH T	97 WOODFORD ST PORTLAND , ME 04103	97 WOODFORD ST	2
	LEONARD CASEY S & LISA W LEONARD JTS	83 VANNAH AVE PORTLAND , ME 04103	83 VANNAH AVE	1
	LEONARD JAMES A	81 WOODFORDS ST PORTLAND, ME 04103	81 WOODFORD ST	1
	LETALIEN PAUL A & JANET M JTS	35 COYLE ST PORTLAND, ME 04101	35 COYLE ST	1
	LEWIS PETER A	93 VANNAH AVE PORTLAND , ME 04103	93 VANNAH AVE	1
	LUCAS DANIEL K & TINA B LUCAS	14 STONY RIDGE RD CUMBERLAND FORESIDE , ME	609 FOREST AVE	1
	MACK ADAM	190 RIVERSIDE ST # B4 PORTLAND , ME 04103	86 VANNAH AVE	1
	MACK ADELE C	750 WARREN AVE PORTLAND, ME 04103	101 VANNAH AVE	1
	MARSHALL LUCY DEG	28 COYLE ST PORTLAND , ME 04101	28 COYLE ST	1
	MARTIN WAYNE D & DEBORAH A	12 ARLINGTON ST PORTLAND, ME 04101	12 ARLINGTON ST	1
	MCARTHUR GILLIAN E	28 CLIFTON ST PORTLAND , ME 04101	28 CLIFTON ST	1
	MCCABE FREDERIC C JR & KAITLIN A BRIGGS JTS	51 COYLE ST PORTLAND, ME 04101	51 COYLE ST	1
	MCKINLEY WILLIAM K & PAULA A JTS	97 HERSEY ST PORTLAND, ME 04103	97 HERSEY ST	1
	MEIER HANNAH M	10 WOODFORD ST PORTLAND , ME 04103	110 WOODFORD ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	METCALF MARGARET A	110 VANNAH AVE PORTLAND , ME 04103	110 VANNAH AVE	1
	MICOLEAU CHARLES J & JUDITH F JTS	38 COYLE ST PORTLAND, ME 04101	38 COYLE ST	1
	MILLER ELINOR G	45 BELMONT ST PORTLAND, ME 04101	45 BELMONT ST	1
	MOHABBATI BABAK S & BAHARAK NAJAFIAN JTS	93 WOODFORD ST PORTLAND , ME 04103	93 WOODFORD ST	2
	MOHR BERNARD J & KAREN BROWN JTS	57 COYLE ST PORTLAND, ME 04101	57 COYLE ST	1
	MORGAN JOHN M KW VET & MAXINE C MORGAN	69 WOODFORDS ST PORTLAND, ME 04103	69 WOODFORD ST	1
	MURPHY AGNES W WID WWII VET	76 VANNAH AVE PORTLAND , ME 04103	76 VANNAH AVE	1
	OLDHAM ERIN E	41 MELROSE ST PORTLAND , ME 04101	41 MELROSE ST	1
	PADULA ALFRED L JR TRUSTEE	69 CLIFTON ST PORTLAND , ME 04101	69 CLIFTON ST	1
	PARDI STEVEN	63 CLIFTON ST PORTLAND, ME 04101	63 CLIFTON ST	2
	PETERS DONALD R TRUSTEE	141 MAIN ST SOUTH PORTLAND , ME 04106	7 GRACE ST	3
	PICKETT JAMES B	58 COYLE ST PORTLAND , ME 04101	58 COYLE ST	1
	PIERCE LEWIS K JR WWII VET & DONNA L JTS	100 VANNAH AVE PORTLAND, ME 04103	100 VANNAH AVE	1
	POOL MARTIN V	25 ARLINGTON ST #4 PORTLAND , ME 04101	25 ARLINGTON ST	1
	POPE ELIZABETH H & LAURENCE JTS	41 BELMONT ST PORTLAND , ME 04101	41 BELMONT ST	1
	PRITCHARD DONALD C JR & CHERYL B JTS	192 STROUDWATER ST WESTBOOK , ME 04092	35 ARLINGTON ST	2
	RAHEM LLC	PO BOX 6149 FALMOUTH , ME 04105	579 FOREST AVE	1
	RANDOLPH PATRICIA S	25 ARLINGTON ST # 3 PORTLAND , ME 04101	25 ARLINGTON ST	1
	RAY WALTER S JR	89 WOODFORDS ST PORTLAND, ME 04103	89 WOODFORD ST	1
	REYERING KATHLEEN A & LARRY A GIDDING JTS	17 COYLE ST PORTLAND , ME 04101	17 COYLE ST	1
	REYERING KATHLEEN A & LARRY A GIDDING JTS	17 COYLE ST PORTLAND , ME 04101	17 COYLE ST	1
	RILEY LARA SPEAR	20 ARLINGTON ST PORTLAND , ME 04101	24 ARLINGTON ST	0
	ROBERTS RACHEL R	1726 N ALEXANDRIA AVE LOS ANGELES , CA 90027	37 ARLINGTON ST	3
	ROGOFF LINDA J	27 COYLE ST PORTLAND , ME 04101	27 COYLE ST	1
	ROMSEY PROPERTIES LLC	781 COUNTY RD WESTBROOK , ME 04092	109 WOODFORD ST	2
	ROSSITER EMILY & JENNIFER WHITE JTS	25 ARLINGTON AVE # 6 PORTLAND , ME 04101	25 ARLINGTON ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	RRK LLC	33 PILGRIM RD SOUTH PORTLAND , ME 04106	22 CLIFTON ST	3
	SAVAGE KEITH L VN VET	59 WOODFORD ST PORTLAND, ME 04103	59 WOODFORD ST	2
	SCOTLAND SUSAN J	94 VANNAH AVE PORTLAND , ME 04103	94 VANNAH AVE	1
	SELL MARILYN	90 VANNAH AVE PORTLAND , ME 04103	90 VANNAH AVE	1
	SHAMOS STAVRO & MELPOMENI SHAMOS	80 VANNAH AVE PORTLAND , ME 04103	80 VANNAH AVE	1
	SHAW JEFFREY & AVIVA SHAW JTS	72 VANNAH AVE PORTLAND , ME 04103	72 VANNAH AVE	1
	SHEKINAH REALTY LLC	468 ALLEN AVE PORTLAND , ME 04103	617 FOREST AVE	1
	SHEKINAH REALTY LLC	468 ALLEN AVE PORTLAND , ME 04103	621 FOREST AVE	1
	SHER GERALD M & JONAS E SHER JTS	83 WOODFORD ST PORTLAND, ME 04103	83 WOODFORD ST	1
	SILER JENNY C & KEITH J DUNLAP JTS	54 VANNAH AVE PORTLAND , ME 04103	54 VANNAH AVE	1
	SIMPSON AMY & GREG KORBET	86 WOODFORD ST PORTLAND, ME 04103	86 WOODFORD ST	1
	SINNETT CLIFFORD H & CHARLOTTE M OR SUR	64 VANNAH AVE PORTLAND , ME 04103	62 VANNAH AVE	0
	SINNETT CLIFFORD H WWII VET & CHARLOTTE M JTS	64 VANNAH AVE PORTLAND , ME 04103	64 VANNAH AVE	1
	SMITH AUDREY MAYNARD & KAIGHN SMITH JR JTS	75 COYLE ST PORTLAND , ME 04101	75 COYLE ST	2
	SMITH MICHELLE R	43 VANNAH AVE PORTLAND, ME 04103	43 VANNAH AVE	1
	SNOW JON BARTLETT & JOANNE E JTS	83 HERSEY ST PORTLAND, ME 04103	83 HERSEY ST	1
	SPEAR LARA	20 ARLINGTON ST PORTLAND , ME 04101	20 ARLINGTON ST	1
	SUCIDLO JOSEPH & ANNE WASHBURNE	42 CLIFTON ST PORTLAND , ME 04101	42 CLIFTON ST	1
	TAUTZ BIRGIT	25 ARLINGTON ST # 5 PORTLAND , ME 04101	25 ARLINGTON ST	1
	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	55 VANNAH AVE	1
	THOMPSON KENNETH E JR	55 VANNAH AVE PORTLAND, ME 04103	57 VANNAH AVE	0
	VALCOURT PETER J	7 ARLINGTON PL PORTLAND , ME 04101	7 ARLINGTON PL	2
	WAISMAN SCOTT M & MARINA WAISMAN JTS	61 HERSEY ST PORTLAND , ME 04103	59 HERSEY ST	0
	WAISMAN SCOTT M & MARINA WAISMAN JTS	61 HERSEY ST PORTLAND , ME 04103	61 HERSEY ST	1
	WALLACE REBECCA N	71 WOODFORDS ST PORTLAND, ME 04103	71 WOODFORD ST	2
	WALTER BENEDICT B & CATHERINE C JTS	53 CLIFTON ST PORTLAND, ME 04101	53 CLIFTON ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	WELDON LISA A	52 COYLE ST PORTLAND , ME 04101	54 COYLE ST	1
	WHITACRE TIMOTHY P & WENDELL R WHITACRE JTS	3 SANDY BEACH RD FREEPORT , ME 04032	33 CLIFTON ST	2
	WIRTH JOEL A & BARBARA S WIRTH JTS	43 COYLE ST PORTLAND, ME 04101	43 COYLE ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	133			177

