



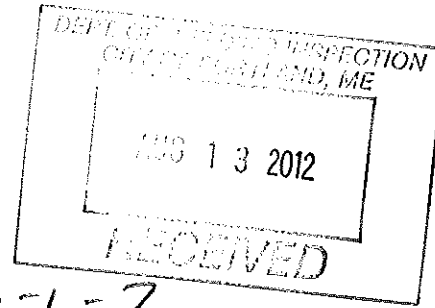
ENGINEERING SURVEYING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 www.northeastcivilsolutions.com

August 8, 2012

153 U.S. Route 1
 Scarborough
 Maine 04074

Marge Schmuchel, CEO
 City of Portland
 389 Congress Street, Room 308
 Portland, ME 04101

Marge



tel
 207.883.1000

RE: Boundary Line Adjustment

800.882.2227

Dear Marge:

*62 Cumberland Ave 13-L-2
 161 Congress St - 13-L-14*

fax
 207.883.1001

On behalf of Paul Ledman (dba Eco Capital) and Charlie Mitchell, at addresses 62 Cumberland Avenue and 161 Congress Street respectively, attached please find a copy of a survey plan that shows a proposed lot line adjustment at the rear of both properties (which abut each other). Mr. Mitchell's house, constructed over 100 years ago, is actually over his rear property line and encroaches onto Mr. Ledman's lot. Mr. Ledman and Mr. Mitchell have agreed to a property line adjustment that will not effect the minimum lot size or rear setback of the Ledman lot, and will make the Mitchell lot less nonconforming (and eliminate the encroachment).

Please review the plan and let us know if you have any issues with this proposal. If there are no issues, we will prepare the appropriate legal descriptions for both corrective deeds. Please contact me if you have any questions. Thank you.

9/16/12

*ok per proposed -
 only a verbal*

[Handwritten signature]

Sincerely,
 Northeast Civil Solutions, Inc.

[Handwritten signature of Jim Fisher]
 Jim Fisher
 President

Applicant: ECO CAPITAL LLC aka PAUL KEDMAN
Date: 4/28/10 11/5/10 updated
Address: 62 Cumberland AVE C-B-L: 13-L-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - permit # 10-1199

Zone Location - R-6 ^{US} small lot Dev. Standards

Interior or corner lot -

Proposed Use/Work - VACANT lot - New 3 unit bldg - owner occupied with 2 rental units

Sewage Disposal - City

Lot Street Frontage - ~~10~~

Front Yard - None Than 10' - 6.5' scaled

see separate sheets for setbacks to bldgs
Side Yard - None except 4' min - 6' scaled ^{one} side / 15.75' on opposite side ^{15' min req}
Rear Yard - None except 4' min - well over 4' to property line

Projections -

Width of Lot - None req

Height - 45' max height - ^D mean grade = 126' 4 1/2" / actual Bldg height = 33.958'

Lot Area - 5,055 sq ft with outgale - No min lot size req / 10,000 sq ft max

Lot Coverage/ Impervious Surface - N/A

Area per Family - 725 sq ft per D.U. or 2175 sq ft min - has 5055 sq ft

Off-street Parking - 3 sq ft req - 3 shown

Loading Bays - N/A

Site Plan - #10-79900017

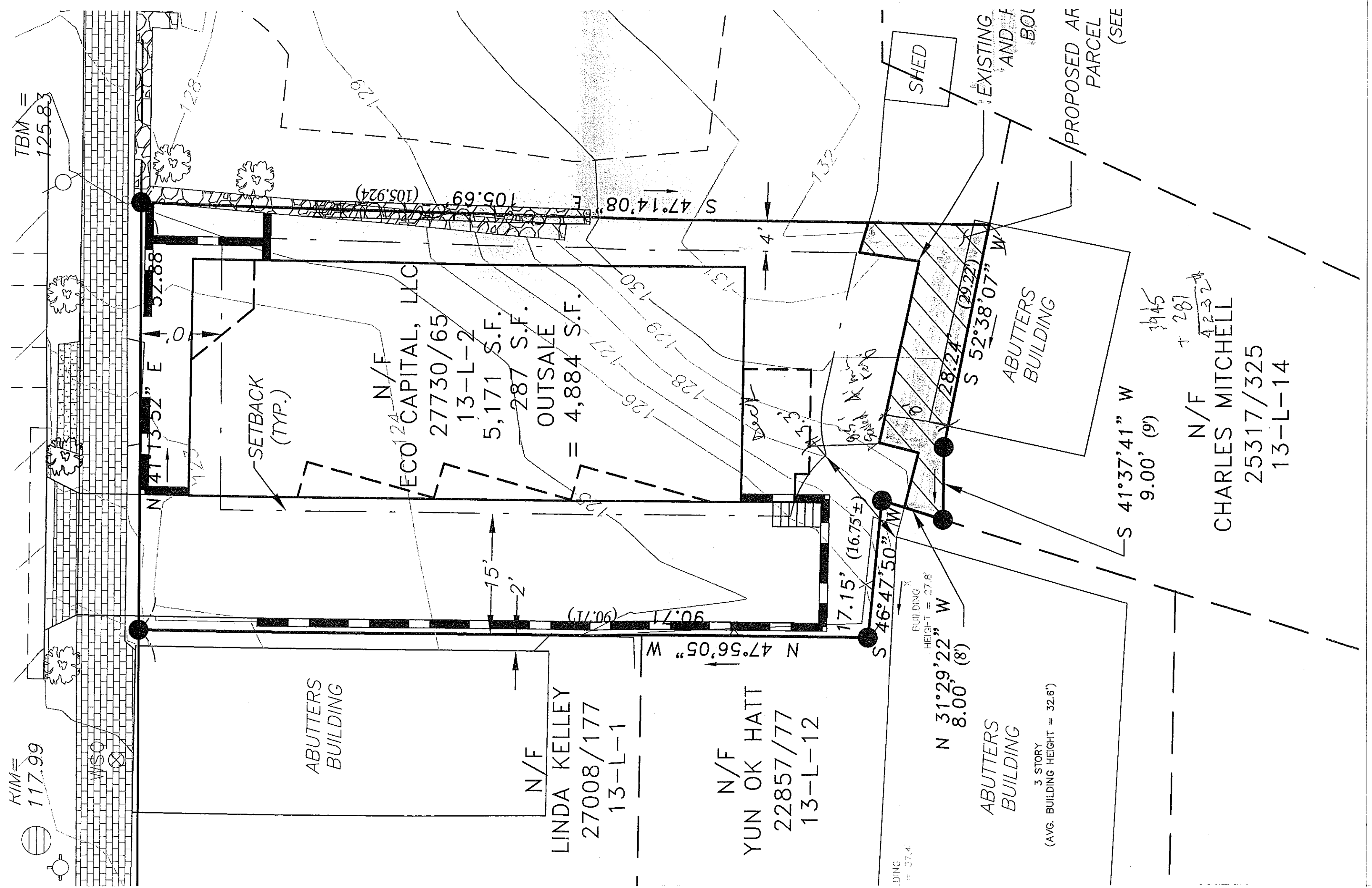
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

Setback between bldgs - see sheet dated 11/5/10 of
open space req - each unit has a deck

K/M = 117.99

TBM = 125.83



ABUTTERS BUILDING

N/F
LINDA KELLEY
27008/177
13-L-1

N/F
YUN OK HATT
22857/77
13-L-12

N/F
ECO CAPITAL, LLC
27730/65
13-L-2
5,171 S.F.
287 S.F.
OUTSALE
= 4,884 S.F.

DING = 37.4

N 31°29'22" W
8.00' (8)
BUILDING HEIGHT = 27.8

ABUTTERS BUILDING

3 STORY
(AVG. BUILDING HEIGHT = 32.6')

ABUTTERS BUILDING

S 41°37'41" W
9.00' (9)

3945
+ 287
4232

N/F
CHARLES MITCHELL
25317/325
13-L-14

EXISTING AND PROPOSED BOI
PROPOSED PARCEL (SEE)