

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

October 7, 2014

Carolyn Perazio  
60 Clark Street  
Portland, Maine 04102

Jennifer Lee Hunter  
Derek Wayne Hengstenberg  
37 Salem Street  
Portland, Maine 04102

Re: 37 Salem Street & 60 Clark Street -057-J-21, 22, 23 – R-6 Zone

Dear Carolyn and Jennifer and Derek,

I am in receipt of your determination request concerning the division of a lot currently under common ownership with two separate developed buildings. My determination is based upon a signed stamped survey by David E. Titcomb, P.L.S dated June 12, 2014. The property in question is located entirely within the R-6 residential zone

It is further noted that 60 Clark Street is a legal three (3) family building and that 37 Salem Street is a legal single family. The survey depicts that there will be two resulting lots, one lot for each building.

I have determined that the two (2) resulting lots will both meet the underlying R-6 zone dimensional requirements. Neither lot will create any new legal nonconformity.

If you have any questions concerning this determination, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

RE: Partition of 37 Salem St -  
Zoning letter request

Dear Zoning:

I request a letter (see attached) stating that the resulting Parcel 1B of the partition of 37 Salem Street is a conforming lot. I am splitting the large lot into two pieces, with Parcel 1B and the house to be sold to Jennifer Lee Hunter and Derek Wayne Hengstenberg, and will be merging the other half, Parcel 1A on the Survey (attached) to the property I own at 60 Clark St. I have attached the Survey, copies of the two deeds, and a self-addressed envelope to send me the zoning letter that I can then give to the buyers.

Attached: - Survey of 37 Salem St.  
- two deeds

Thank You  
Carolyn Perazic

Applicant: Carolyn I. Pezzio

Date: 10/7/14

Address: 37 Salem & 60 Clark St

C-B-L: 57-J-22, 21, 23

CHECK-LIST AGAINST ZONING ORDINANCE

	(1B) Legal Single Family	1A Legal 3-unit 60 Clark St
Date -		
Zone Location - R-6		
<u>Interior or corner lot -</u>		
Proposed Use/Work - <i>To Alter Lot lines to better define 2 separate lots</i>		
Sewage Disposal - <i>City</i>		
Lot Street Frontage - 40' min	68.60' given existing	33' existing
Front Yard - 10' or AV. min	existing	existing
Rear Yard - 20' min	20.0' given	20' plus/new
Side Yard - 10' min	existing <i>no reduce</i>	existing - <i>no reduce</i>
Projections -		
Width of Lot - 40' min	40' existing	33.06' existing <i>no change</i>
Height - 45' max	existing height	existing height
Lot Area - 4,500 sq ft min req	5,130 sq ft given	<i>combined parcels</i> 6,982 sq ft
<u>Lot Coverage/ Impervious Surface -</u>	OK	OK
Area per Family - 1,000' / DU for 1st 3 DU	OK	OK
Off-street Parking -	Parking not changed	Parking not changed
Loading Bays - N/A		
Site Plan -		
Shoreland Zoning/ Stream Protection -	N/A	N/A
Flood Plains - Panel 13 - Zone C		
Open Space Ratio	OK	OK

Jennifer Lee Hunter

Derek Wayne Hengstenberg

37 Salem Street

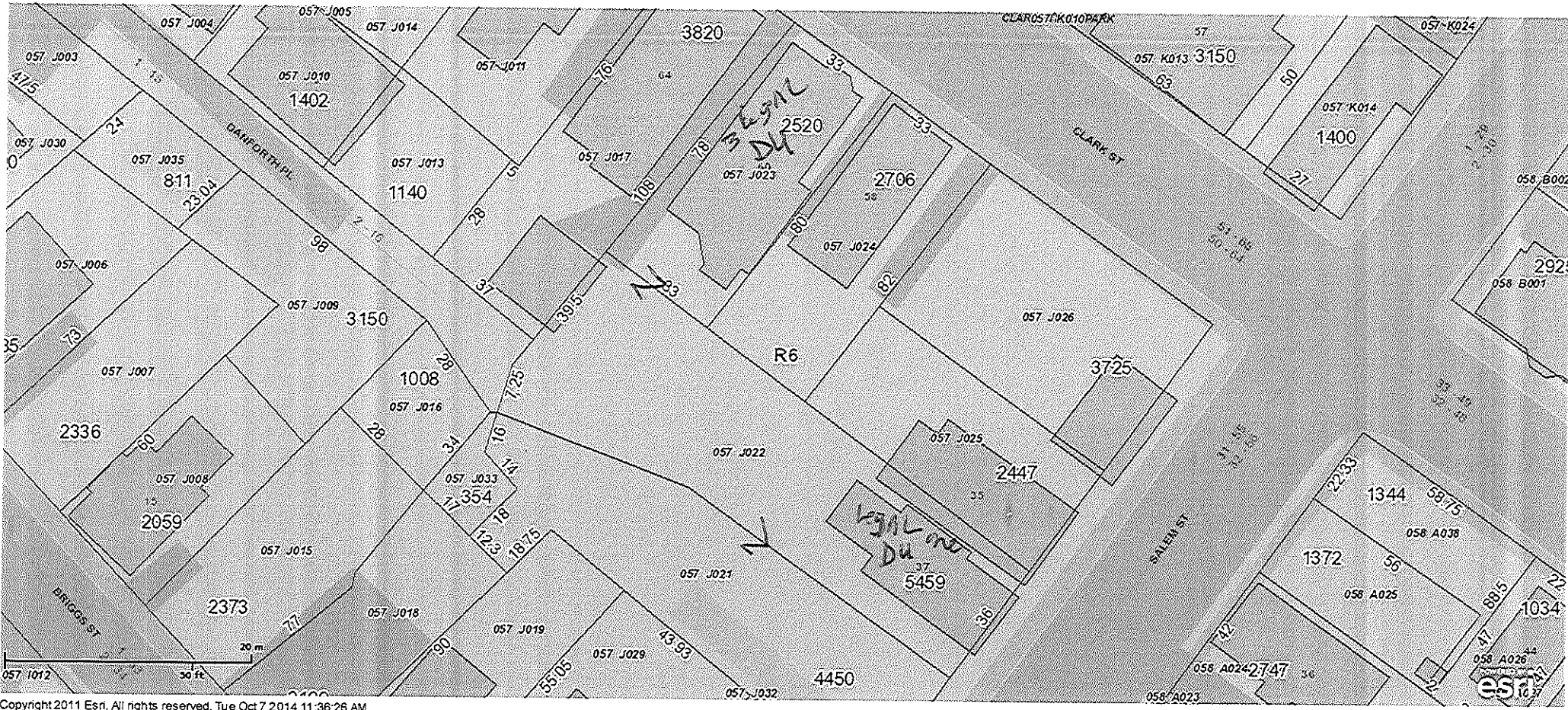
Portland, ME 04102

RE: Zoning Determination Letter

Dear Jennifer and Derek

This letter is to inform you that the parcel depicted as Proposed Parcel 1B of 37 Salem Street, Portland, on the Titcomb Associates Plan of Boundary Survey & Lot Recognition made for Carolyn Perazio of 60 Clark Street dated June 12, 2014, is a conforming lot as a single family residence in the R-6 zone under the City of Portland's Zoning Ordinance.

# 37 Salem St / 60 Clark St



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

<p><b>Services</b></p> <p><b>Applications</b></p> <p><b>Doing Business</b></p> <p><b>Maps</b></p> <p><b>Tax Relief</b></p> <p><b>Tax Roll</b></p> <p><b>Q &amp; A</b></p>	<p><b>CBL</b> 057 J022001</p> <p><b>Land Use Type</b> SINGLE FAMILY <small>Verify legal use with Inspections Division</small></p> <p><b>Property Location</b> 37 SALEM ST</p> <p><b>Owner Information</b> PERAZIO CAROLYN I 60 CLARK ST PORTLAND ME 04102</p> <p><b>Book and Page</b> 15030/320</p> <p><b>Legal Description</b> 57-J-22-21 SALEM ST 37-43</p> <p><b>Acres</b> 9909 SF 0.2275</p>
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R-6 - NO Airstair

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	9330	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$133,700.00	PERAZIO CAROLYN I
<b>BUILDING VALUE</b>	\$65,200.00	60 CLARK ST
<b>NET TAXABLE - REAL ESTATE</b>	\$198,900.00	PORTLAND ME 04102
<b>TAX AMOUNT</b>	\$3,978.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1880
<b>Style/Structure Type</b>	CAPE
<b># Stories</b>	1
<b># Units</b>	1
<b>Bedrooms</b>	3
<b>Full Baths</b>	1
<b>Total Rooms</b>	7
<b>Attic</b>	FULL FINSH
<b>Basement</b>	FULL
<b>Square Feet</b>	1192

[View Sketch](#)
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**Sales Information:**

Sale Date	Type	Price	Book/Page
9/7/1999	LAND + BUILDING	\$120,900.00	15030/320
8/1/1990	LAND + BUILDING	\$106,000.00	/


**New Search!**

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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	<b>Land Use Type</b>	THREE FAMILY
	Verify legal use with Inspections Division	
	<b>Property Location</b>	60 CLARK ST
	<b>Owner Information</b>	PERAZIO CAROLYN I 60 CLARK ST #3 PORTLAND ME 04102
	<b>Book and Page</b>	12102/218
	<b>Legal Description</b>	57-J-23 CLARK ST 60
	<b>Acres</b>	2520 SF 0.0579

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	9332	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$137,200.00	PERAZIO CAROLYN I
<b>BUILDING VALUE</b>	\$232,600.00	60 CLARK ST #3
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	PORTLAND ME 04102
<b>NET TAXABLE - REAL ESTATE</b>	\$359,800.00	
<b>TAX AMOUNT</b>	\$7,196.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1874
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	3
<b># Units</b>	3
<b>Bedrooms</b>	9
<b>Full Baths</b>	3
<b>Total Rooms</b>	18
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	3993

[View Sketch](#)      [View Map](#)      [View Picture](#)

**Sales Information:**

Sale Date	Type	Price	Book/Page
9/1/1995	LAND + BUILDING	\$119,500.00	/
9/1/1995	LAND + BUILDING	\$125,000.00	12102/218

**[Now Search!](#)**

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS THAT I, Carolyn I. Perazio, of 60 Clark Street, Apt. 3, Portland, County of Cumberland and State of Maine, for consideration paid, grant to Carolyn I. Perazio, of 60 Clark Street, Apr. 3, Portland, County of Cumberland and State of Maine, with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The transfer of property pursuant to this deed is exempt from the Maine real estate transfer tax under Title 36 of the Maine Revised Statutes, section 4641-C, subsection 3, because it is a deed that, without additional consideration and without changing ownership or ownership interest, modifies a deed previously recorded.

In witness hereof, I have hereto set my hand this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Carolyn I. Perazio

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss

On this \_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me the above-named Carolyn I. Perazio and acknowledged the foregoing to be her free act and deed.

\_\_\_\_\_  
Notary Public/Attorney at Law



## Exhibit A – Deed Legal Description

A certain lot or parcel of land located on the southwesterly sideline of Clark Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the northerly corner of land now or formerly of Robert Ouellette and Kimberly Ouellette as described in a deed recorded in the Cumberland County Registry of Deeds in Book 27153, Page 69, said point also being located S 53°38'40" E by the southwesterly sideline of Clark Street a distance of Two Hundred Thirteen and 50/100 (213.50) feet from the southeasterly sideline of Danforth Street. Thence:

1. S 36°21'20" W by said land of Ouellette a distance of Eighty and 00/100 (80.00) feet to a point;
2. S 50°27'48" E by said land of Ouellette a distance of Thirty-Two and 23/100 (32.23) feet to a point at remaining land now or formerly of Carolyn I. Perazio as described in a deed recorded in said Registry in Book 12102, Page 218;
3. S 36°35'55" W by said remaining land of Perazio a distance of Sixty-Six and 10/100 (66.10) feet to a point at land now or formerly of Briggs Street Property, LLC. as described in a deed recorded in said Registry in Book 28950, Page 151;
4. N 48°38'57" W by said land of Briggs Street Property, LLC. a distance of Six and 17/100 (6.17) feet to a point at the easterly corner of land now or formerly of Lucille O. Trudeau and Stephen C. Trudeau as described in a deed recorded in said Registry in Book 28462, Page 75;
5. N 50°26'04" W by said land of Trudeau a distance of Thirty and 01/100 (30.01) feet to a point;
6. S 42°18'59" W by said land of Trudeau a distance of Eighteen and 97/100 (18.97) feet to a point;
7. N 42°17'32" W by said land of Trudeau a distance of Eleven and 96/100 (11.96) feet to a point at land now or formerly of Carol Kelly and Karen Geraghty as described in a deed recorded in said Registry in Book 17480, Page 185;
8. N 43°48'33" E by said land of Kelly and Geraghty a distance of Eighteen and 00/100 (18.00) feet to a point;
9. N 46°11'27" W by said land of Kelly and Geraghty a distance of Fourteen and 00/100 (14.00) feet to a point;
10. N 43°48'33" E by said land of Kelly and Geraghty a distance of Eighteen and 00/100 (18.00) feet to a point;
11. N 46°11'27" W by said land of Kelly and Geraghty a distance of Three and 00/100 (3.00) feet to a point at the southeasterly sideline of a private way known as Danforth Place;
12. N 43°48'33" E by said Danforth Place a distance of Four and 20/100 (4.20) feet to a point;

Continued on next page

Deed Legal Description – Continued

13. N 16°37'32" W by said Danforth Place a distance of Four and 33/100 (4.33) feet to a point;
14. N 36°21'20" E by said Danforth Place and land now or formerly of Caitriona Robinson as described in a deed recorded in said Registry in Book 14499, Page 174 a distance of One Hundred Seventeen and 50/100 (117.50) feet to a point a the southwesterly sideline of said Clark Street;
15. S 53°38'40 E by said Clark Street a distance of Thirty-Three and 00/100 (33.00) feet to the point of beginning.

The above described parcel contains 6,867 square feet (0.16 acres), more or less. Meaning and intending to describe land now or formerly of Carolyn I. Perazio as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15030, Page 320 and a portion of other land of said Perazio as described in a deed recorded in said Registry in Book 12102, Page 210.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone.

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS THAT I, Carolyn I. Perazio, of 60 Clark Street, Apt. 3, Portland, County of Cumberland and State of Maine, for consideration paid, grant to Jennifer Lee Hunter and Derek Wayne Hengstenberg, of 37 Salem Street, Portland, County of Cumberland and State of Maine, with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In witness hereof, I have hereto set my hand this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Carolyn I. Perazio

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss

On this \_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me the above-named Carolyn I. Perazio and acknowledged the foregoing to be her free act and deed.

\_\_\_\_\_  
Notary Public/Attorney at Law

### Exhibit A – Deed Legal Description

A certain lot or parcel of land located on the northwesterly sideline of Salem Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the southerly corner of land now or formerly of Donna L. Lathem as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13230, Page 339, said point also being located S 35°44'03" W by the northwesterly sideline of Salem Street a distance of Eighty-Six and 00/100 (86.00) feet from the southwesterly sideline of Clark Street. Thence:

1. S 35°44'03" W by said Salem Street a distance of Sixty-Eight and 60/100 (68.60) feet to a point at the easterly corner of land now or formerly of Nicholas S. Burnett as described in a deed recorded in said Registry in Book 28937, Page 294;
2. N 48°38'57" W by said land of Burnett and land now or formerly of Briggs Street Property, LLC. as described in a deed recorded in said Registry in Book 28950, Page 151 a distance of Seventy-Seven and 00/100 (77.00) feet to a point at remaining land now or formerly of Carolyn I. Perazio, as described in a deed recorded in said Registry in Book 12102, Page 218;
3. N 36°35'55" E by said remaining land of Perazio a distance of Sixty-Six and 10/100 (66.10) feet to a point at land now or formerly of Robert and Kimberly Ouellette as described in a deed recorded in said Registry in Book 27153, Page 69;
4. S 50°27'48" E by said land of Ouellette and said land of Latham a distance of Seventy-Five and 80/100 (75.80) feet to the point of beginning.

The above described parcel contains 5,130 square feet (0.12 acres), more or less, and being a portion of property now or formerly of said Carolyn I. Perazio as described in a deed recorded in the Cumberland County Registry of Deeds in Book 12102, Page 210.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone.

Said parcel is subject to a building easement lying northwesterly, but not adjacent to, Salem Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly sideline of land now or formerly of Donna L. Lathem as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13230, Page 339, said point of beginning being located N 50°27'48" W by said land of Lathem a distance of Twenty-Four and 55/100 (24.55) feet from the northwesterly sideline of Salem Street, thence:

1. N 54°17'01" W through land now or formerly of Carolyn I. Perazio as described in a deed recorded in said Registry in Book 12102, Page 218 a distance of Twenty-Six and 60/100 (26.60) feet to a point;
2. N 35°42'59" E through said land of Perazio a distance of One and 78/100 (1.78) feet to a point, said point being the southwesterly sideline of said land of Lathem;

Continued on next page

Deed Legal Description – Continued

3. S 50°27'48" E by said land of Lathem a distance of Twenty-Six and 66/100 (26.66) feet to the point of beginning.

Said easement contains 24 square feet, more or less, and lying over land now or formerly of Carolyn I. Perazio as described in a deed recorded in the Cumberland County Registry of Deeds in Book 12102, Page 218.

Bearings are reference to Grid North, Maine State Plane Coordinate System, West Zone.

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

**INVOICE OF FEES**

<b>Application No:</b> 0000-2044	<b>Applicant:</b> PERAZIO CAROLYN I
<b>Project Name:</b> 37 SALEM ST	<b>Location:</b> 37 SALEM ST
<b>CBL:</b> 057 J022001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 09/17/2014	

<b>Previous Balance</b>		<b>Payment Received</b>		<b>Current Fees</b>		<b>Current Payment</b>		<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00	-	\$0.00	+	\$150.00	-	\$150.00	=	\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
<b>Total Current Fees:</b>	<b>+</b>	<b>\$150.00</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$150.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 057 J022001  
**Bill To:** PERAZIO CAROLYN I  
 60 CLARK ST  
 PORTLAND, ME 04102

**Application No:** 0000-2044  
**Invoice Date:** 09/17/2014  
**Invoice No:** 46611  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

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

Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)

**AREA**

Parcel 1:  
9,506 Sq. Ft. / 0.22 Acres

Parcel 2:  
2,607 Sq. Ft. / 0.06 Acres

Combined Parcels 1A & 2:  
6,982 Sq. Ft. / 0.16 Acres

Proposed Parcel 1B:  
5,130 Sq. Ft. / 0.12 Acres

**Zoning**

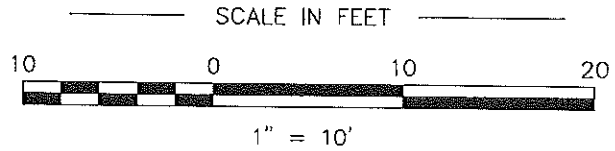
R-6 Residential Zone

Min. Lot Size: 4,500 Sq. Ft.  
Min. Street Frontage: 40 Ft.  
Min. Lot Width: 40 Ft.  
Front Yard: 10 Ft.  
Rear Yard: 20 Ft.  
Side Yard (up to 3 Stories): 10 Ft.

**OWNERS OF RECORD**

Parcel 1:  
Carolyn I. Perazio  
Book 15030, Page 320

Parcel 2:  
Carolyn I. Perazaio  
Book 12102, Page 218



PLAN OF  
**Boundary Survey & Lot Reconfiguration**

37 Salem Street & 60 Clark Street

Portland, Maine

MADE FOR

**Carolyn Perazio**

60 Clark Street

Portland, Maine

JOB #214023

DATE: June 12, 2014

SCALE: 1" = 10'

BOOK #878

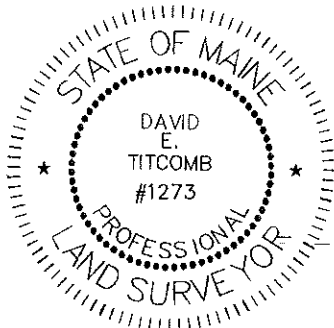
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FILE #9708

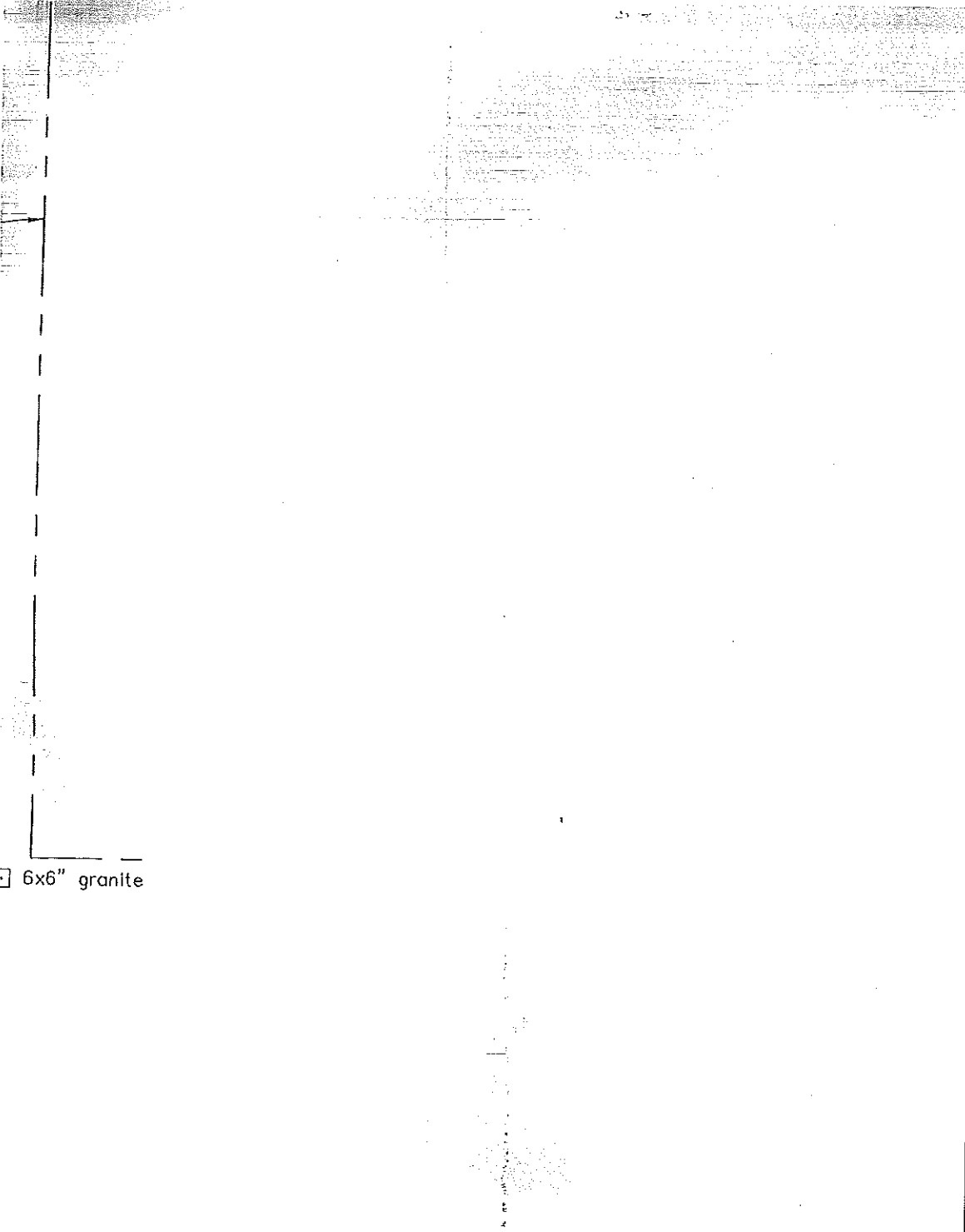


*Titcomb Associates*

133 Gray Road, Falmouth, Maine 04105  
(207)797-9199 www.titcombsurvey.com



ds of  
of



□ 6x6" granite

**AREA**

Parcel 1:  
9,506 Sq. Ft. / 0.22 Acr

Parcel 2:  
2,607 Sq. Ft. / 0.06 Acr

Combined Parcels 1A & 2  
6,982 Sq. Ft. / 0.16 Acr

Proposed Parcel 1B:  
5,130 Sq. Ft. / 0.12 Acr

**Zoning**

R-6 Residential Zone

Min. Lot Size:  
Min. Street Frontage:  
Min. Lot Width:  
Front Yard:  
Rear Yard:  
Side Yard (up to 3 Stori

**OWNERS OF RECORD**

Parcel 1:  
Carolyn I. Perazio  
Book 15030, Page 320

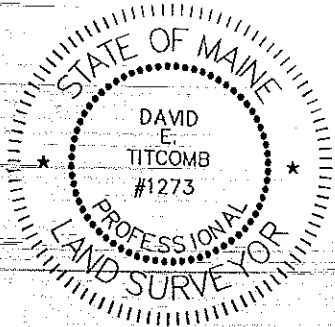
Parcel 2:  
Carolyn I. Perazio  
Book 12102, Page 218



**CERTIFICATION**

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

David E. Titcomb, P.L.S. #1273



**Boundary Survey**

37 Salem Street & 60 Clark Street

60 Clark Street

JOB #214023	DATE:
BOOK #878	
G: /CP/2014/214023.dwg	
FILE #9708	

Cal