



Planning & Urban Development Department

*Jeff Levine, AICP, Director*  
*Marge Schmuckal, Zoning Administrator*

April 14, 2014

Constance Bloomfield  
380 Danforth Street  
Portland, ME 04102

RE: 380 Danforth Street – 061-I-003 – R-4 Zone – Proposed Lot Division

Dear Ms. Bloomfield,

I am in receipt of your request for a determination letter concerning the division of your property located at 380 Danforth Street. My determination is based upon a signed, stamped survey of Rex Croteau, P.L.S. for Titcomb Associates. The entire parcel is located within the R-4 residential zone.

Based upon the submitted survey, I have determined that parcel "B" with the existing three-unit structure meets all the R-4 zone dimensional requirements. No violation of the Land Use Zoning Ordinance is created. I have also determined that parcel "A", the newly created vacant lot meets or can meet the dimensional requirements of the R-4 zone.

Prior to developing parcel "A", separate applications, reviews and approvals will need to be submitted. Depending upon what you intend to construct, you may need a conditional use appeal and a subdivision review as part of the review process.

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

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal stroke at the end.

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

CONSTANCE BLOOMFIELD & WILLIAM MCFARLANE

RECEIVED

APR - 1 2014

Dept of Building Inspections  
City of Portland Maine

March 31, 2104

Marge Schmuckal, Zoning Administrator  
Room 315  
Portland City Hall

Dear Marge:

I am attaching a survey of:

380 Danforth St.  
Chart 61 / Block I / Lot 3

showing the division of Lot 3 into Parcel A and Parcel B. I would like a Zoning Determination indicating that both Parcel A and Parcel B comply with the requirements of R-4. Parcel B contains a 3-unit structure; a 2 or 3-unit structure is contemplated for Parcel A.

I am enclosing a check for \$150.00 for this Request for a Zoning Determination.

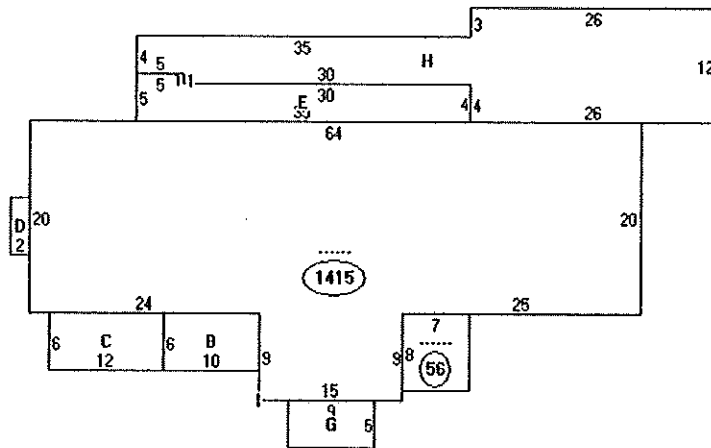
Thank you for your attention to this.

  
Constance Bloomfield

380 DANFORTH STREET PORTLAND MAINE 04102

PHONE 207-773-7769

EMAIL cbloomfi@maine.rr.com



Descriptor/Area	Area
A:.....	1415 sqft
B:EP/B	60
C:OFP/B	72
D:FBAY/B	12
E:1Fr/B	145
F:.....	56
G:1Fr	45
H:WD	482
I:RG1	672
	672 sqft
	<b>2959</b>

$11,777 \times 30\% = 3533.1 \text{ sq ft MAX}$

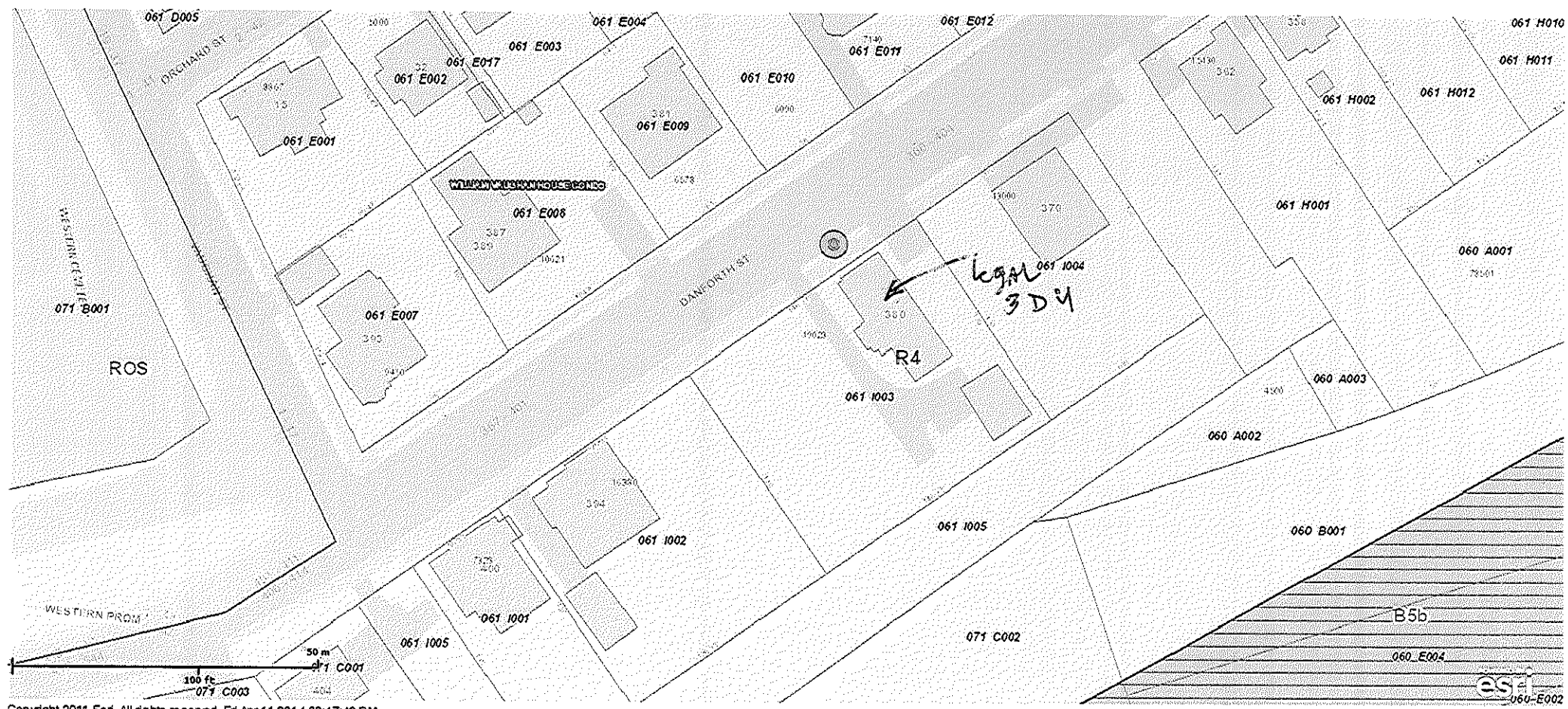
OK

Applicant: Constance Bloomfield Date: 4/14/14

Address: 380 Danforth St C-B-L: 61-I-003

CHECK-LIST AGAINST ZONING ORDINANCE

	Parcel "B" Existing 3 DU.	Parcel "A"
Date -		
Zone Location - R-4		
Interior or corner lot -	Existing 3 unit city	New vacant lot proposed 2-3 unit city
Proposed Use/Work -		
Sewage Disposal -		
Lot Street Frontage - 50'	78.51'	67.82'
Front Yard - 25' min OAV.	existing	can meet
Rear Yard - 25'	≈ 27' from Garage	can meet
Side Yard - 1st = 10' 2nd = 14' 3rd = 16'	of total sides = 33.5 (32 min) 2 1/2 ft. min. shown allows reduction	can meet
Projections -		
Width of Lot - 60' min	78.5'	67.82'
Height - 35'	Existing	can meet
Lot Area - 9,000 sq ft for multiplex	11,777	10,173
Lot Coverage/Impervious Surface - 30% max	25% lot cov. shown of 9,000 sq ft	can meet
Area per Family - 3,000 sq ft DU.		up to 3 DU
Off-street Parking - 1 per DU on peninsula	2-car garage + 1	can meet
Loading Bays -	N/A	N/A
Site Plan -		
Shoreland Zoning/Stream Protection - N/A		
Flood Plains - Panel 13 - Zone C		



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

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

**CBL** 061 1003001  
**Land Use Type** THREE FAMILY  
 Verify legal use with Inspections Division  
**Property Location** 380 DANFORTH ST  
**Owner Information** MCFARLANE WILLIAM & CONSTANCE BLOOMFIELD JTS  
 380 DANFORTH ST  
 PORTLAND ME 04102  
**Book and Page** 21615/268  
**Legal Description** 61-I-3  
 DANFORTH ST 380  
**Acres** 19023 SF  
 0.4367

R-4  
 legal 3 D.U.

**Current Assessed Valuation:**

**TAX ACCT NO.** 9752 **OWNER OF RECORD AS OF APRIL 2013**  
**LAND VALUE** \$345,100.00 MCFARLANE WILLIAM &  
**BUILDING VALUE** \$362,200.00 CONSTANCE BLOOMFIELD JTS  
**NET TAXABLE - REAL ESTATE** \$707,300.00 380 DANFORTH ST  
 PORTLAND ME 04102  
**TAX AMOUNT** \$13,728.70

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

**Building Information:**

**Building 1**

**Year Built** 1875  
**Style/Structure Type** OLD STYLE  
**# Stories** 2.5  
**# Units** 3  
**Bedrooms** 5  
**Full Baths** 4  
**Total Rooms** 12  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 4689

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

**Outbuildings/Yard Improvements:**

**Building 1**

**Year Built** 2008  
**Structure** GARAGE-WD/CB  
**Size** 21X32  
**Units** 1  
**Grade** B  
**Condition** A

**Sales Information:**

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1881	<b>Applicant:</b> MCFARLANE WILLIAM & CONS
<b>Project Name:</b> 380 DANFORTH ST	<b>Location:</b> 380 DANFORTH ST
<b>CBL:</b> 061 I003001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 04/01/2014	

<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**

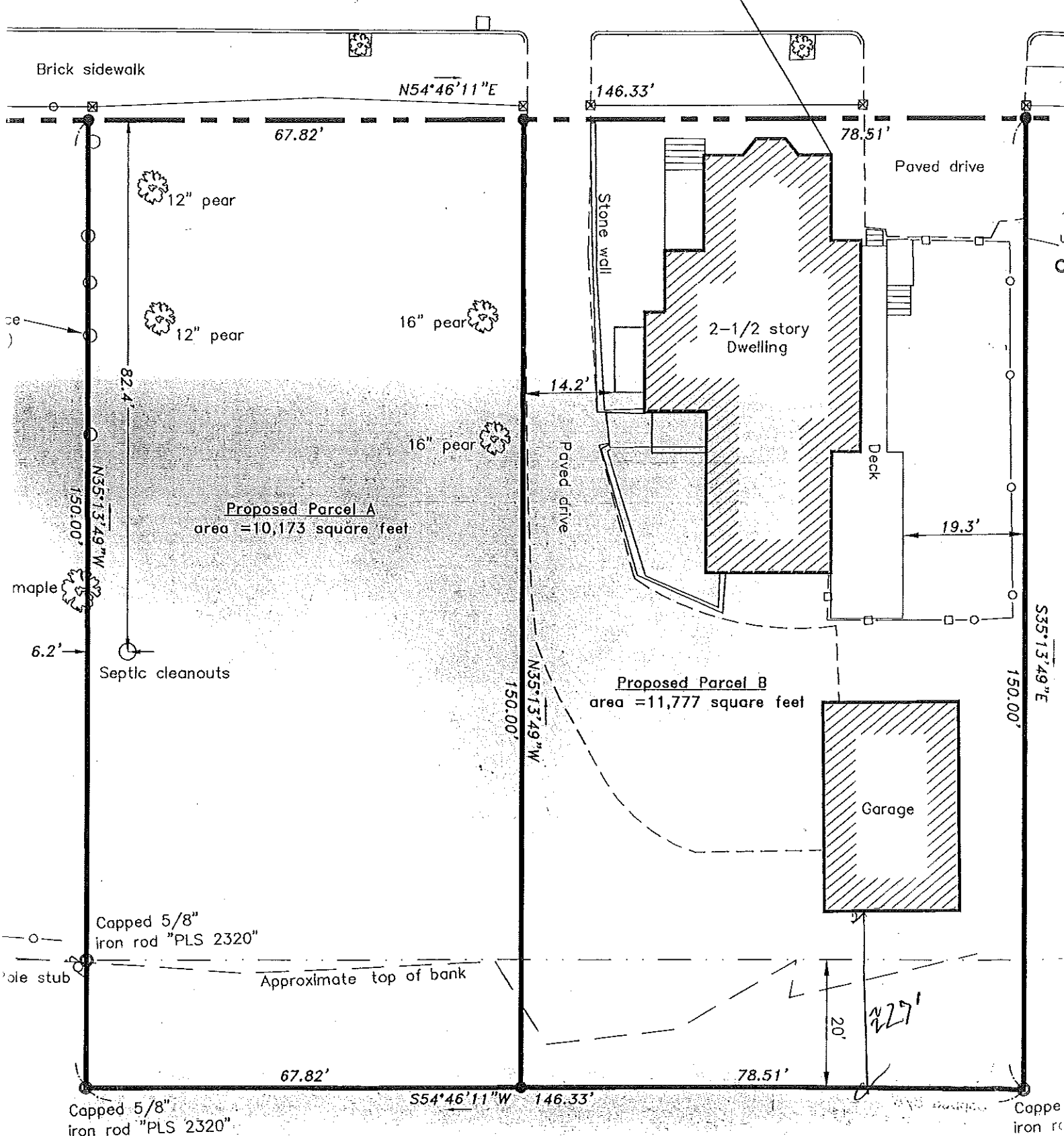
Fee Description	Qty	Fee/Deposit Charge		
Zoning Determinations	1	\$150.00		
		\$150.00		
			<b>Total Current Fees:</b>	<b>+</b> <b>\$150.00</b>
			<b>Total Current Payments:</b>	<b>-</b> <b>\$150.00</b>
			<b>Amount Due Now:</b>	<b>\$0.00</b>

**CBL** 061 I003001  
**Bill to:** MCFARLANE WILLIAM & CONSTANCE BLOOM  
 380 DANFORTH ST  
 PORTLAND, ME 04102

**Application No:** 0000-1881  
**Invoice Date:** 04/01/2014  
**Invoice No:** 44533  
**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/planning/permitstatus.asp>

Danforth Street



Brick sidewalk

$N54^{\circ}46'11''E$

67.82'

12" pear

12" pear

16" pear

16" pear

**Proposed Parcel A**  
area = 10,173 square feet

maple

6.2'

Septic cleanouts

Capped 5/8"  
iron rod "PLS 2320"

hole stub

Approximate top of bank

67.82'

$S54^{\circ}46'11''W$  146.33'

Capped 5/8"  
iron rod "PLS 2320"

146.33'

78.51'

Stone wall

Paved drive

2-1/2 story  
Dwelling

Paved drive

Deck

19.3'

**Proposed Parcel B**  
area = 11,777 square feet

Garage

$S35^{\circ}13'49''E$

150.00'

20'

227'

78.51'

Capped  
iron rod



2) Plan "Surveyed for Robert Jordan" by E.C. Jordan & Co., dated November 8, 1923.

3) Untitled plan by E.C. Jordan & Co., dated July 22, 1911.

4) City of Portland monument maps for Danforth Street, dated September 1925, on file in the Department of Public Works.

5) Condominium Plat Southrise Condominium by Sebago Technics Inc., dated March 14, 1989, revised through June 2, 1989, recorded in Plan Book 179, Page 44.

6) Plan of Property made for Constance Bloomfield by Titcomb Associates dated October 20, 2004 and revised October 5, 2005, recorded in Plan Book 205, Page 635.

**OWNERS of RECORD**

William McFarlane & Constance Bloomfield  
Book 21615, Page 268

**AREA**

Parcel A and Parcel B combined = 21,950 s.f / 0.50 acres

**GRAPHIC SCALE**



( IN FEET )

1 inch = 20 ft.

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Dept. of Building Inspections  
City of Portland Maine

Rev. 2	03/27/14	Proposed Parcel A and Parcel B	RJC
Rev. 1	10/05/05	Add 20' strip at rear, note 5	JNS

**Plan of Property**

380 Danforth Street

Portland, Maine

MADE FOR

**Constance Bloomfield**

55 Thomas Street

Portland, Maine

JOB# 204070

DATE: Oct. 20, 2004

SCALE: 1" = 20'

BOOK# 774, 712

204070-R2A.dwg

FILE# 8913



*Titcomb Associates*

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

