

Zoning Division
Marge Schmuckal
Zoning Administrator



1998 Zoning letter
Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

081-A-601
Wayne & Lorene Campbell
4146 Jace Court
Estero, Florida 33928

August 28, 1998

RE: 178 Dartmouth Street - 81-A-1 & 2 R-5 Zone

Dear Mr & Mrs Campbell,

I'm sorry that my previous letter did not answer every one of your questions concerning your property. However, your basic question concerning your lot was whether you could divide your present lot and create a new, additional lot. As I stated in my previous letter, you can not. I used the survey that you included in order to determine this. You are in an R-5 residential zone. You would need to meet all the standards of the R-5 zone (lot size, setbacks etc.) for the original lot and a newly created lot. Your survey shows me that it would not be possible. I have included a copy of the R-5 zone for your reference. It has all the specifics you requested.

You were not clear in your previous letter that you wanted me to do some history research for you concerning the fencing and maybe why you have two driveways. Our microfiche files have no such information to pass on to you. This historic research on your property would need to be done elsewhere. Perhaps Landmarks or some other similar organization might be able to help you better. Sometimes these types of questions are better answered by previous long term owners of the property, or by neighbors of the property. I'm sorry that I can not help you more than this concerning these matters.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

SCANNED

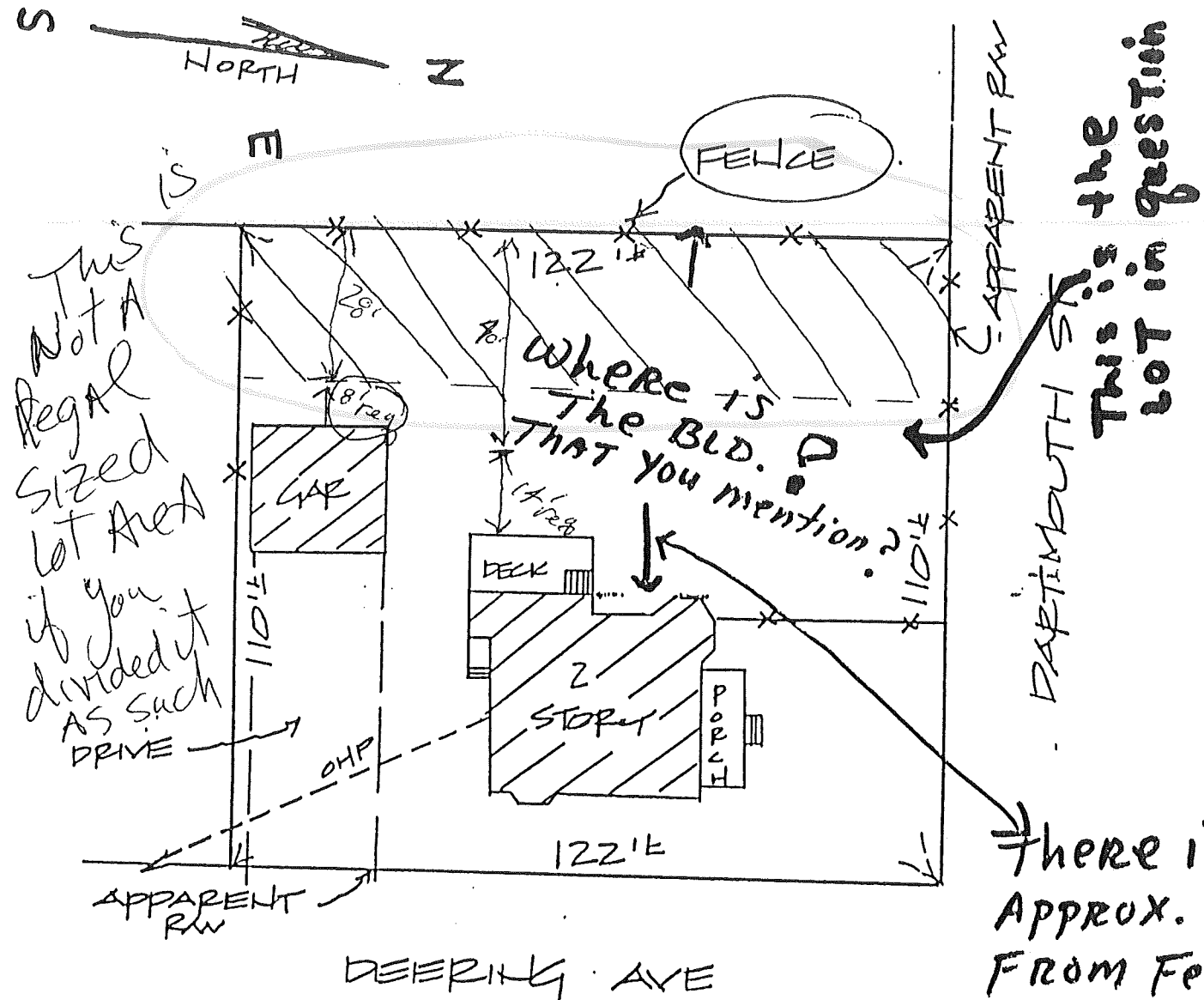
cc: Joseph Gray, Jr., Dir. of Planning & Urban Development

File

FOR MORTGAGE LENDER USE ONLY

NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES THE AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A LAND BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES THOSE EASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY LIENS WITH ADJOINING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 178 DARTMOUTH ST INSPECTION DATE: 3-27-98
PORTLAND, ME SCALE: 1" = 30'



This is Not A Legal Sized Lot Area if you divided it AS SUCH DRIVE

This is the lot in question

There is approx. 60' From Fence To side of our home.

Also There is a 60' lot width requirement - At least 120 would be needed along with proper setbacks

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: CAMPBELL REQUESTING PARTY: ATLANTIC TITLE CO
 OWNER: LYDEN ATTORNEY: _____
 LENDER: P.H.S.B. FILE No. 98AS18

TITLE REFERENCES:
 DEED BOOK: _____ PAGE: _____
 PLAN BOOK: _____ PAGE: _____ LOT: _____

YOUR FILE #: 98-1017
NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

July 15, 1998

SECOND NOTICE!

8-24-98

FILE

City of Portland
Department of Urban Development
389 Congress Street
Portland, Maine 04101

Attention: Mr. Joseph E. Gray, Jr. Director

RE: #178 Dartmouth Street, Portland, Maine

Dear Mr. Gray:

Last night when my husband and I got home from work we had a letter waiting for us from your department. We were very excited thinking what answers there would be for us since we had sent so much information and photos. Well, were we shocked! only 4 lines and photos returned! Several of our questions were never answered in regards to setbacks, codes, the history behind why we have two driveways, etc. (please see our original letter dated July 6, 1998 to your department).

We were stymied by this response! Where is the building that Marge is talking about that is in the middle of our property? I am sending all of the same information again to you including Marge's letter to us. Please explain to us in better detail than her letter. We came to Portland, Maine in 1989 and fell in love with your city and after two years of enjoying it we then moved to Florida for more work but have never forgot about the area and have been investing our hard earned money nine years later in two homes in Fessenden Park! I think as taxpayers we deserve a better answer than what Marge has given us - don't you think? We await your response.

Respectfully submitted,

Wayne & Lorene Campbell

Wayne and Lorene Campbell
4146 Jace Court
Estero, Florida 33928

P.S.: What defines R-5 Zoning?

I'm still waiting FOR YOUR ANSWER.

FILE



July 6, 1998

City of Portland
Building/Zoning Department
389 Congress Street
Portland, Maine 04101

To Whom It May Concern:

In the month of May I briefly spoke with a women who I believe her name is Maggie who was trying to help me with whether our extra lot with our home would be **buildable** or **divided off** and sold separately. I have enclosed a copy of the survey, the legal description and photographs of both sides of our home where we have two driveways. The photographs that show the fenced in area is the area that we would like to know about. We find it funny that it has a curb and is bricked indicating a driveway was used but we don't have a history on this part as we recently purchased the home in April. Can you help us with setbacks, codes, etc. whatever it would take to find out if we can sub-divide this piece of property and sell it as a buildable lot. We look forward to hearing from someone from your department in the very near future. If you need additional information, please call and leave a message on our home answering machine and I will call you back in the daytime from work. We are thanking you in advance. Please send photos back after.

Respectfully submitted,

Wayne & Lorene Campbell

Wayne and Lorene Campbell
4146 Jace Court
Estero, Florida 33928
Tel. #(941)495-5934

/lwc
Enclosures: Photos ³(4), survey and legal description.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Wayne & Lorene Campbell
4146 Jace Court
Estero, Florida 33928

July 10, 1998

RE: 178 Dartmouth Street - 81-A-1 & 2 - R-5 Zone

Dear Mr & Mrs Campbell,

I am in receipt of your letter dated July 6, 1998. From what you submitted to me, you would not be able to create another buildable lot from your existing property. Your present structure has been placed in the middle of the two lots that you own. There is not enough remaining land to meet the legal requirements of the R-5 Residential zone.

I have returned your three pictures to you as you have requested.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

CC: file

Mainland Consultants

COMPLETE APPRAISAL - SUMMARY REPORT

March 13, 1998

Peoples Heritage Bank
Attn: Dawn Hardy
477 Congress Street, 7th Floor
Portland, ME 04101

Wayne A. and Lorene W. Campbell
178 Dartmouth St.
Portland, ME 04103
Date of Appraisal: March 12, 1998

This appraisal is not based upon a minimum value request, or loan amount. Both employment and compensation are completely independent of any value, or value range. The date of inspection is considered to be the effective date of the appraisal. Unless otherwise specified: The estimated marketing time for the subject property is less than one year.

This report is performed in compliance with USPAP standards. The appraiser(s) have complied with the competency provision of USPAP, and have the appropriate knowledge and experience to complete this appraisal assignment.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value, as defined in Title XI of the 'FIRREA', Effective September 19, 1990. The estimated market value for the subject property is for Federally related mortgage loan, or asset management purposes.

SCOPE of the APPRAISAL

- A) A preliminary search of available resources were made to determine market trends, influences and other significant influences pertaining to the subject property.
- B) A physical inspection of the subject property was performed. No claim regarding the subject's structural integrity; pest / infestation status; hazardous waste; etc. has been performed.
- C) The collection and confirmation of data present in the subject's market area is considered to be of sufficient quantity to form an appropriate and defensible opinion of value. Pertinent data has been included
- D) An analysis employing the recognized approaches to value, appropriate to this assignment have been completed.

Appraiser:

Paul Hutchinson
ME Res. Cert. #749

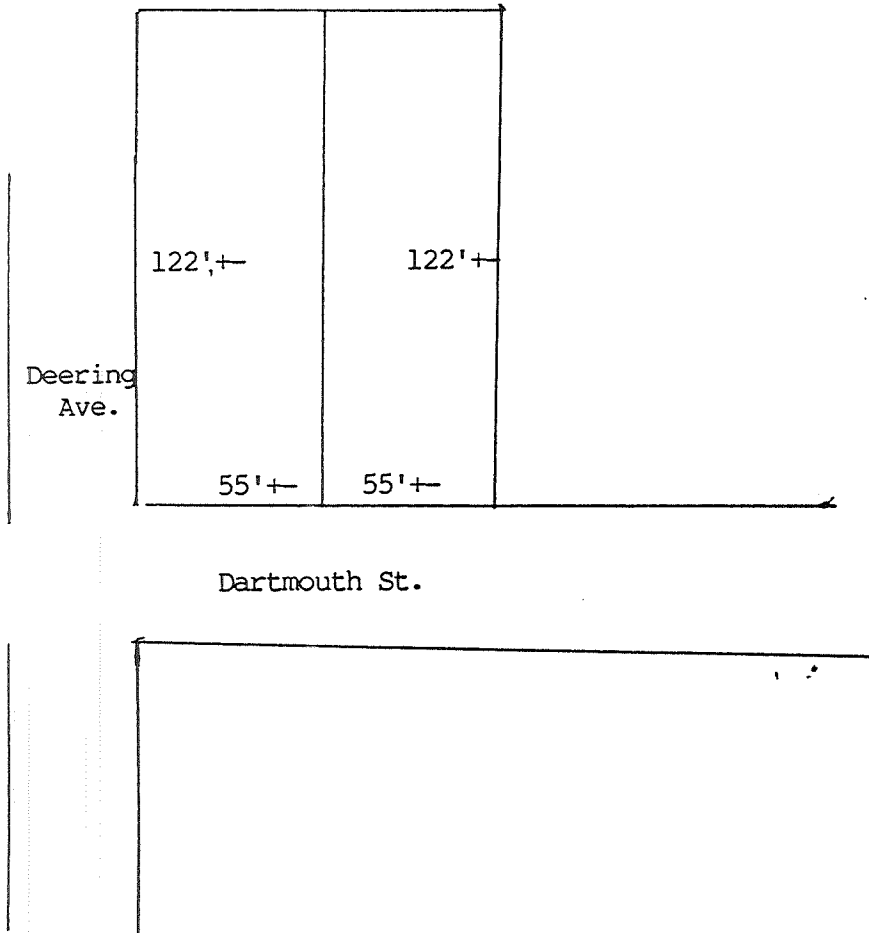
Supervisory Appraiser:

David J. Harrigan
ME Gen. Cert. #124

Owner/Client Wayne and Lorene Campbell			
Property Address 178 Dartmouth St.			
City Portland	County Cumberland	State Maine	Zip Code 04103
Lender Peoples Heritage Bank			

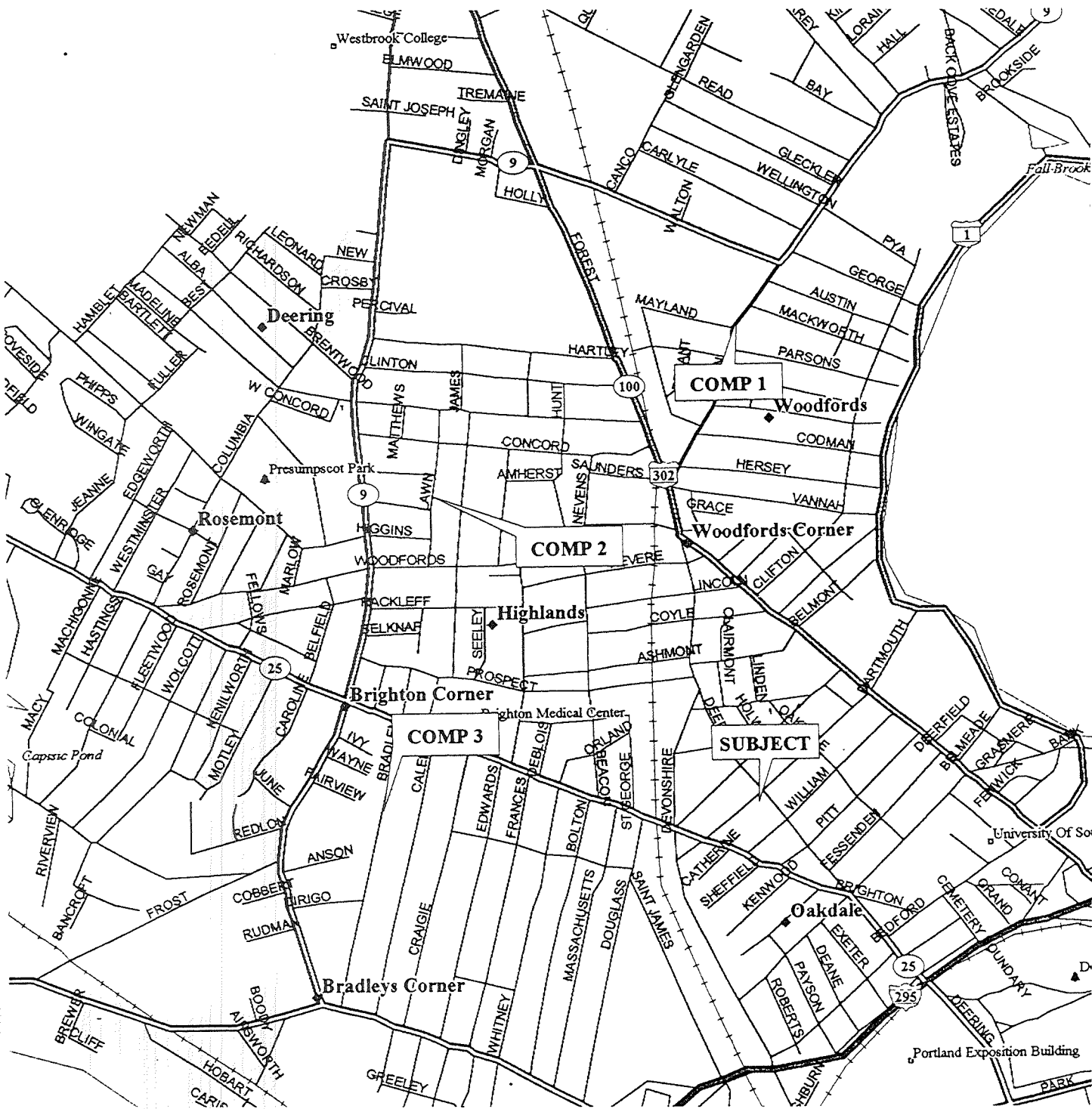
PLAT MAP

NOT TO SCALE



Client Wayne and Lorene Campbell			
Party Address 178 Dartmouth St.			
City Portland	County Cumberland	State Maine	Zip Code 04103
Lender Peoples Heritage Bank			

LOCATION MAP



81-A-001 f 002

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Wayne & Lorene Campbell
4146 Jace Court
Estero, Florida 33928

July 10, 1998

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Marge Schmuckal
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CC: file

July 6, 1998

City of Portland
Building/Zoning Department
389 Congress Street
Portland, Maine 04101

To Whom It May Concern:

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Respectfully submitted,

Wayne & Lorene Campbell

Wayne and Lorene Campbell
4146 Jace Court
Estero, Florida 33928
Tel. #(941)495-5934

/lwc

Enclosures: Photos ³(4), survey and legal description.

C Wayne Lorene Campbell
4146 Jace Ct
Estero, FL 33928-2151



178 DARTMOUTH ST. →
LOT # 32 & LOT # 33

Wayne Lorene Campbell
941-498-7406

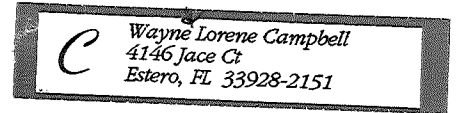


Exhibit A - Property Description

A certain lot or parcel of land, with the buildings thereon situated in said Portland, at Fessenden Park, so called, bounded and described as follows:

Beginning at the intersection of the southerly side line of Dartmouth Street with the westerly sidleline of Deering Avenue, thence running southwesterly along the southerly side line of said Dartmouth Street, one hundred ten (110) feet three and one-half (3 1/2) inches to an iron hub; thence southeasterly on a line parallel with said Deering Avenue, one hundred twenty-two (122) feet, four and one-half (4 1/2) inches to an iron hub; thence northeasterly on a line parallel with said Dartmouth Street, One hundred ten (110) feet, three and one-half (3 1/2) inches to said westerly sideline of said Deering Avenue; thence northwesterly along the westerly side line of Deering Avenue, One Hundred Twenty-two (122) feet, four and one-half (4 1/2) inches to the point of beginning.

Being lots No. 32 and No. 33 on a Plan of Fessenden Park, recorded in said Registry of Deeds.

Subject to conditions contained in deed from Constant Southwork to Addie R. Farrington, dated September 16, 1902, recorded in said Registry of Deeds, Book 723, Page 131.

Being the same premises conveyed to the Grantors herein by virtue of a warranty deed from Eugene F. Lyden et al of even date and to be recorded herewith.

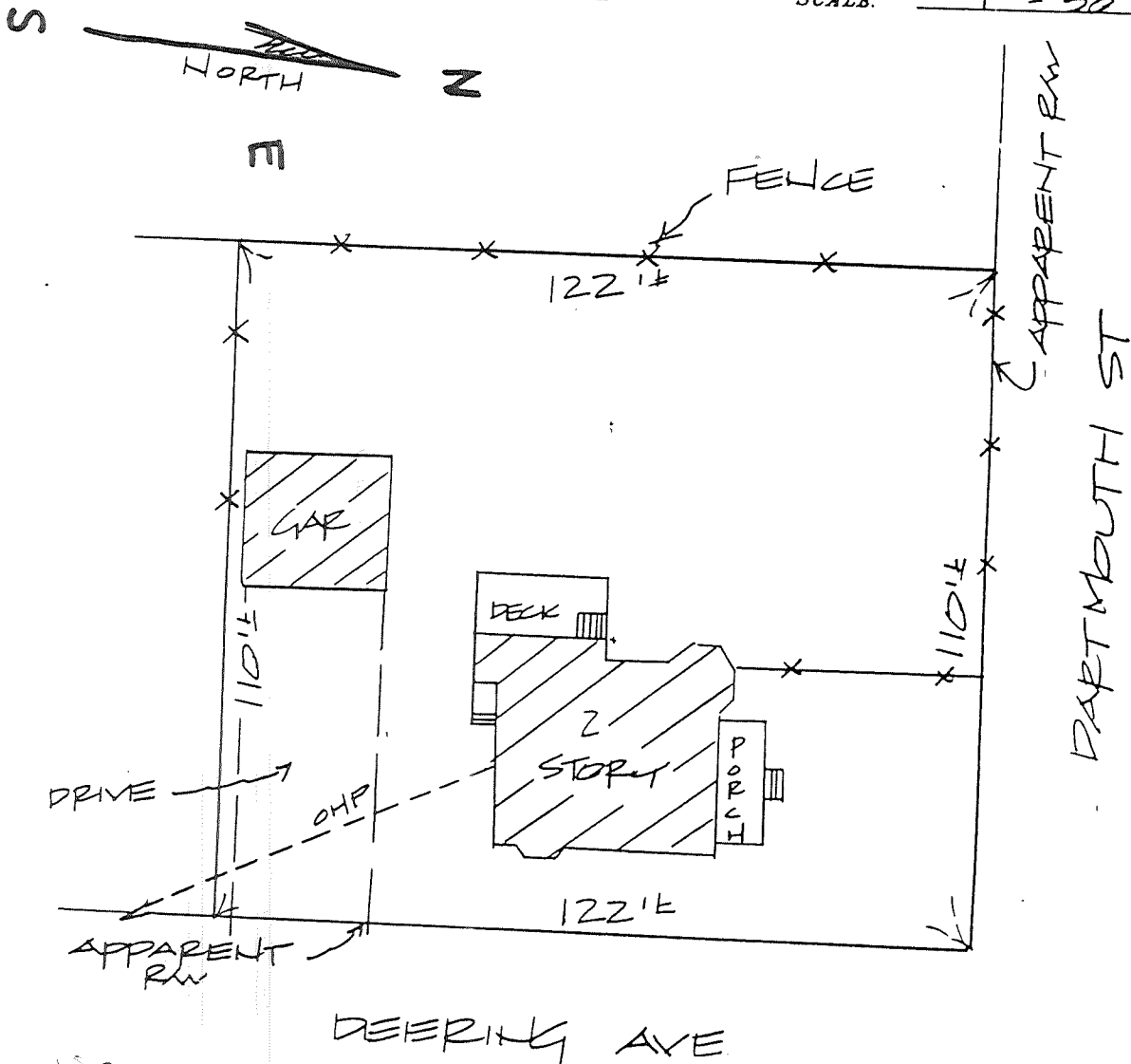
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER

ADDRESS: 178 DARTMOUTH ST
PORTLAND, ME

INSPECTION DATE: 3-27-98

SCALE: 1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: CAMPBELL REQUESTING PARTY: ATLANTIC TITLE CO
OWNER: LYDEN ATTORNEY: _____
LENDER: P.H.S.B. FILE No. 984518

TITLE REFERENCES:

DEED BOOK: _____ PAGE: _____
PLAN BOOK: _____ PAGE: _____ LOT: _____
COUNTY: UMBERLAND

MUNICIPAL REFERENCE:

MAP: _____ BLOCK: _____ LOT: _____

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 130251 PANEL: 0032 ZONE: ← DATE: 07-16-97

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

YOUR FILE #: 98-6017

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

844 STEVENS AVENUE
PORTLAND, ME 04103
(207) 878-7870

232 CLARES WOODS ROAD
LYMAN, ME 04002
(207) 498-2358

James O. Halloran

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING