

MITTELASEN, LLC

ATTORNEYS AT LAW
85 EXCHANGE STREET
PORTLAND, ME 04101

ROBERT E. MITTEL
MICHAEL P. ASEN
DIANE DUSINI
JONATHAN L. GOLDBERG
SUSAN S. BIXBY
ANDREW J. KULL
MARIA FOX
CARLOS DIAZ

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

DIRECT DIAL 207 699-5735
RECEPTION 207 775-3101
FAX 207 871-0683

jgoldberg@mittelasen.com

- deeds - 85 M 13, 9/10
- stor land zone

September 3, 2015

Via Hand Delivery

Ann Machado, Zoning Administrator
City of Portland
389 Congress Street, Room 315
Portland, ME 04101-3509

IR-1
stor land zone

RECEIVED

SEP 03 2015

Dept. of Building Inspections
City of Portland, Maine

Re: **25 Alderbrook Road, Peaks Island**
M/L 85M/9
Current Owner: Alexander Realty Trust

Dear Ann:

Following our telephone conversation last week, I write on behalf of the contract-purchasers of the above-referenced property ("Property") to request a Zoning Determination Letter from the City of Portland ("Letter"). Enclosed with this letter please find our check payable to the City of Portland ("City") in the amount of One Hundred Fifty Dollars (\$150.00), the full fee imposed by the City for the Requested Letter.

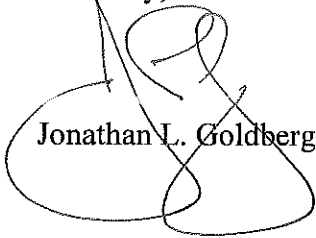
We believe that the Property is a lot of record in accordance with the provisions of Section 14-433(3) of the Portland Code of Ordinances. The Property, which has never been built upon, is shown as Lot 20 on a recorded plan approved by the Portland City Planning Board entitled "Oceanside Project, Peaks Island, Maine, South Gate Subdivision and dated April 11, 1969 (the "Plan"). It has been owned continuously since 1969 by Theodora Alexander and her husband, Stavros Alexander, either individually or as Trustees of the Alexander Realty Trust. An examination of the records at the Cumberland County Registry of Deeds reveals that neither Mr. or Mrs. Stavros owned any other real estate in Portland, thereby confirming that the Property "has been held under separate and distinct ownership from adjacent lots" since its purchase by the Alexanders. According to the City Assessor's records, the Property consists of 18,239 square feet in area. The boundaries are clearly marked on the Plan and the enlarged section of the Plan that I have enclosed with this letter. I will leave it to you to verify that the "applicable street frontage requirements of that time" can be met, as well as the "applicable yard dimensions."

deeds

FB & pgs

Thank you for your assistance in this matter. Closing on the sale of the Property occurred last week, but we are holding the closing documents and payment in escrow pending your confirmation that the Property may be improved with construction of a dwelling.

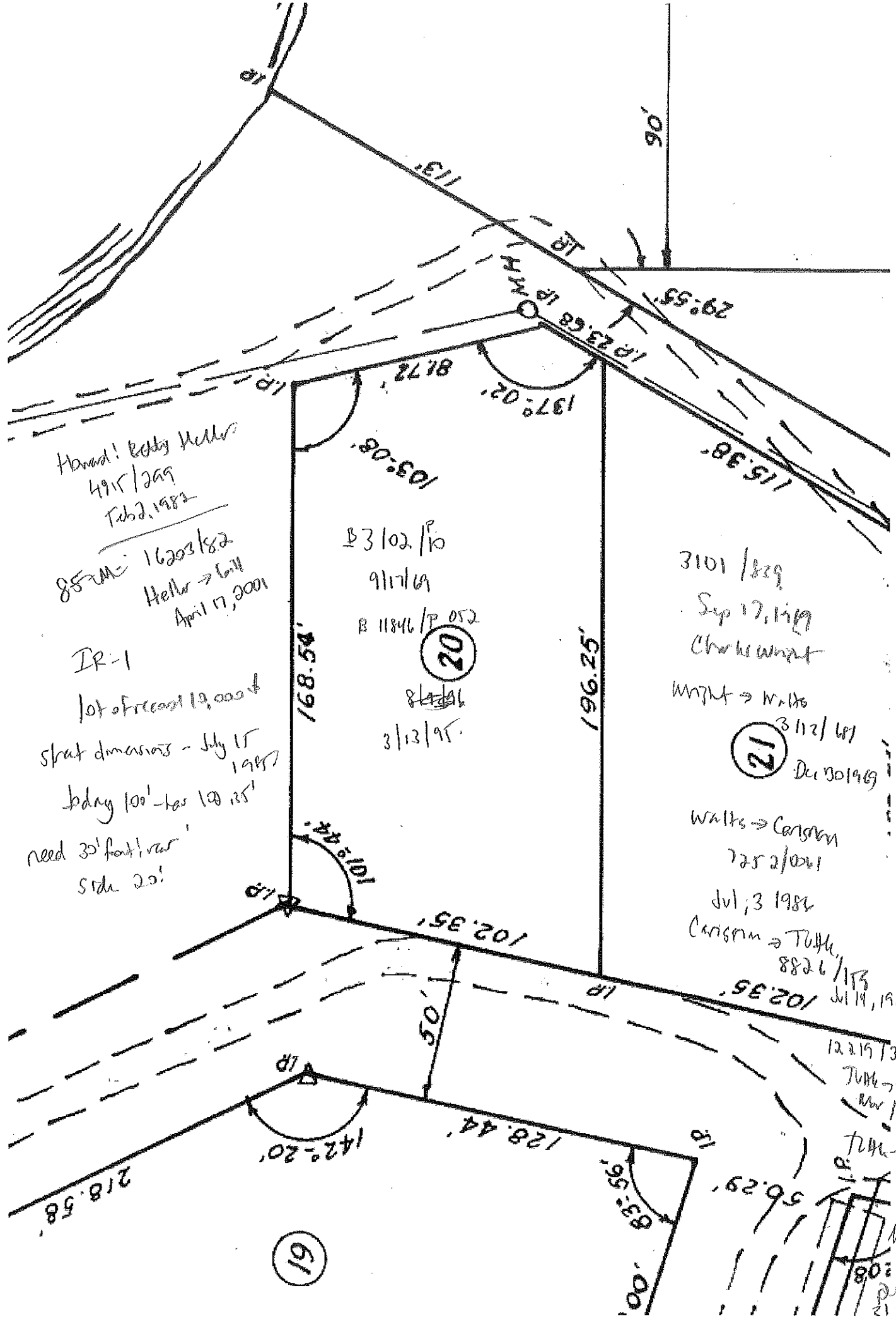
Sincerely,



Jonathan L. Goldberg

Enclosures

Cc: James P. Peters
T. Covington Johnson
Ralph Ashmore



Handed! Betty Heller
 4915/269
 Feb 2, 1982

85-200-16203/82
 Heller → Bill
 April 17, 2001

IR-1

lot of record 10,000 sq

skat dimensions - July 15
 1987

bdy 100' - has 100, 35'

need 35' front var
 side 25'

B 3102/P
 9/11/69

B 11846/P 052

(20)

~~8/2/81~~
 3/13/95

3101/829

Sep 17, 1969

Chokwint

Wright → Walks

(12)

3112/68
 Dec 30, 1969

Walks → Conger

7252/001

Jul 3, 1986

Conger → Tuttle & Musick

8826/173

102.35'

1229/322

Tuttle → Tuttle

11/17/69

Tuttle → Tuttle

18831/002

1002/002

108

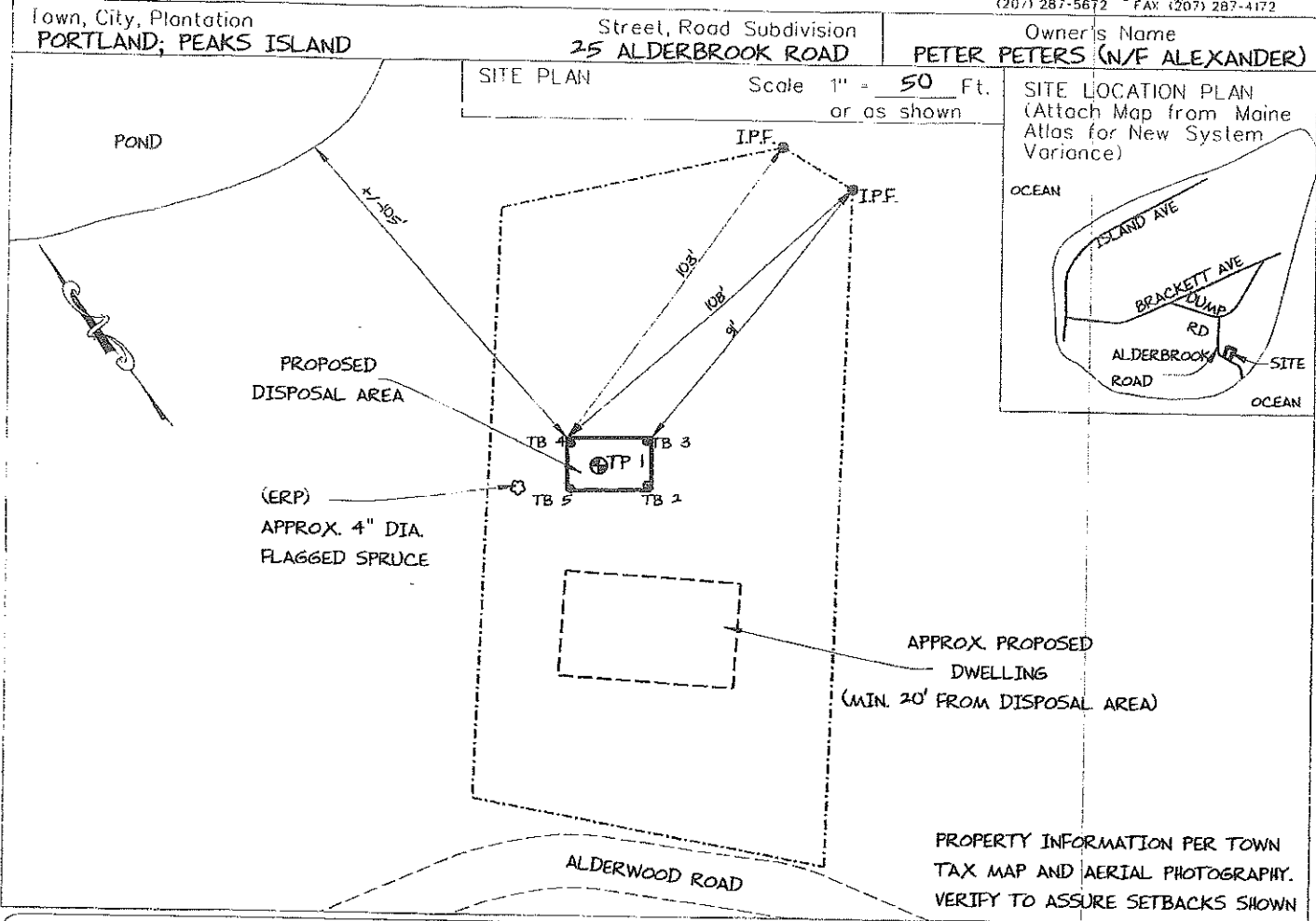
12/19/64

12/19/64

(19)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10 SHS
 (207) 287-5672 FAX: (207) 287-4172



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY		DARK	
	LOAM		BROWN	
10	GRAVELLY			
	LAGGY	FRIABLE	DARK	NONE
	SAND		YELLOW	EVIDENT
			BROWN	
30	REFUSAL ON LARGE ROCK OR BEDROCK			
40				
50				

Soil Classification **2 AIII**
 Profile Condition

Slope **0-3 %**

Limiting Factor **26"**

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TB 5 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	TB 2 = 24" TO REFUSAL / BEDROCK			
10	TB 3 = 21" TO REFUSAL / BEDROCK			
20	TB 4 = 21" TO REFUSAL / BEDROCK			
30	TB 5 = 40" TO REFUSAL / BEDROCK			
40				
50				

Soil Classification
 Profile Condition

Slope %

Limiting Factor =

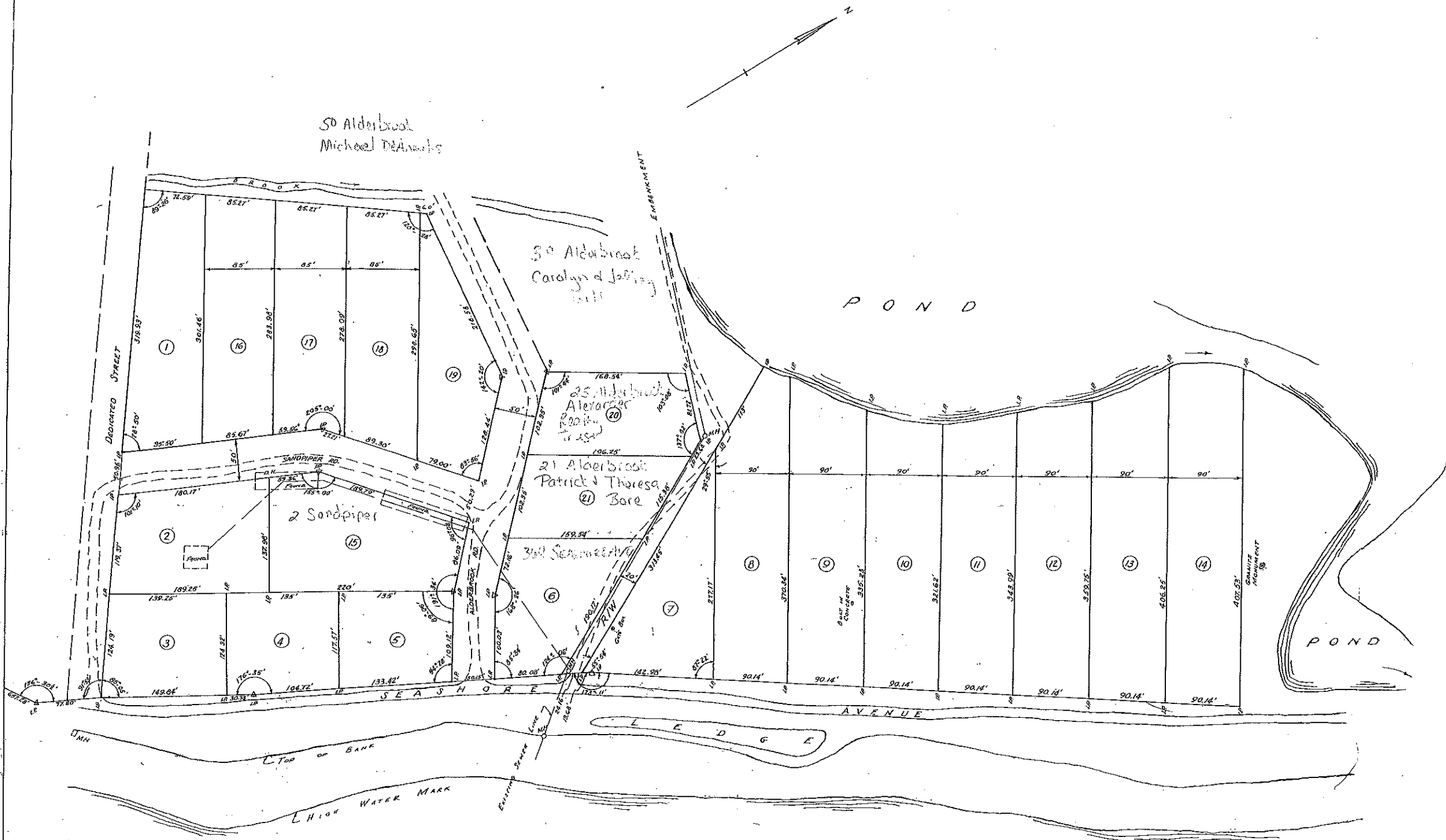
Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Albert Frick
 Site Evaluator Signature

163
 SE

8/18/2015
 Date

79 39.40



State of Maine
 Cumberland is
 Registry of Deeds
 Received Apr. 14, 1969
 at 9h 30m A.M.
 and recorded in
 Plan Book 79, Page 39
 Attest: *[Signature]* Registrar

Portland City Planning Board
[Signature]
[Signature]
[Signature]
[Signature]

Date: APRIL 11, 1969

OCEANSIDE PROJECT
 PEAKS ISLAND, MAINE
 SOUTH GATE SUBDIVISION
 OWNER: CASCO BAY ISLAND DEV. ASSOC.
 P.O. Box 66
 PEAKS ISLAND, ME.



C A S C O

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

389 Congress Street
Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2478	Applicant: ALEXANDER STAVROS & THEO
Project Name: 25 ALDERBROOK RD	Location: 25 ALDERBROOK RD
CBL: 085 M009001	Application Type: Determination Letter
Invoice Date: 09/03/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$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
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 085 M009001
Bill To: ALEXANDER STAVROS & THEODORA TRUSTEE
10 PUTNEY LN
LYNNFIELD, MA 01940

Application No: 0000-2478
Invoice Date: 09/03/2015
Invoice No: 50695
Total Amt Due: \$0.00
Payment Amount:

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](#)