

120-C-007

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Judith A. Mawhinney
c/o Jones & Warren, P.A.
PO Box 1270
Scarborough, ME 04070-1270

May 1, 1997

RE: Simon C. & Rita H. Ramsay
185 Craigie Street, Portland, ME - R-3 zone - 120-C-7

Dear Judith,

I am in receipt of the information you sent me, including a survey by Back Boundary Land Surveying, in regards to the conveyance of 480 square feet from Simon C. & Rita H. Ramsay to their neighbor, Eli & Ailene Goodman at 199 Craigie Street. Based on this submitted information, it appears that the remaining property of the Ramsay's would constitute a legal and conforming lot under the City of Portland's zoning ordinance.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator/
Asst. Chief of Inspection Services

cc to: File
P. Samuel Hoffses, Chief of Insp. Services

JONES & WARREN, P. A.

ATTORNEYS AT LAW

A Professional Association

JEFFREY W. JONES

Oak Hill Professional Building
P. O. Box 1270
243 U.S. Route One
Scarborough, ME 04070-1270
(207) 883-4167
FAX (207) 883-3866

March 31, 1997

Ms. Marge Schmuckal
Zoning Administrator
Portland City Hall
389 Congress Street, Room 315
Portland, ME 04101

RE: Simon C. and Rita H. Ramsay
185 Craigie Street, Portland, ME

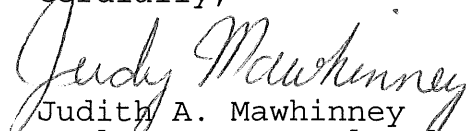
Dear Ms. Schmuckal:

This office represents Mr. and Mrs. Ramsay who are conveying a small piece of land to their neighbors, Eli I. and Ailenne Goodman at 199 Craigie Street, Portland. In order to obtain a partial release from the bank that holds the Ramsays' mortgage, the bank is requesting a letter from the City stating that the remaining property constitutes a legal and conforming lot.

Pursuant to our telephone conversation of this afternoon, you requested a copy of a surveying showing set backs and the square footage involved. Enclosed for your review please find two surveys. The first is a standard boundary survey showing the Goodmans' property. The second shows the triangular shaped piece that is to be conveyed. Once you have had an opportunity to review these two surveys, would you kindly prepare a letter stating that the Ramsays' remaining property is a legal and conforming lot pursuant to Portland's Code. If you have any questions or need additional information, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Cordially,


Judith A. Mawhinney
Real Estate Paralegal

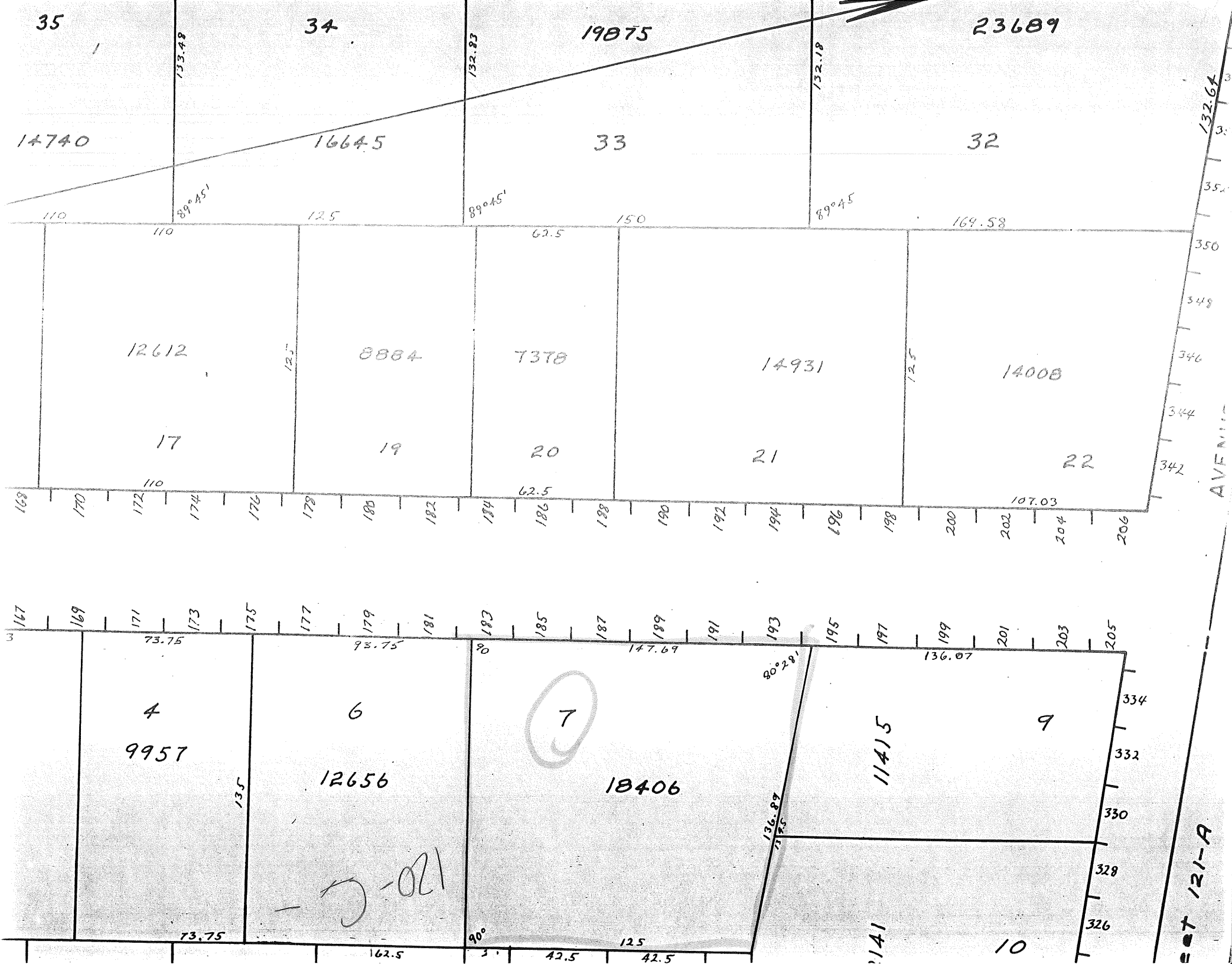
jm

Enclosures

cc: Mr. and Mrs. Simon C. Ramsay

773-2502

received
4/2/97

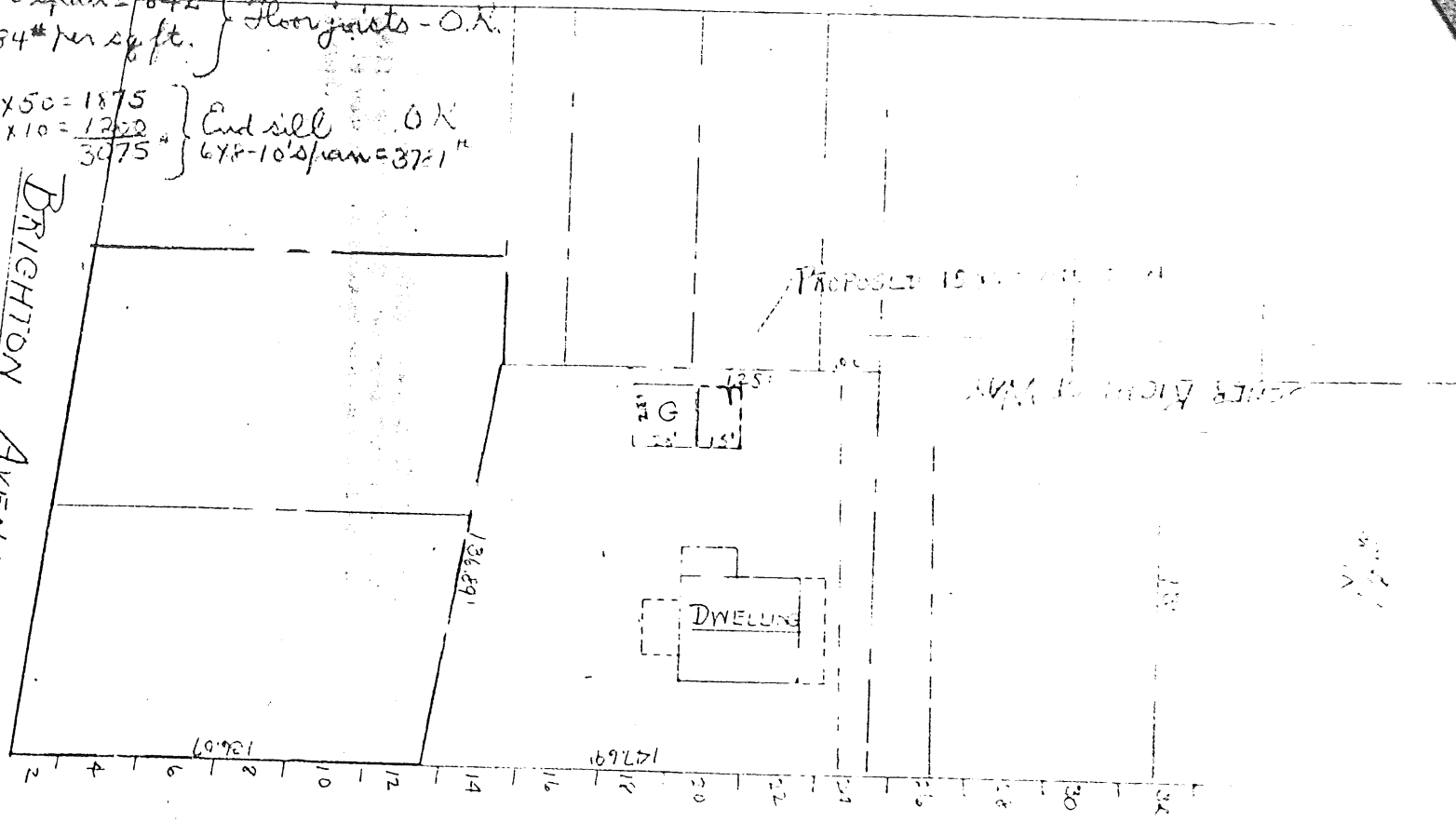


6x8 dressed hemlock - 10' span = 3781# } Center under
 $\frac{3781}{10 \times 75} = 50\# \text{ per sq ft.} - \text{O.K.}$ STREET

2x6 - 7'6" span = 842# } Floor joists - O.K.
 $\frac{842}{75 \times 11\frac{1}{2}} = 84\# \text{ per sq ft.}$

3x5 x 10 x 50 = 1875 } End sill O.K.
 $\frac{12 \times 10 \times 10 = 1200}{3075\#}$ 6x8 - 10' span = 3781#

BRIGHTON AVENUE



STREET CRAIGIE

REAR YARD - (147' x 30') 30' x 30' = 900'
 30' x 100' = 3000'
 35' x 20' = 700'

Rita H & Simon C. ZAMSAY

Applicant:

Date:

5/1/97

Address:

105 CRAIGIE STREET

C-B-L:

120-C-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

EX-183 1912

Zone Location -

R-3 Zone

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

14' req - photos of property show 20' + to side line ok

Projections -

Width of Lot -

Height -

2 story

required

Lot Area -

6,500^{sq}

18,466^{sq}
-480

Lot Coverage/ Impervious Surface -

Area per Family -

17,920 left

Off-street Parking -

Loading Bays -

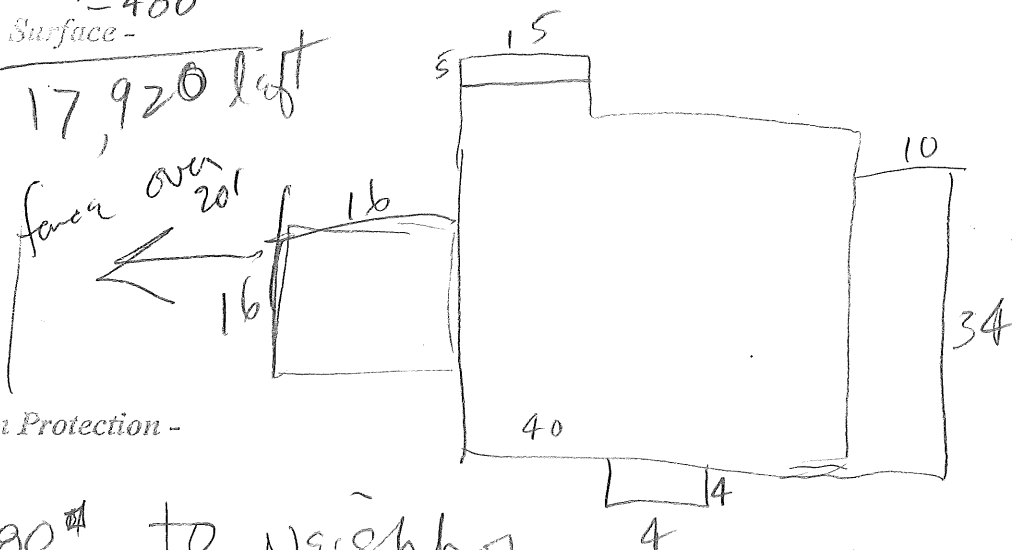
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

conveying 480^{sq} to neighbor

2 - 12 CRAIGIE, cor. Brighton Ave

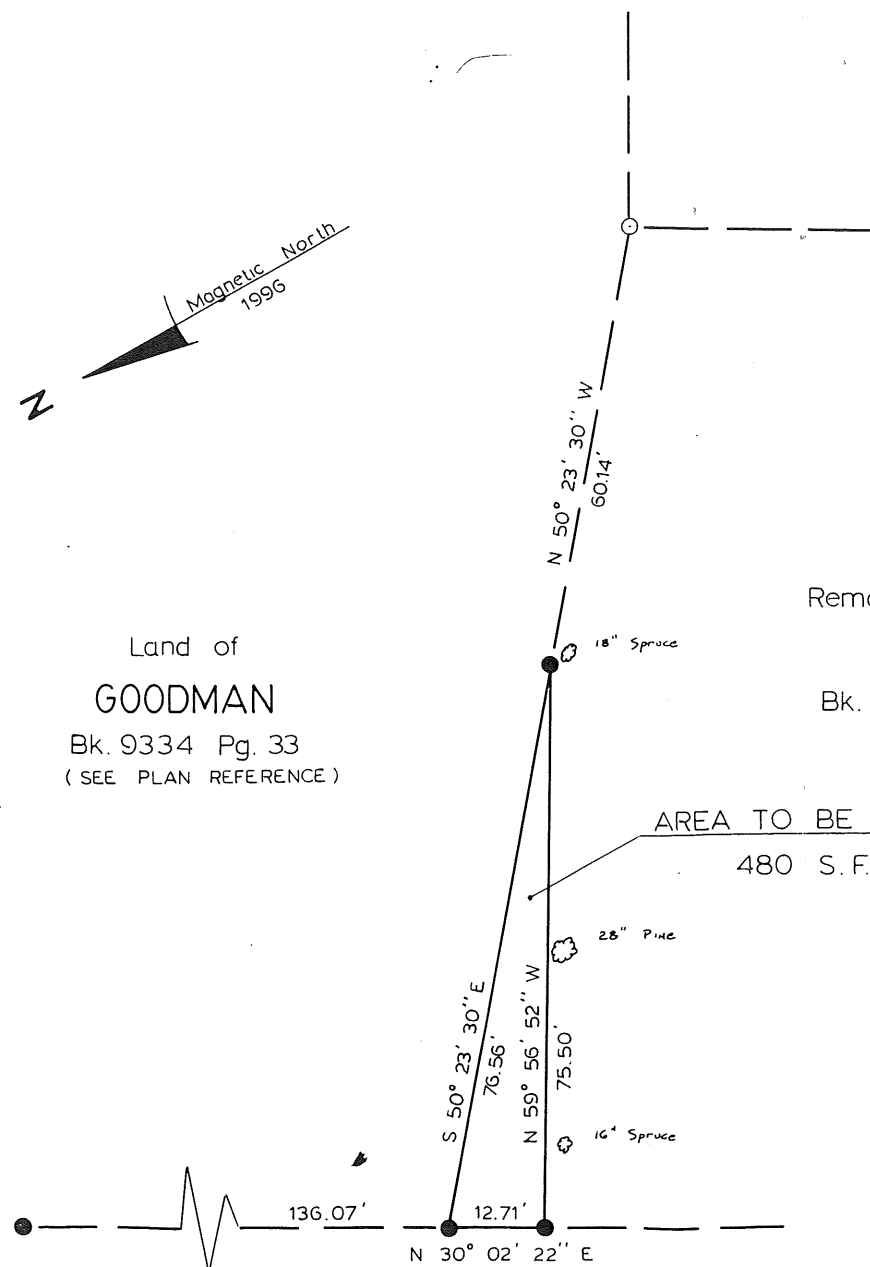


over ~~the~~ on side



← over 14' inside (2 story) →





Land of
GOODMAN
Bk. 9334 Pg. 33
(SEE PLAN REFERENCE)

Remaining Land of
RAMSAY
Bk. 11850 Pg. 139

AREA TO BE CONVEYED
480 S.F.

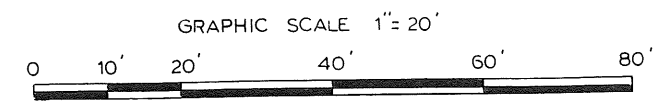
← to
Brighton Ave. **CRAIGIE STREET**

LEGEND

- FOUND IRON PIPE
- SET IRON ROD w/ CAP #1171

PLAN REFERENCE

" A STANDARD BOUNDARY SURVEY OF LAND OWNED BY ELI I & AILENNE GOODMAN, 199 CRAIGIE STREET, PORTLAND, MAINE "
by BACK BOUNDARY LAND SURVEYING dated 6/6/96 and recorded
at the C.C.R.D. in plan book 196, page 184.



I HEREBY CERTIFY THAT THIS PLAN CONFORMS
TO THE M.B.L.P.L.S. STANDARDS FOR A
CATEGORY 1 CONDITION 2 SURVEY.
EXCEPTION: NO WRITTEN REPORT.

Ralph E. Mahoney 7/24/96

STANDARD BOUNDARY SURVEY
OF A PORTION OF LAND OWNED
BY RITA H. & SIMON C. RAMSAY
CRAIGIE STREET, PORTLAND, ME. 04102
TO BE CONVEYED TO :
ELI I. & AILENNE GOODMAN

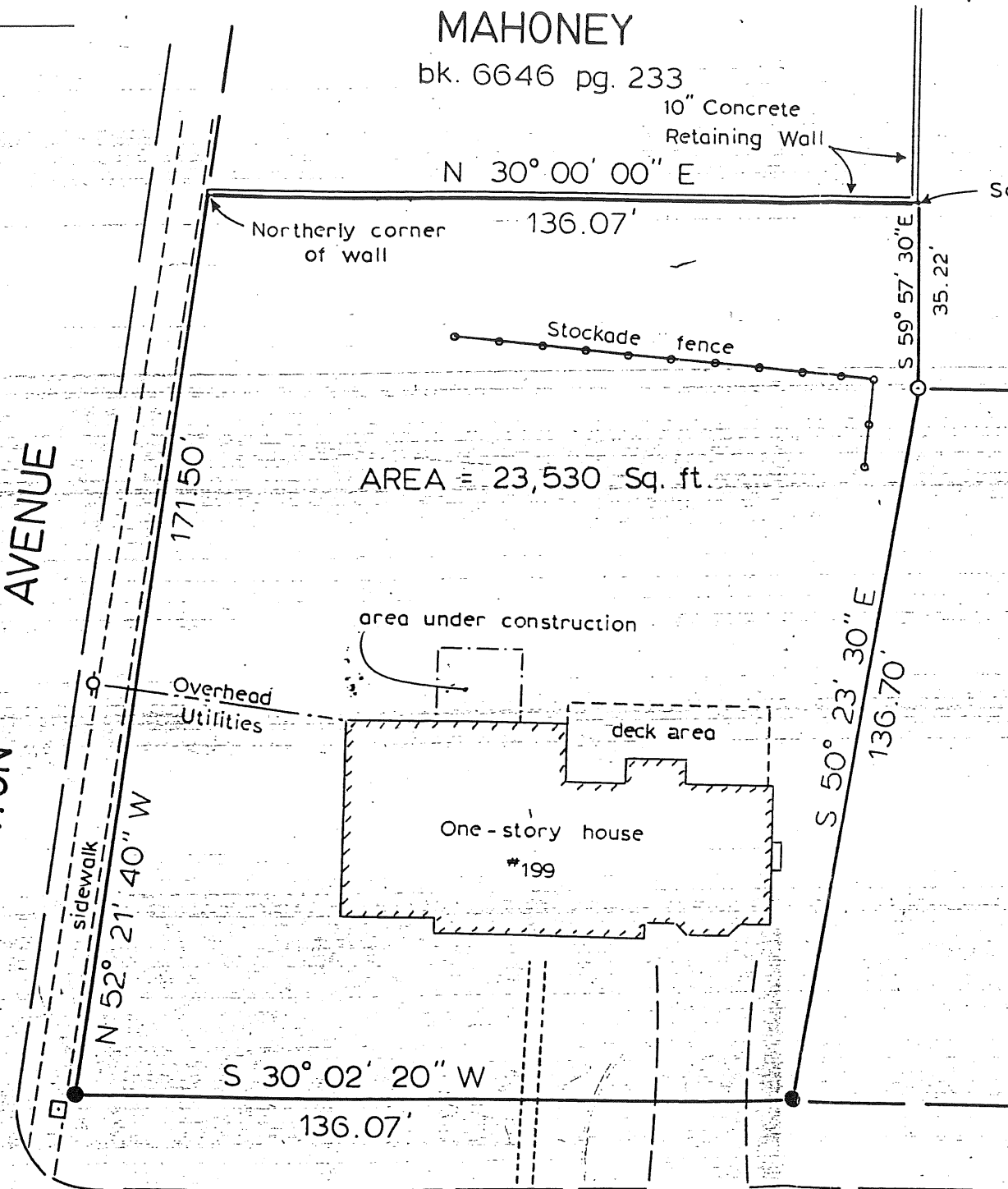
SURVEYED BY :
BACK BOUNDARY LAND SURVEYING
260 MOUNTAIN ROAD, ARUNDEL, ME
Tel. - (207) 282 - 7640 04046
SCALE : 1" = 20' Job No. 155 - 96
DATE : 7/24/96 Drawn by: *R.L.*

LEGEND

- FOUND IRON PIPE
- FOUND GRANITE MONUMENT (See note 2.)
- SET IRON ROD w/ CAP #1171
- UTILITY POLE

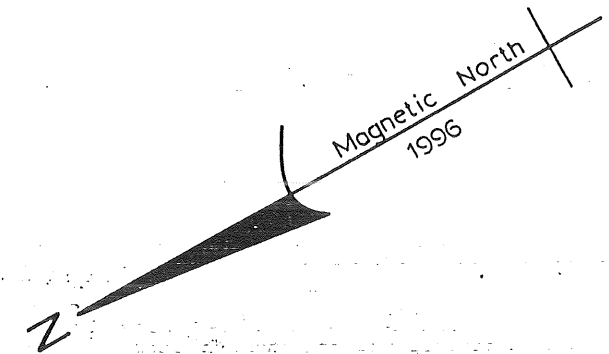
HEREBY CERTIFY THAT THIS PLAN
CONFORMS TO THE BOARD OF LICENSURE
OR PROFESSIONAL LAND SURVEYORS
STANDARDS FOR A CATEGORY 1,
CONDITION 2 SURVEY.
EXCEPTION: NO WRITTEN REPORT

BRIGHTON AVENUE



N/F
JAMES T.
MAHONEY
bk. 6646 pg. 233

N/F
RITA H. & SIMON C.
RAMSAY
bk. 11810 pg. 139



GENERAL NOTES

1. DEED REFERENCE
Bk. 9334, Pg. 33 C.C.R.D.
E. & A. GOODMAN
2. 3' offset monument per City of
Portland Engineering Dept.

State of Maine, Cumberland ss.
Registry of Deeds
Received June 11, 1996
at 10:01 m. A.M. and recorded in
Plan Book 196 Page 184.
Attest: _____

Register
John B. O'Brien

A STANDARD BOUNDARY SURVEY
OF LAND OWNED BY
ELI I. & AILENNE GOODMAN
199 CRAIGIE STREET, PORTLAND, MAINE

SURVEYED BY:

BACK BOUNDARY LAND SURVEYING
260 MOUNTAIN ROAD, ARUNDEL, ME
Tel. - (207) 282-7640 04046

SCALE: 1" = 30'

DATE: 6/6/96

Job No. 155-96

Drawn by: *R.L.*

GRAPHIC SCALE 1" = 30'

