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Penny St. Louis Littell- Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

December 4, 2009

Bernstein Shur 100 Middle Street PO Box 9729 Portland, ME 04104-5029 Attn: Karen B. Lovell

RE: 10-20 Linden Street – 125-H- 6 & 7 (the "Property") – R-5 Zone

Dear Ms. Lovell,

I am in receipt of your request for a determination letter concerning the division of land for the Property.

The Property is located in an R-5 residential zone. My determination relies upon a stamped, signed survey prepared by Wayne T. Wood of Wayne Wood & Co. titled "Plan of Land at 16 Linden Street in Portland, Maine for Hesper Schleiderer-Hardy" and dated June 2009.

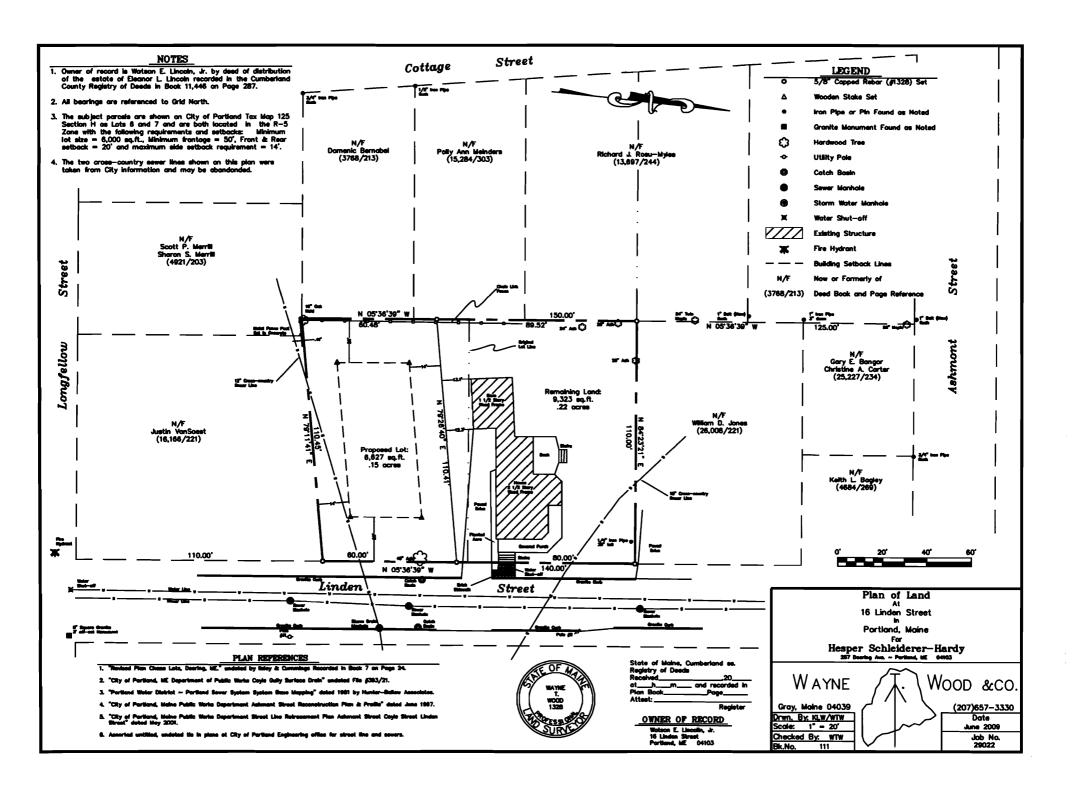
I have determined that the proposed division of land concerning the Property will result in the two lots meeting all the underlying R-5 zone requirements.

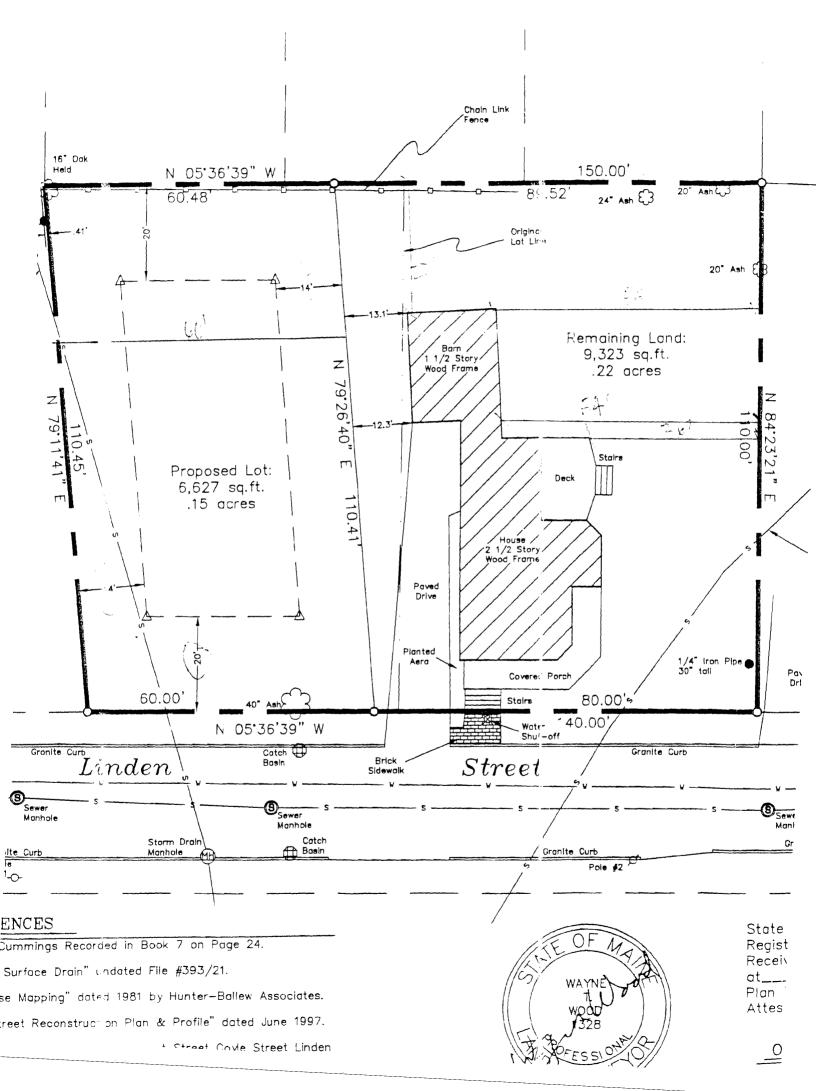
Please note that this letter is not intended to allow commencement of construction on the newly proposed vacant lot. There is a separate process for an applicant to build upon a vacant lot. At the time of application for new construction, the applicant shall present a copy of this letter and a copy of the new deed for the newly created lot along with all the other required information as listed on our application forms.

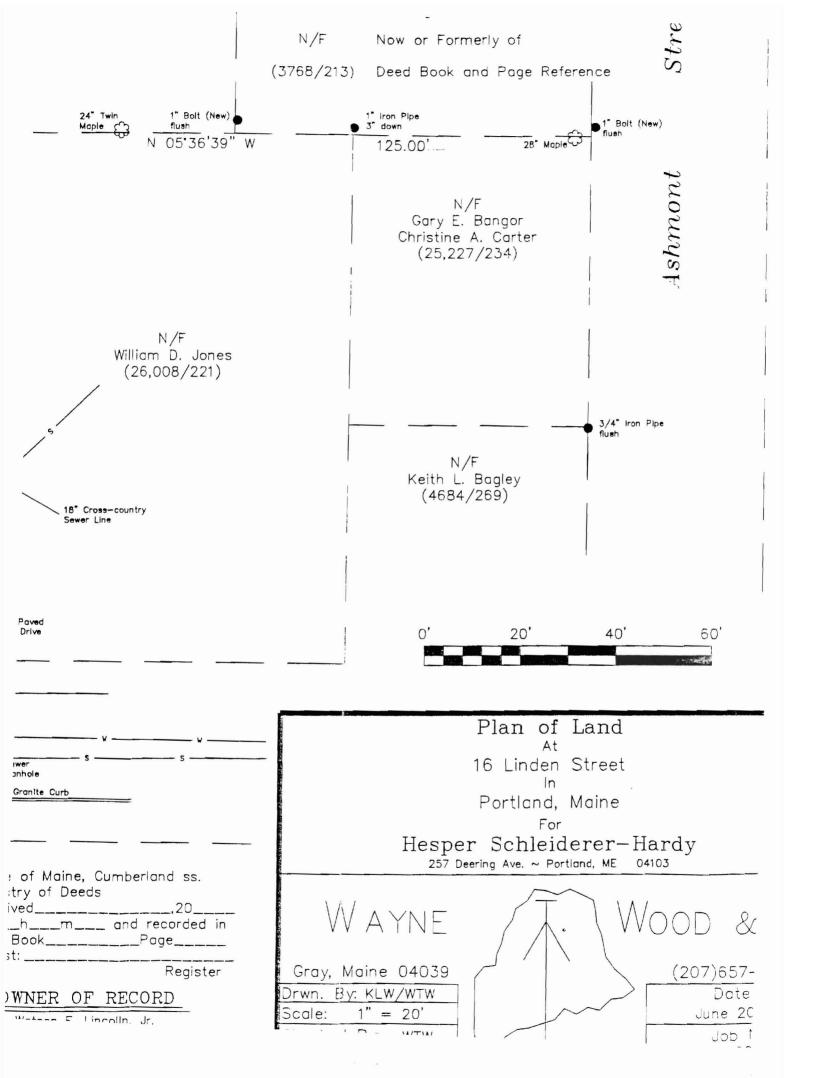
If you have any questions regarding this letter, please do not hesitate to contact me at 874-8695.

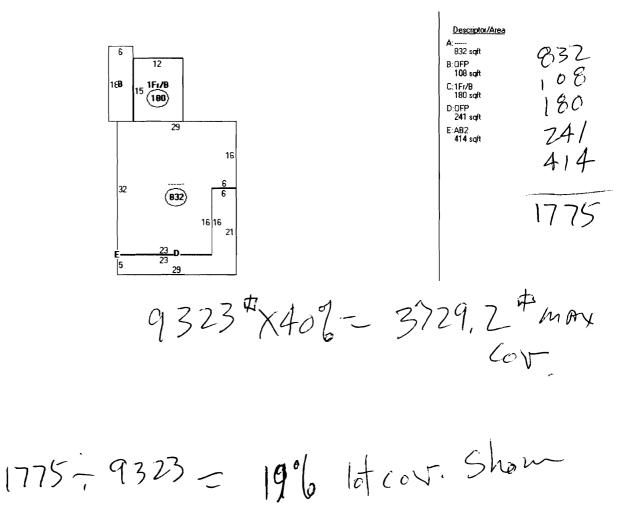
Very truly yours,

Marge Schmuckal Zoning Administrator











Original Receipt

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Location of Wo	ork			
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	Cert	ificate of Occ	cupancy Fee: _	
			Total:_	15
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Other	カッカー テート・			
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Applicant: Description Shur Lortell 1 Date: 12/4/09 C-B-L: 125-H-6 57 Address: 10-20 Linden CHECK-LIST AGAINST ZONING ORDINANCE Date one with a Snyle tany Zone Location - 17-5 Interior on corner lot -Proposed UseWork-Division of single owners hip lots into 2 Scpanitz lots Exististance lotifu 801 Servage Disposal - Cty Lot Street Frontage - 50 min 201 show No change conf Front Yard - 20' mm 20'shor Rear Yard - 70' mm 14' è 14' Show Side Yard - 8' - 1story
12' - 2 story
Projections - 14' - 3 story 12.3254 0 60'8h-80'slow Width of Lot - 60 for 12 2 frm. EXIST - NO Height - 35'MAX 6,627 \$ Show Lot Area - 6000 Pmm 9,3234 VAKANT NOW Lot Coverage Junpervious Surface - 40 WAX 199 figured 6,627 to de ok 9,3234 Area per Family - 3,000 / D. W. VACKUT Zexist Off-street Parking - 2 per DU. will weed sitzplan Loading Bays - N# Perce w for A New Site Plan -Shoreland Zoning/Stream Protection - NA

Flood Plains - PAvel 13 Zone C

As easily's 1900 - 359 Congress Street | Portland, Maine 0410 (| Room)15 | (207) 874-8486

ity Home Departments

City Council E Services

Calendar

lobs

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

 CBL
 125 H006001

 Land Use Type
 VACANT LAND

 Property Location
 16 LINDEN ST

Applications

LINCOLN WATSON E JR HEIRS

16 LINDEN ST PORTLAND ME 04103

Doing Business

Book and Page Legal Description

Owner Information

125-H-6

LINDEN ST 10-14

7700SF 0.177

Tax Relief A

Acres

Current Assessed Valuation:

Tax Roll
Q & A

Maps

TAX ACCT NO. 17908

OWNER OF RECORD AS OF APRIL 2009

LINCOLN WATSON E JR

PORTLAND ME 04103

16 LINDEN ST

browse city services a-z **LAND VALUE** \$89,400.00 **BUILDING VALUE** \$0.00

NET TAXABLE - REAL ESTATE \$89,400.00

browse facts and links a-z

TAX AMOUNT \$1,585.96

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





Sales Information:

Sale Date	Туре	Price	Book/Page
5/16/2008	LAND + BUILDING	\$0.00	1
5/13/1994	LAND + BUILDING	\$0.00	11446/287

New Search!

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:

CBL Land Use Type 125 H007001 SINGLE FAMILY 16 LINDEN ST

Property Location Owner Information

LINCOLN WATSON E JR HEIRS 16 LINDEN ST PORTLAND ME 04103

Book and Page

Legal Description

125-H-7 LINDEN ST 16-20

8250 SF 0,189

Current Assessed Valuation:

TAX ACCT NO.

17910 OWNER OF RECORD AS OF APRIL 2009 LINCOLN WATSON E JR

BUILDING VALUE

\$90.100.00

16 LINDEN ST PORTLAND ME 04103 \$153,100.00 NET TAXABLE - REAL ESTATE \$243,200.00

TAX AMOUNT

\$4,314.38



de grays

Treasury office at 874-8490 or e-mailed. **Building Information:**

Card 1 of 1

Any information concerning tax payments should be directed to the

1894 Year Built Style/Structure Type OLD STYLE # Stories Bedrooms Full Baths Half Baths Total Rooms UNFIN FULL Square Feet 1844

View Sketch

View Map



Outbuildings/Yard Improvements:

Card 1

1900 Year Built FLAT BARN Structure 18X23 Units Grade C Condition G

Sales Information:

Sale Date	Туре	
5/16/2008	LAND + BUILDING	
5/13/1994	LAND + BUILDING	

New Search!

Price

\$0.00

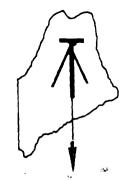
\$0.00

Book/Page

11446/287

WAYNE

PROFESSIONAL LAND SURVEYING and LAND PLANNING
30 Wood Drive, Gray, Maine 04039



WOOD a co.

WETLANDS DELINEATION Telephone (207) 657-3330 Fax (207) 657-3344

Property Description
For
Hesper Schleiderer-Hardy
Lincoln Property
(6,569 sq. ft.)
REVISED

A certain lot or parcel of land situated on the Westerly side of Linden Street in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) set in the ground on the Westerly side line of Linden Street at the Northeasterly corner of land now or formerly of VanSoest (18,166/221);

Thence S 79°11'41" W along land of the said VanSoest and also land now or formerly of Merrill (4921/203) a total distance of 110.45 feet to 16" Oak Tree at the Southeasterly corner of land now or formerly of Bernabei (3768/213);

Thence N 05°36'39" W along land of the said Bernabei and also land now or formerly of Meinders (15,284/303) a total distance of 60.48 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 79°26'40" E across land of the Grantor 110.41 feet to a 5/8" capped rebar (#1328) set in the ground on the Westerly side line of the said Linden Street;

Thence S 05°36'39" E along the Westerly side line of the said Linden Street 60.00 feet to the point of beginning. Containing 6,627 square feet.

All bearings are referenced to Grid North.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 11,446 on Page 287.

29022-1

207 774-1200 main 207 774-1127 facsimile bernsteinshur.com

BERNSTEIN SHUR

COUNSELORS AT LAW

100 Middle Street PO Box 9729 Portland, ME 04104-5029

Karen B. Lovell 207 228-7237 direct klovell@bernsteinshur.com

November 17, 2009

Marge Schmuckal City Hall 389 Congress Street Portland, ME 04101

Re: Letter of Zoning Determination

10-14 Linden Street, 125-H-6 and 16 Linden Street, 125-H-7

Dear Ms. Schmuckal:

Lam the Successor Personal Representative of the Estate of Watson E. Lincoln, Jr. The Estate is the owner of the vacant real estate located at 10-14 Linden Street in Portland, 125-H-6. The Estate also owned the adjacent property at 16 Linden Street, 125-H-7. A closing on the sale of the 16 Linden Street property took place on Friday, November 6th. You met recently with Peter Thornton, a broker with whom I am working on marketing the 10-14 Linden Street property.

My understanding is that Peter has provided you with all of the documentation that you need in order to write a letter of zoning determination for these properties, stating that both lots are conforming lots that meet all applicable zoning requirements, and that the property can be divided and each lot sold separately. If that is correct, will you please prepare that letter and send it to my attention at the address on this letterhead? A check in the amount of \$150.00 to cover the applicable fee is enclosed.

Please contact me if you have questions or need additional information.

7.7

Kaien B. Lokeli

KBL/slk Enclosure

Ce: Alan S. Nelson, Esq.

Peter Thornton

-(both w/o euc.)

