



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life - www.portlandmaine.gov

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

September 28, 2010

Victoria A. Tripaldi
Bella1skin@aol.com
(619) 203-6605

RE: 12-14 Irving Street – 129-B-008 – R-5 primary zone with B-2b at a portion of rear

Dear Ms. Tripaldi,

I am in receipt of your request to determine whether the existing property can be divided into two separate properties. You further would like to develop the newly created vacant property for a two family dwelling. You have provided a survey dated 8/12/2003 which is signed and sealed by the surveyor, Robert T. Greenlaw. I usually like to depend upon a signed and stamped survey for its reliability. However, the quality of this particular survey is very poor. I am unable to completely rely upon its accuracy. The information provided in the notes on the plan is inaccurate. The property is literally located in the R-5 zone as the primary zone, but there is also an area of the lot which is zoned B-2b. The zoning analysis of the R-5 zone is incorrect as denoted in the general notes and on the plans. The R-5 zone requires a minimum front yard setback of 20' not 25'. The minimum rear setback is 20' not 14'. The minimum side setback is based upon the number of stories of the building. The side setback is not 25'. 1 story = 8' side yard setback; 2 stories = 12' side yard setback; 2 ½ stories = 14' side yard setback. The minimum street frontage is 50' not 20'. Usually a survey will denote the size of the full lot before it is split, and then further note the remaining lot sizes after the proposed split. This particular plan only notes the "area of the subject parcel" as 6557.1 square feet. Am I to assume that the "subject parcel" is the newly created undeveloped lot? I do not like to assume when specifics are required.

If I use the Assessor's data for existing lot size and assume that the "subject parcel" refers to the newly created undeveloped lot, then the minimum required lot sizes for the proposed lot split would be meeting the R-5 zoning requirements.

Research of our microfiche confirms that a permit was issued on July 21, 1994 (#94-0731) that allowed for a change of use that approved 2 residential dwelling units in the principal structure on the lot with a 1 family residence in the building that used to be a garage. Both of the existing buildings remain on the proposed split lot that is currently developed.

Using the R-5 zoning requirements, the proposed lot split is deficient in several sections of the ordinance. Where a proposed structure is being shown on the newly proposed undeveloped lot, the required rear setback of 20' is not being met. The newly created developed lot with the existing building is also not meeting the rear setback of 20'. However, the plan does label part of the existing building of #12A to be removed. If I were to allow a lot split, the proposed building would need to be removed prior to an approval of the split. Building permits are required for any demolition prior to its demolition.

The existing developed lot does not show any provided parking for the three dwelling units as required under the ordinance. The newly created undeveloped lot shows a two car garage and a "paved parking lot". The "paved parking lot" does not delineate the number of available parking spaces.

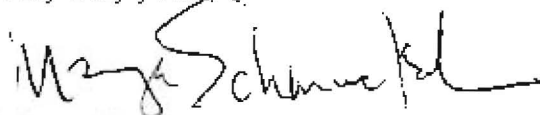
I have been told that the "storage shed" located on the newly undeveloped lot is gone. Our records indicate that a demolition permit for the "storage shed" was never taken out as required by ordinance. It will be necessary for a permit to be taken out under an "after-the-fact" permit application.

The given building envelope lines on the newly proposed undeveloped lot are inaccurate and do not depict the required setbacks of the R-5 zone.

At this time I cannot determine that the proposed division of land will meet the current R-5 underlying zone requirements. I believe that there is a strong possibility for a division of land where all the R-5 zone requirements can be met. Without a corrected, accurate survey to rely upon, I cannot affirm that the existing lot can be divided into two separate lots.

Please feel free to contact me regarding this letter at 874-8695.

Very truly yours,



Marge Schmuckal
Zoning Administrator.

file

R-5 & B2b in rear

09/01/2010

Portland Planning Department
389 Congress Street
Portland, ME 04102

RECEIVED

SEP 13 2010

Dept. of Building Inspections
City of Portland Maine

RE: Conditional Letter of Approval

To Whom It May Concern:

I own the property at 12-14 Irving Street, Portland, Lot #129 8008, through the VAT (Victoria A. Tripaldi) Family Trust and I want to construct another duplex on that same lot. I have the stamped survey of the property attached, showing the building envelope where that proposed building would go.

Per the attached survey there appears to be a legal building envelope and the ability to split the lot. I have applied for financing to build this new duplex. To secure financing my Lender is requiring a letter from the City of Portland verifying that my property can be split into two lots; one buildable lot for the new duplex and the remainder of the original lot for the two existing buildings.

Can you please provide such a letter based on the attached survey?

If you have any questions I can be reached by cell phone at 619-203-6605. Thank you very much for your assistance.

Sincerely,



Victoria A. Tripaldi

619-203-2605

e mail - bella1skin@aol.com

Marge Schmuckal - determination letter

From: Marge Schmuckal
To: bella1skin@aol.com
Date: 9/28/2010 12:49 PM
Subject: determination letter
Attachments: determination letter.pdf

Victoria,

I have attached a copy of my determination for 12-14 Irving Street. The original, signed letter is at the front desk of Inspection Services. I did not have a specific address to mail it to. Feel free to pick it up during the hours we are open.

Marge Schmuckal
Zoning Administrator

Applicant:

12 & 12A Irving St

Date: 9/27/10

Address:

12-14 Irving St

C-B-L:

129-B-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev.

Existing Dev. Lot

New Vacant Lot

Zone Location - R-5 Prime B-2b at rear of #12

Interior or corner lot -

Proposed Use/Work - legal use -

1994 multiplex per kit - legal 3 DU exist.

wants a Duplex

Savage Disposal - City

50' scaled

113.50' assured

Lot Street Frontage - 50' min

20' + Show

inserted house show 20' exactly

Front Yard - 20' min

* Does not have * Does not have

→ Rear Yard - 20' min

Side Yard -

Projections -

90' min - 146' scaled

60' min - 125' scaled

Width of Lot - multiplex 90'

Height -

18,755.9 sq ft

? New lot 6557 sq ft (subject parcel?)

? not given on these used assessors ↓ Lot Area - 6,000 sq ft 25,313 sq ft

Lot Coverage/Impervious Surface - 40% max

7502.36 sq ft max shown

can't figure at this time 6,000 sq ft min req

Area per Family - multiplex - 6,000 sq ft / 2 DU 18,000 sq ft

18,000 sq ft req

→ Off-street Parking - 2 per New 1 per old units

* No parking shown * not 2 PKG spaces - need 4

Loading Bays - N/A

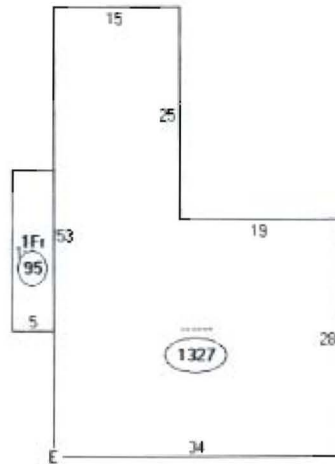
Site Plan - Required

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

same

same



Descriptor/Area

- A. ---
1327 sqft
- B. 1F1
95 sqft
- C. RG1
1120 sqft
- D. AB2
1224 sqft
- E. RG1
648 sqft

1327
95

1836 + 36 x 51 Bldg

3258

18,755.9 x 40% = 7502.36 ϕ max cov. ^{10t}



OFFICE HOURS
TO 12 M.
& TO 5 P. M.

City of Portland.

OFFICE OF INSPECTOR OF BUILDINGS

6-29-14

191

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on
Irving street, at number _____ to be
Three stories high Forty-five feet long, Twenty-four
feet wide; also an addition to be _____ stories high,
feet long, _____ feet wide, and to be used as a Dwelling

CELLAR WALL—To be constructed of Stone to be 20 inches wide on bottom and
batter to 16 inches on top.

UNDERPINNING—To be Stone Height of underpinning from top of cellar wall to bottom of
sill _____ ft. _____ inches to be 12 inches in thickness.

EXTERIOR WALLS—To be constructed of Wood If of Brick, Stone, etc. Total Height of wall
ft. _____ inches. Thickness of 1st _____ 2d _____ 3d _____ 4th _____
5th _____ 6th _____ story walls. If of reinforced concrete state mix and reinforcing system
to be used.

If wood construction, sills to be 4-8" Girders 6-8" Floor Timbers 2-8"
Posts 4-6" Girts 4-4" Studs 2-4" to be spaced 16" on centers

This building will be used for the purposes of Dwelling (If for apartments,
tenements, or other family uses state number of families accommodated and number on each floor.
If for manufacturing or mercantile purposes state character of business and amount of estimated
weight to be carried by the floor.)

Number of families on floor One

Total number of families Three

Manufacturing (state character)

Estimated load on floors per sq. ft.

Mercantile business (state character and load per sq. ft.)

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this).

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of Buildings may consider necessary.

STAIRWAYS—No. in building Two location Front and Rear to be enclosed
with _____ walls to be lathed with _____ lathing.

ROOF—To be constructed of Wood Rafters to be 2-8" inches to be spaced 16
inches on centers. Roof to be covered with Tar and Gravel

Gutters to be made of _____ Cornices to be made of _____

Bay windows to be made of _____ to be covered with _____

Dormer windows to be made of _____ to be covered _____

Chimneys, Smoke flues to be lined with Fire Lining and provided with a 10-inch outside collar and
an inside _____ to go to the inside of the flue.

Estimated Cost of _____ ing \$4800

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at
least 24 hours before the lathing is begun.

The Building is Owner by the day _____ Address _____

The Architect is _____ Address _____

The Owner is A. E. Hamlin Address 34 Kidder St.

No Deviations will be made from the above application without written permission from the Inspector of
Buildings.

The above petition was granted the 29th day of May 191

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No: **940731**
 Mary Cresik

Permit Issued: **JUL 21 1994**

Location of Construction: **12 & 12A Irving St**
 Owner: **Phyllis Tripsaldi, Phyllis**
 Phone: **781-4272**
 Business Name:
 Leaseholder's Name:
 Address:
 Contractor Name:
 Past Use:

Proposed Use: **3-fam w/garage**
 COST OF WORK: \$ **25.00**
 PERMIT FEE: \$ **25.00**
 FIRE DEPT. Approved Denied
 INSPECTION: Use Group **R3 Type SB**

Signature: *[Signature]*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):
 Action: Approved with Conditions Denied
 Signature: *[Signature]*
 Date:

Proposed Project Description:
Change Use from 2-fam to 3-fam/After the Fact
 1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
 2. Building permits do not include plumbing, septic or electrical work.
 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Zoning: **CEB-105-F-008 PLAND**
 Zoning Approval: *[Signature]*
 Special Zone or Overlay:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan minor mm

Zoning Appeal:
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation:
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **7/13/94**
[Signature]

CEO DISTRICT: **6**
M.A. Rowe

**PERMIT ISSUED
 WITH REQUIREMENTS**

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: **Phyllis Tripsaldi** ADDRESS: _____ PHONE: _____
 DATE: **12 July 1994**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 5, 1962

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 12A Irving St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address L.E. Goss, 26 Deering St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Henry Norden, 50 Hamblet Ave. Telephone 2-8908
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Dwelling & Garage No. families 1
 Last use _____ No. families _____
 Material Frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 200.00 Fee \$ 3.00

General Description of New Work

To cut in (2) new openings 8' x 7' in existing garage.
4x8 header existing-4x6 header to be added and with center posts.

1/2" x 8" header (2) - GJN

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimney _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 _____ in centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
L. E. Goss

APPROVED:

[Signature]

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 1024x768, with 1024x768 screen

CBL	129 B008001
Land Use Type	TWO FAMILY
Property Location	12 IRVING ST
Owner Information	TRIPALDI VICTORIA A & JOHN PIASCIAPELLI TRUSTEES
	12 IRVING ST
	PORTLAND ME 04103
Book and Page	27774/195
Legal Description	129-B-8
	IRVING ST 14-26
Acres	0.604

Current Assessed Valuation:

TAX ACCT NO.	18660	OWNER OF RECORD AS OF APRIL 2010
		TRIPALDI PHYLLIS TRUSTEE
LAND VALUE	\$84,500.00	12 IRVING ST
BUILDING VALUE	\$179,400.00	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$263,900.00	
TAX AMOUNT	\$4,729.10	

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

Building Information:

Card 1 of 2

Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	2
Bedrooms	4
Full Baths	2
Total Rooms	11
Attic	UNFIN
Basement	FULL
Square Feet	3280

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



Card 2 of 2

Year Built	1973
Style/Structure Type	RANCH
# Stories	1
Bedrooms	1
Full Baths	1
Total Rooms	3
Attic	UNFIN
Basement	PIER/SLAB
Square Feet	0

Sales Information:

Sale Date	Type	Price	Book/Page
5/14/2010	LAND + BUILDING	\$0.00	27774/195
8/19/2008	LAND + BUILDING	\$0.00	26282/274
3/13/2008	LAND + BUILDING	\$0.00	25891/81
1/11/2008	LAND + BUILDING	\$0.00	25745/62
9/15/2004	LAND + BUILDING	\$100.00	21785/290
9/15/2004	LAND + BUILDING	\$100.00	21785/292
5/27/1997	LAND + BUILDING	\$0.00	13096/19

[New Search!](#)

9/21/10



129 B009

IRVING ST 30
129 B012

OCEAN AVE 62

129 C008

129 C011

OCEAN AVE 56

129 C001

2 - 40
IRVING ST
1 - 39

cottage 14
IRVING ST

129 B008

Tripaldi 12
IRVING ST

Cavallero 10
IRVING ST

129 B007

OCEAN AVE 44

129 B008

OCEAN AVE 38

129 B005

48 - 64
OCEAN AV
47 - 63

51
OCEAN AVE

129 H001

42 - 46
OCEAN AV
41 - 45

2 - 108
CODMAN ST
1 - 107

GIS_RR

129 B003

16 - 40
OCEAN AV
15 - 39

OCEAN AVE 34

129 G003

129 G006

CODMAN ST 1

CODMAN ST 5

GIS_RR

129 B003

129 B003



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Sept 13 2010

Received from Victoria T. ...

Location of Work 13-14 Irving St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other Zoning Determination

CBL: 129 B008

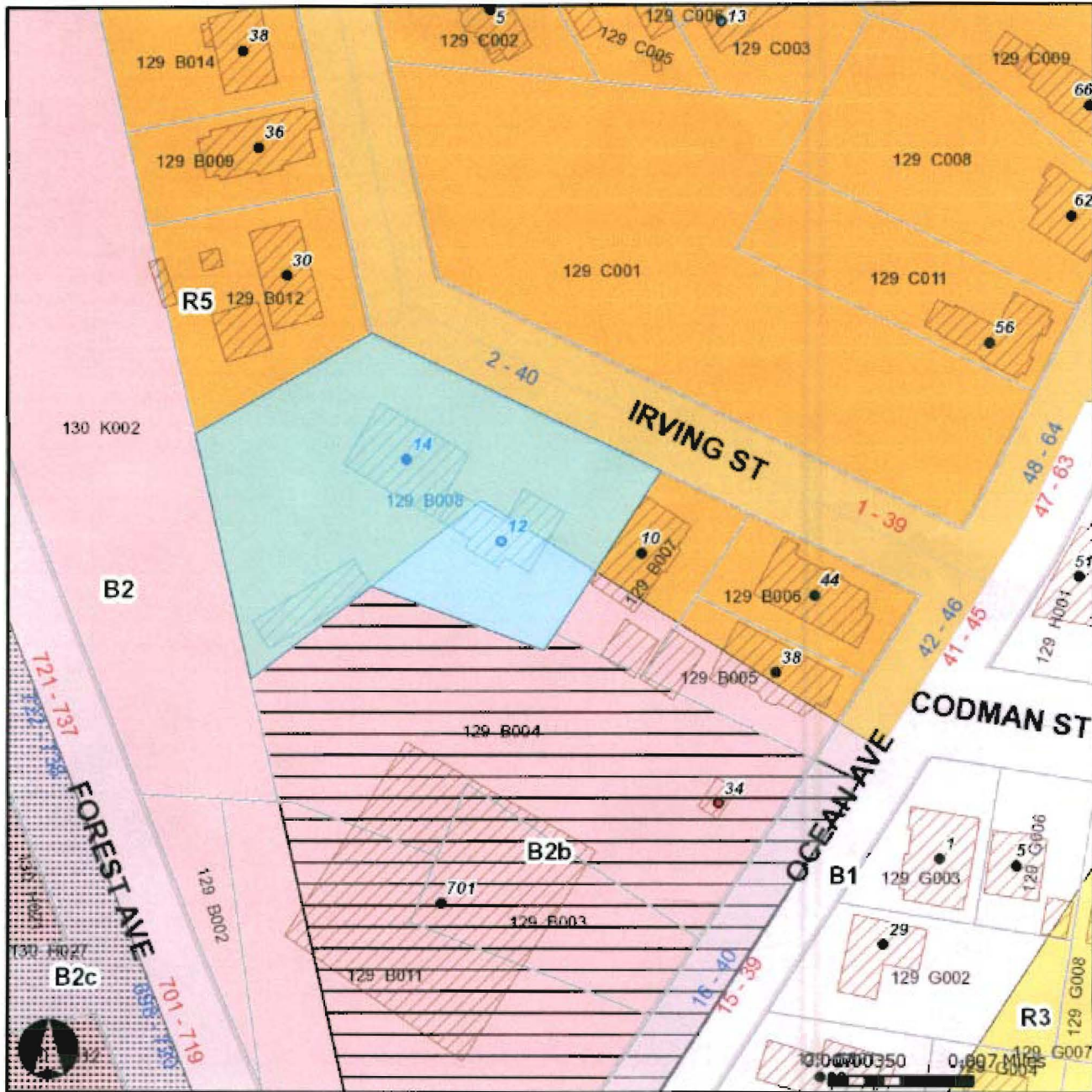
Check #: 1035 Total Collected \$ 150.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Map



Parcels

- Interstate
- Streets
- Buildings**
- Building
- Out Building

Stream Overlay Zone

- Stream protection
- Island Zoning**
- C43
- J-B
- J-TS
- I-R1
- I-R2

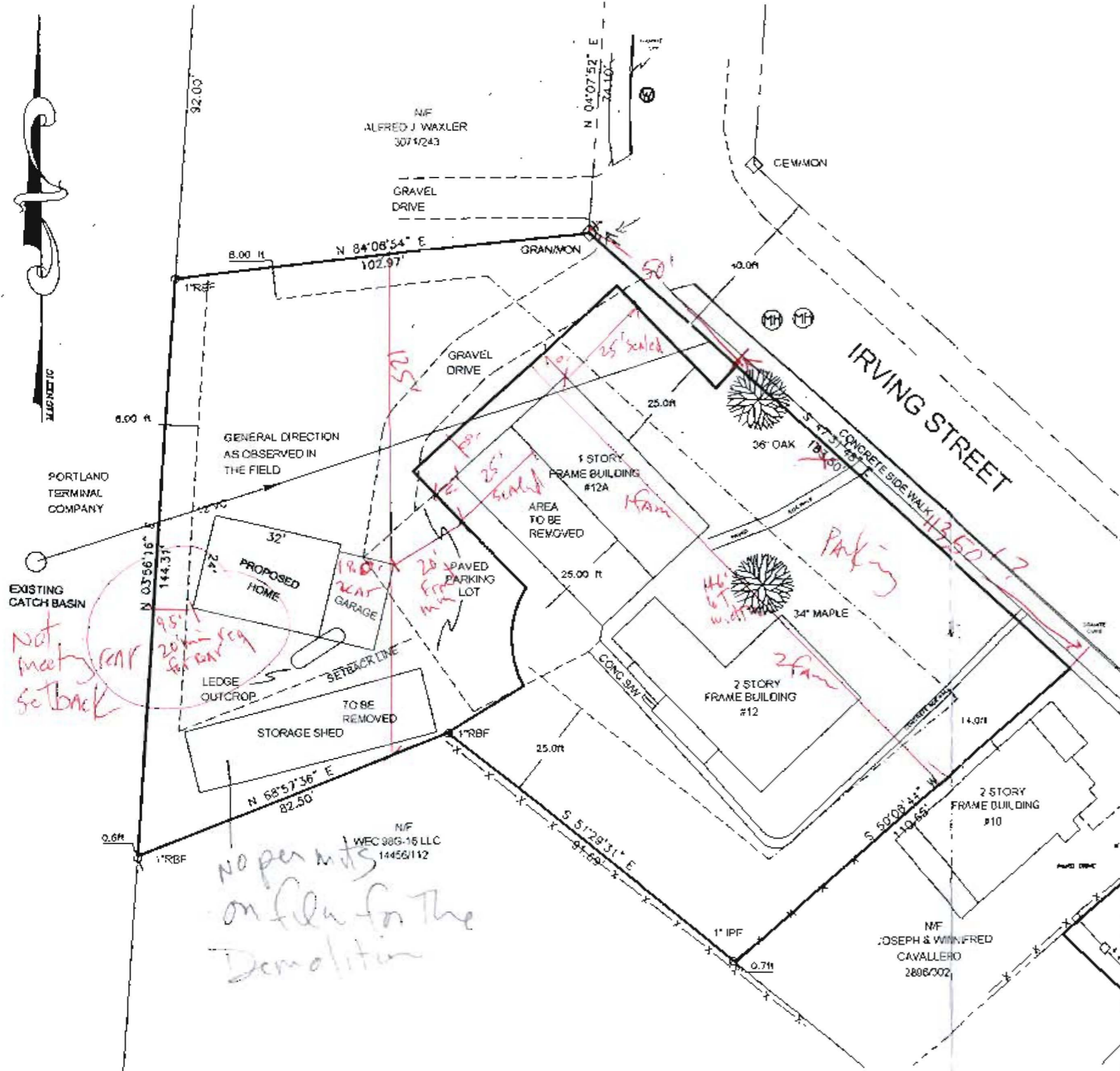
Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31

SURVEY



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: VICTORIA A. TRIPALDI AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13096, PAGE 19.
 2. BEARINGS ARE BASED UPON AN OBSERVATION TAKEN AT THE TIME OF SURVEY.
 3. AREA OF SUBJECT PARCEL: 8557.1 SQUARE FEET.
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a. STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS SURVEY 701 FOREST AVENUE PORTLAND, MAINE MADE FOR THERMO CONSULTING ENGINEERS B GOFFE STREET HADLEY, MA. BY DTCOMB ASSOCIATES PORTLAND NORTH BUSINESS PARK FALMOUTH, MAINE 04103. DATED 05-19-95
 b. STREETLINE PLANS OF IRVING STREET RECONSTRUCTION DATED 1997 PROVIDED BY THE CITY OF PORTLAND MAINE.
 c. CITY OF PORTLAND ASSESSORS PLAN 129-B-8
 5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED.
- ZONING:
 The subject parcel falls in the City of Portland's R-5 zone.
 Setbacks: For 2 Story Building:
 Front yard: 25' Max Lot Coverage: 40%
 Rear yard: 14' Minimum Frontage: 20'
 Side yard: 25'

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051-7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- 6" x 6" Granite monument found
- 5/8" Solid pin, no cap found
- ⊕ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole

RECEIVED
 SEP 13 2010

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LAND SURVEYING FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

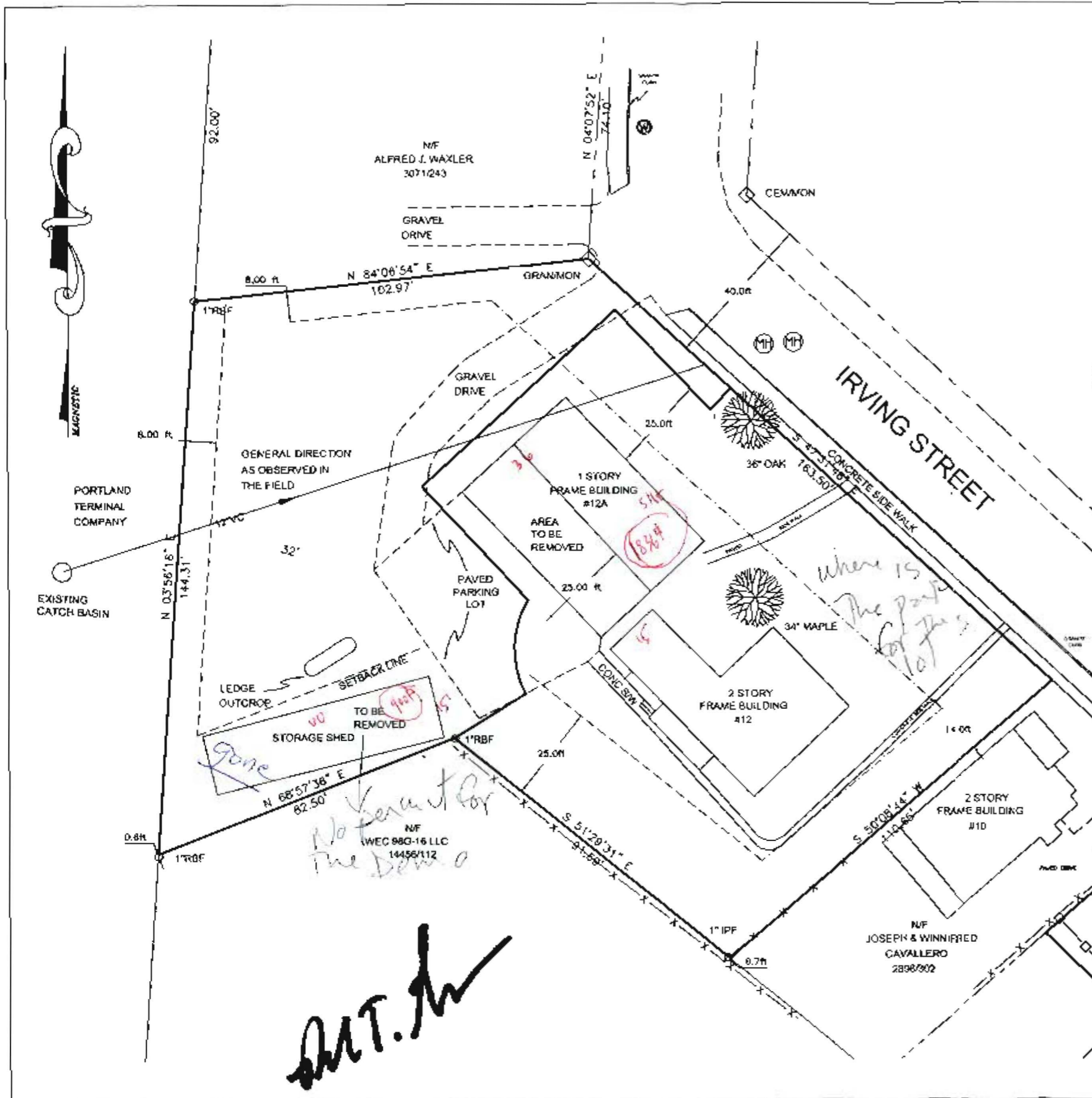
DATE: 10/21/2003

REVISION:
 STANDARD BOUNDARY/SITE PLAN
 14 IRVING STREET PORTLAND, MAINE
 FOR: VICTORIA TRIPALDI

DRAWN BY: RTG
 CHECKED BY: SBB
 SCALE: 1"=30'
 DATE: 08/12/2003
 JOB NUMBER: 2003103
 SHEET: 1 of 1

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 103



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: VICTORIA A. TRIPALDI AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13096, PAGE 19.
2. BEARINGS ARE BASED UPON AN OBSERVATION TAKEN AT THE TIME OF SURVEY. *? which one is that*
3. AREA OF SUBJECT PARCEL: 6557.1 SQUARE FEET. *what's the lot size of the former existing lot*
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS SURVEY 701 FOREST AVENUE PORTLAND, MAINE MADE FOR THERMO CONSULTING ENGINEERS 8 GOFFE STREET MADLEY, MA. BY TITCOMB ASSOCIATES PORTLAND NORTH BUSINESS PARK FALMOUTH, MAINE 04105. DATED 05-19-95
 - b. STREETLINE PLANS OF IRVING STREET RECONSTRUCTION DATED 1997 PROVIDED BY THE CITY OF PORTLAND MAINE.
 - c. CITY OF PORTLAND ASSESSORS PLAN 129-B-8

5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED.

ZONING:
The subject parcel falls in the City of Portland's R-5 zone.
Setbacks: For 2 Story Building:
Front yard: 25' Max Lot Coverage: 40%
Rear yard: 15' Minimum Frontage: 20'
Side yard: 25'

ways

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051-7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. *yes correct*

LEGEND

- 6" x 6" Granite monument found
- 5/8" Solid pin, no cap found
- ⊙ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F New Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- ⊕ Utility Pole
- Edge of traveled way
- ⊕ Utility Pole

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

RECEIVED

SEP 13 2003

Dept. of Building Inspections
City of Portland and Maine

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

REVISION:
STANDARD BOUNDARY SITE PLAN
14 IRVING STREET PORTLAND, MAINE
FOR:
VICTORIA TRIPALDI

DRAWN BY: BTG
CHECKED BY: SBB
SCALE: 1"=30'
DATE: 08/12/2003
JOB NUMBER: 2003103
SHEET: 1 of 1.

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

ANT. M.

No permit for the demo

where is the part for this lot

gone

GENERAL DIRECTION AS OBSERVED IN THE FIELD

PORTLAND TERMINAL COMPANY

EXISTING CATCH BASIN

N/F ALFRED J. WAXLER 3071243

CEWMON

IRVING STREET

2 STORY FRAME BUILDING #12

2 STORY FRAME BUILDING #10

N/F JOSEPH & WINNIFRED CAVALLERO 2898792

N/F WEC 983-16 LLC 14456112