

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

December 24, 2014

Heinke Penney
Contract Change Department
TD Bank
Operations Center
PO Box 1377
Lewiston, ME 04243-1377

Re: Property of Richard C. Dillihunt and Jeannette Dillihunt – 41 Berkeley St. – 131-I-004 – R-5 Residential Zone

To Whom It May Concern:

This letter confirms that after the out conveyance of 2,600 square feet of land to the abutting neighbor at 31 Berkeley Street, 131-I-003, the remaining property referenced above, as shown on the mortgage loan inspection plan prepared by Owen Haskell, dated 12-5-14, continues to meet the City of Portland's zoning requirements for the R-5 residential zone and remains a legal conforming single family lot.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Acting Zoning Administrator
City of Portland
207.874.8709
amachado@portlandmaine.gov

Vincent P. Veroneau
40 Caldwell Street
Portland, Maine

December 11, 2014

Ann Machado
Acting Zoning Administrator
Planning & Urban Development
Portland City Hall
389 Congress Street
Portland, Maine 04101

RECEIVED

DEC 12 2014

Dept. of Building Inspections
City of Portland Maine

Re: 41 Berkeley Street – TML 131-I-4

Dear Ms. Machado,

As discussed, can you please prepare a zoning determination for the above captioned property confirming that the parcel remains a conforming single family lot in the City of Portland after an out conveyance of approximately 2,600sf of land located at the back of the property? I have enclosed a sample letter to the lender.

Enclosed is the mortgage loan survey giving the new lot dimensions. As mentioned, the land being sold is in the back, so the transfer does not impact any setbacks or side lot changes. Attached is a survey of the land being conveyed; a triangular parcel connecting along the 84' property line shown on the mortgage loan survey.

Please let me know if you need any additional information or have questions.

Sincerely,


Vincent P. Veroneau

Cc. Richard Dillihunt

R-5- 46,532. ϕ

selling 2600

43,932

2600 \rightarrow 31 Berkeley St.

131-I-003

5500 + 2600 = 8100

December 12, 2014

Heinke Penney
Contract Change Department
TD Bank
Operations Center
P.O. Box 1377
Lewiston, Maine 04243-1377

Re: Richard C. Dillihunt and Jeannette Dillihunt
41 Berkeley Street, Portland, Maine – TML 131-I-4

To Whom It May Concern,

This letter confirms that after the out conveyance of roughly 2,600sf of land the remaining property referenced above, and as shown on the mortgage loan inspection report prepared by Owen Haskell, Inc. dated 12-5-14, continues to meet the City of Portland's zoning as a legal conforming single family lot.

Sincerely,

Ann Machado
Acting Zoning Administrator
Planning & Urban Development
Portland City Hall

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 131 I004001
Land Use Type SINGLE FAMILY
 Verify legal use with Inspections Division
Property Location 41 BERKELEY ST
Owner Information DILLIHUNT M JEANNETTE & RICHARD C JTS
 41 BERKELEY ST
 PORTLAND ME 04103

Book and Page
Legal Description 131-I-4
 BERKELEY ST 39-47

 46532 SF
Acres 1.0683

Current Assessed Valuation:

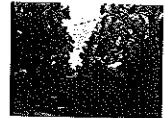
TAX ACCT NO.	19242	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$119,900.00	DILLIHUNT M JEANNETTE &
BUILDING VALUE	\$281,200.00	RICHARD C JTS
HOMESTEAD EXEMPTION	(\$10,000.00)	41 BERKELEY ST
NET TAXABLE - REAL ESTATE	\$391,100.00	PORTLAND ME 04103
TAX AMOUNT	\$7,822.00	

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

Building Information:

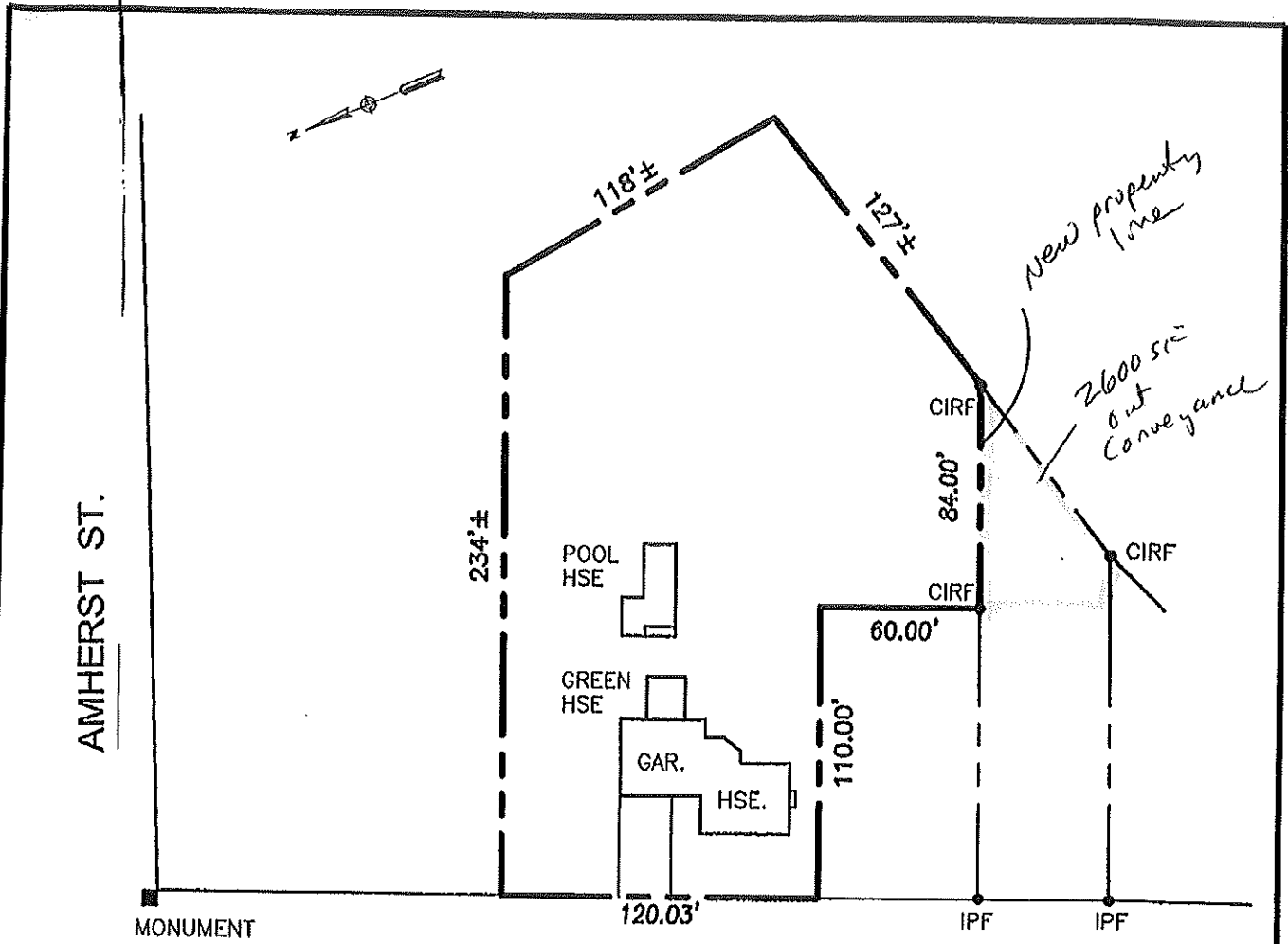
Building 1

Year Built 1930
Style/Structure Type COLONIAL
Stories 2
Units 1
Bedrooms 7
Full Baths 2
Half Baths 2
Total Rooms 11
Attic UNFIN
Basement FULL
Square Feet 2934



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

Outbuildings/Yard Improvements:



AMHERST ST.

BERKELEY STREET

MORTGAGE LOAN INSPECTION

THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH DOES NOT PURPORT TO NOR DOES IT IDENTIFY OR DELINEATE THE LIMITS OF OWNERSHIP ON THE FACE OF THE EARTH OF THE SUBJECT PARCEL. THE PURPOSE OF THIS SKETCH IS TO SHOW THE APPROXIMATE RELATIONSHIP OF THE MAJOR STRUCTURES TO THE SUBJECT PARCEL AS PER DEED DESCRIPTION.

CERTIFICATION IS HEREBY MADE TO:

TD BANK, N.A.

THAT THE EXISTING DWELLING SHOWN ON THIS PLAN IS SITUATED ON THE LOT AS DESIGNATED AND DOES COMPLY WITH APPLICABLE SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION. CERTIFICATION IS ALSO MADE THAT THE DWELLING AND PREMISES DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY H.U.D.

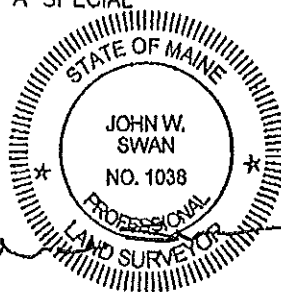
OWNER: M. JEANNETTE &
RICHARD C.
DILLIHUNT

LOCATION: TM 131-1-4
41 BERKELEY ST
PORTLAND, ME

OWEN HASKELL, INC.
16 CASCO STREET
PORTLAND, ME 04101-2979

JOB # MS-14-108P

DATE 12-5-14



DEED REFERENCE:
CUMBERLAND COUNTY
REGISTRY OF DEEDS
BOOK 3286 PAGE 196

