

JEWELL & BULGER, P.A.

Attorneys at Law

477 Congress Street, Suite 1104

Portland, ME 04101-3453

T: (207) 774-6665

F: (207) 774-1626

Thomas F. Jewell, Esq.

tjewell@jewellandbulger.com

Paul S. Bulger, Esq.

pbulger@jewellandbulger.com

April 25, 2016

Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

Re: 137 Leland Street
Tax Map 134, Block G, Lot 8

Dear Ms. Machado:

Please accept this letter as a request for determination. Payment of \$150 will follow.

The property is located in the R-5 zone, and is currently occupied by a barn, as it has been for over 100 years. My client, Alex Agnew, asked me to solicit your opinion on the future redevelopment potential of the lot.

For these purposes, I have enclosed the map and legal description. The tax map reflects the legal description except for the westerly sideline of the lot. The attached survey shows the correct distance, being 52 feet. The total square footage is approximately 5,800 square feet.

Section 14-120 provides for "small resident lot development", limited to single family homes if the lot meets the criteria as follows:

1. *Minimum lot size:* Five thousand (5,000) square feet.
2. *Maximum lot size:*
 - a. Lots that are vacant as of September 3, 2008, used exclusively for parking, or contain structure(s) not used for residential purposes; Six thousand (6,000) square feet.
 - b. Original developed lot prior to the single lot division that results in a lot meeting the dimensional requirements of §14-120(b) with the remaining developed portion meeting the dimensional requirements of §14-120(a)(1)-(14): Thirteen thousand (13,000) square feet.

(continued)

3. *Yard dimensions:*

a. *Side yard:*

i. Principal or attached accessory structures with ground coverage greater than one hundred (100) square feet; Seven (7) feet.

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than four (4) feet in width.

ii. Side yard on side street: Ten (10) feet.

4. *Minimum lot width:* Forty (40).

5. *Minimum street frontage:* Forty (40).

Yard dimensions include:

Side yard setbacks: Seven (7) feet

Side yard on side street: Ten (10) feet

Minimum lot width and frontage: Twenty (20) feet

The subject parcel appears to meet the minimum square footage of Five thousand (5,000) and is less than the maximum of Six thousand (6,000) square feet.

Please confirm that his property meets the criteria for a single family residence under 14-120(b) exclusive of the setbacks.

Thank you.

Respectfully,


Paul S. Bulger

PSB/cmk

Enclosures

cc: Alex Agnew (w/encls.)

I HEREBY CERTIFY TO

Portland, Maine

Inspection Date:

4-8-56

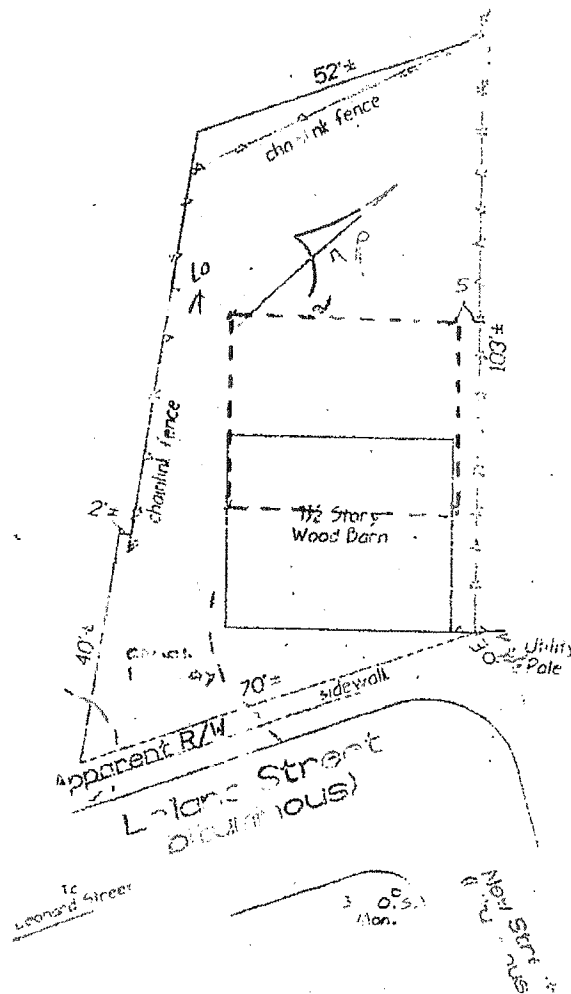
Scale: 1" = 30'

OWNER: Christopher Considine

to monumentation is not in harmony with current deed description.

The dwelling does not conform to all within the emergency management agency.

land does not conform within the special flood hazard zone indicated on community-panel # 230051 C-973 B.



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS...

PLAN BOOK	4	PAGE	10	LOT	10
DEED BOOK	10834	PAGE	336	CITY	Cumberland

Warranty Deed
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that, I, PHILIP BEAUMIER, of Portland, County of Cumberland, State of Maine, for consideration paid, grant to CHRISTOPHER J. CONSIDINE, of Falmouth, County of Cumberland, State of Maine, with warranty covenants, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in that part of said Portland that was formerly Deering, in the County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a point along the westerly sideline of Leland Street, said point being northerly ninety-one and one tenth (91.1) feet, more or less, from a point formed by the intersection of the westerly sideline of said Leland Street and northerly sideline of Leonard Street; thence proceeding northerly along said westerly sideline of Leland Street seventy (70) feet, more or less, to land now or formerly of the cemetery; thence westerly along the land of the cemetery one hundred three (103) feet to a point; thence southerly in a line parallel with the westerly sideline of Leland Street, forty-three (43) feet, more or less, to the land now or formerly of Edward C. Jones; thence easterly along the northerly sideline of said Jones land, seventy (70) feet more or less, to a point; thence continuing easterly along the northerly line of land now or formerly of Gary D. Vogel, et al., thirty-nine (39) feet, more or less to the point of beginning.

Meaning and intending to convey Lot 13 on a plan drawn by A. L. Richardson and recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 40.

Being the same premises conveyed to the Grantor herein by deed of Delta Realty Co., Inc., dated October 24, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10351, Page 272. Reference is made to a corrective deed to this Grantor from the said Delta Realty Co., Inc., of near or even date herewith and recorded or to be recorded in said Registry of Deeds.

42642
MAINE REAL ESTATE TAX PAID

WITNESS my hand and seal this 16th day of July, 1993.

SIGNED, SEALED AND DELIVERED

in presence of

[Signature]
Witness

Philip Beaumier
Philip Beaumier

STATE OF MAINE
CUMBERLAND, ss.

July 16, 1993

Then personally appeared the above-named Philip Beaumier and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

DAVID E. CURRIER
Printed Name

My commission expires N/A

Recorded
Cumberland County
Registry of Deeds
07/19/93 02:43:33PM
John B. O'Brien
Register