



PORTLAND MAINE

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

July 15, 2011

John Jordan
2320 Congress Street
Portland, ME 04102

RE: 99 Wellington Road – 141-D- 8, 9, 10 – R-3 Zone – Determination Letter

Dear Mr. Jordan,

I am in receipt of your request for a determination regarding the proposed division of land for your property at 99 Wellington Road.

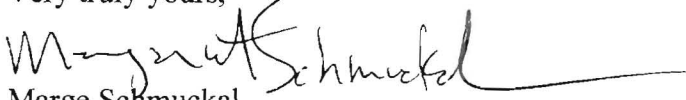
The property is located in an R-3 residential zone. I have reviewed the most recent plans submitted for review on July 7, 2011. My determination is based upon a survey submitted which is a copy of a signed, stamped survey by Daniel J. Dalfonso LLC and dated 11-03-08. It is noted that Daniel J. Dalfonso did not personally redate or resign the revised survey.

I have reviewed both lots, the lot with the existing single family, single story ranch and the proposed vacant lot. Based upon what is shown for the demolition of an existing garage and connector and portion of a deck, both lots meet the underlying R-3 zone dimensional requirements. The proposed lot can meet the requirements of the R-3 zone at such time that a permit is requested. And the remaining house lot meets the R-3 zone.

Please note that this determination is conditional. There shall be a permit for the demolition work. The proposed structures shall be removed as shown on the submitted survey before the vacant lot is conveyed or registered in the Registry of Deeds.

This determination is also contingent upon the accuracy of the submitted plans. If Mr. Dalfonso did not make the alterations that are shown on the survey, and the plans were simply altered by another individual, the accuracy can be called into question. Certainly, prior to a building permit for the proposed vacant lot, a full, updated survey would be required. This determination does not substitute the requirement for permits prior to any new construction. All permits and site plan review(s) shall be required.

Very truly yours,


Marge Schmuckal
Zoning Administrator

John Jordan
2320 Congress Street
Portland, Maine 04102

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street Room 308
Portland, Maine 04101

RECEIVED
JUL - 7 2011
Dept. of Building Inspections
City of Portland Maine

RE: New Lot at 99 Wellington Road, Portland, Maine
Map 141, Lot 8, 9, 10 Block D-Zoning Determination

Dear Marge,

We are requesting a zoning determination letter for the new lot at 99 Wellington Road in R-3 Zone.

Currently, 99 Wellington Road consists of Lots 8, 9, 10 on tax map 141 block D. We are going to remove the existing garage, decrease the size of the current breezeway, and decrease the size of the current deck. Lot 9 will be split to make two house lots. The lot with the existing house would be 85 x 105, and the new potentially buildable lot would be 65 x 105. (Exhibit A)

The attached survey (Exhibit A) reveals the new lot lines imposed over the existing structure at 99 Wellington Road. I am also providing an image which shows the proposed changes to the existing structure. The existing garage and deck will be removed, and the breezeway will be decreased in size. These changes will ensure that the existing structure meets the R-3 zoning setback requirements.

details how we would like to split the lots, details the decreased breezeway, deck and removal of garage and shows the building envelope on the undeveloped lot. We are looking for guidance from your office on the following:

Upon removing the existing garage-

Is the new lot a conforming and buildable lot?

Is the remaining house and lot at 99 Wellington Road a conforming lot and meet the R-3 zoning requirements?

I have attached a check for \$150 to pay for the Zoning Determination. Please contact me with any questions. I look forward to your response.

Sincerely,

John Jordan

john@firstinmaine.com
207-318-6931

RECEIVED

MAY - 7 2011

Dept. of Building Inspections
City of Portland, ME

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that WE, Warren M Lain and Melissa A Hamlin, of Portland, County of Cumberland, State of Maine, for consideration paid, GRANT to John R. Jordan of Falmouth, County of Cumberland and State of Maine, whose mailing address is 19 Mitchellwood Drive, Falmouth Maine, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland and the State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on Wellington Road, in Portland, County of Cumberland and State of Maine, being lots numbered 115, 116, and 117 on Plan of Woodfords Park made by Percy H. Richardson, C.E dated October 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 32, to which references may be had for a more particular description of the premises hereby conveyed.

Meaning and intending to convey the same premises described by virtue of deed from Steven B Stewart, dated June 2, 2004 and recorded in Book 21373, Page 169

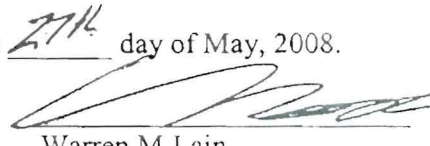
Witness my hand and seal this 27th day of May, 2008.



Witness



Witness



Warren M Lain



Melissa A Hamlin

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

June 27, 2008

Then personally appeared before me the above- named Warren M Lain and Melissa A Hamlin and acknowledged the foregoing instrument to be their free act and deed.

Before me



Notary Public/ Attorney at Law

CHARLES C. WHIDDEN
Notary Public, Maine
My Commission Expires March 21, 2015

Received
Recorded Register of Deeds
Jun 27, 2008 02:27:25P
Cumberland County
Pamela E. Lovley

MAY 11 2011

508-501C

MAINE REAL ESTATE TAX PAID



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5.11 2011

Received from

John Jordan

Location of Work

99 Wellington

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total: 150

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other

Zoning Peter

CBL:

141-DJ

Check #:

Total Collected \$ 150

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

MAY 11 2011

JOHN R. JORDAN

19 MITCHELLWOOD DR.
FALMOUTH, ME 04105
PH. (207) 781-7174

3937

52-60/112
177

5/11/11

Date

Pay to the
Order of

City of Portland

\$

150.00

Dollars

Key Private

Bank

KeyBank National Association
Portland, Maine 04101
1-877-634-2968

RECEIVED
CITY OF PORTLAND
MAY 11 2011

10112006081 191770018718 3937

[Signature]

John Jordan
2320 Congress Street
Portland Maine 04102

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street Room 308
Portland Maine 04101

RE: New Lot at 99 Wellington Road Portland Maine Map 141 Lot 8, 9, 10 Block D– Zoning Determination

Dear Marge

We are requesting a zoning determination letter for the new lot at 99 Wellington Road in R-3 zone.

Currently 99 Wellington Road is made up of Lots 8, 9, 10 on tax map 141 block D. We are going to remove existing garage and would like to split lot 9 to make two house lots. The existing house lot would be 85 x 105 lot and the other buildable lot would be 65 x 105 lot (Exhibit A)

The attached survey (exhibit A) details how we would like split the lots and shows the building envelope on the undeveloped lot. We are looking for guidance from your office on the following.

Upon removing the existing garage –

Is the new lot a conforming and Buildable lot?

Is the remaining house and lot at 99 Wellington Road a conforming lot and meet the R-3 zoning requirements?

I have attached a check for \$150 to pay for the Zoning Determination. Please contact me with any questions. I look forward to your response.

Sincerely,

John Jordan
john@firstinmaine.com
207-318-6931

MAY 11 2011

Marge Schmuckal - 99 Wellington Road lot division

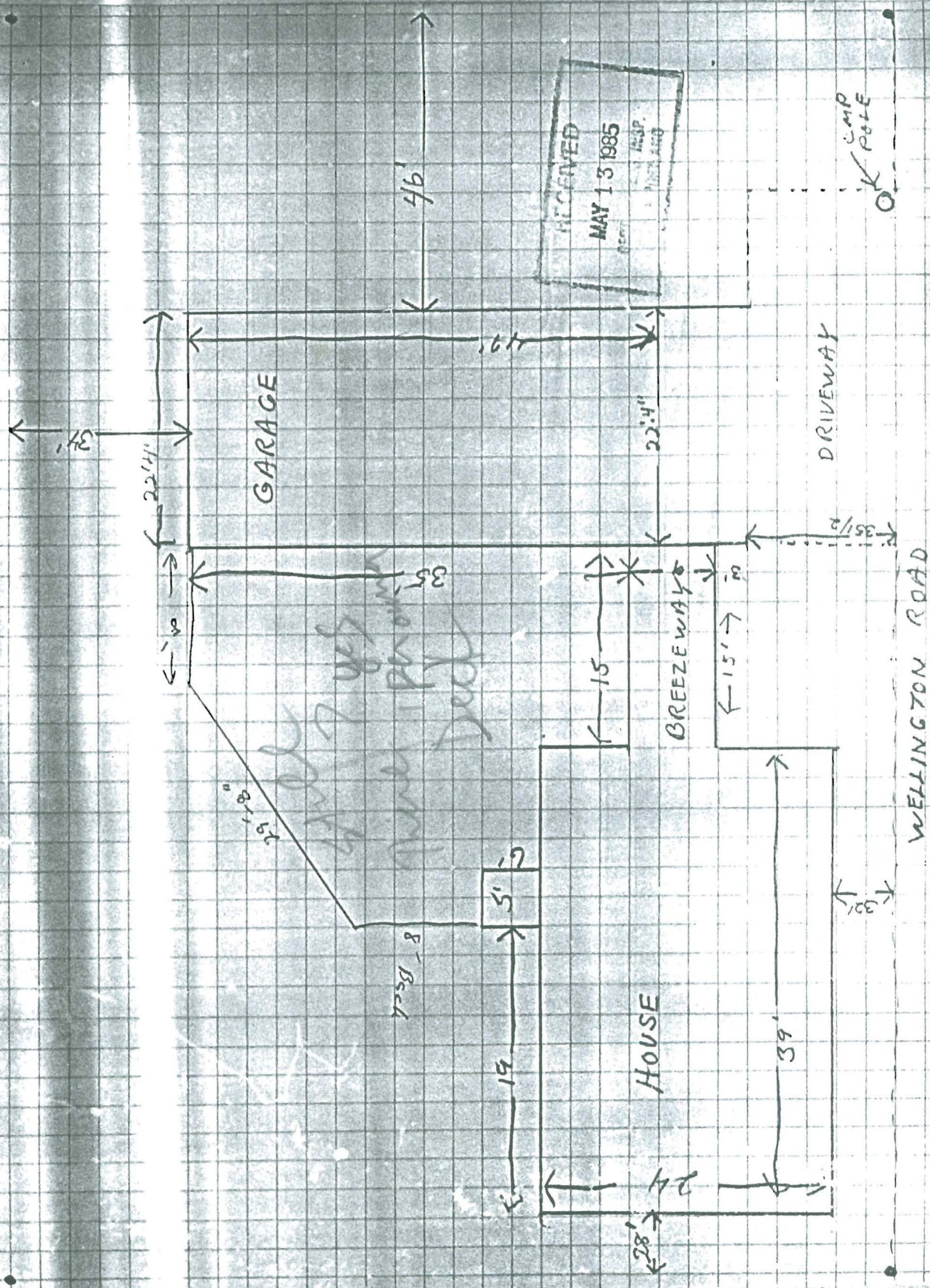
From: Marge Schmuckal
To: john@firstinmaine.com
Date: 5/19/2011 12:33 PM
Subject: 99 Wellington Road lot division

John,

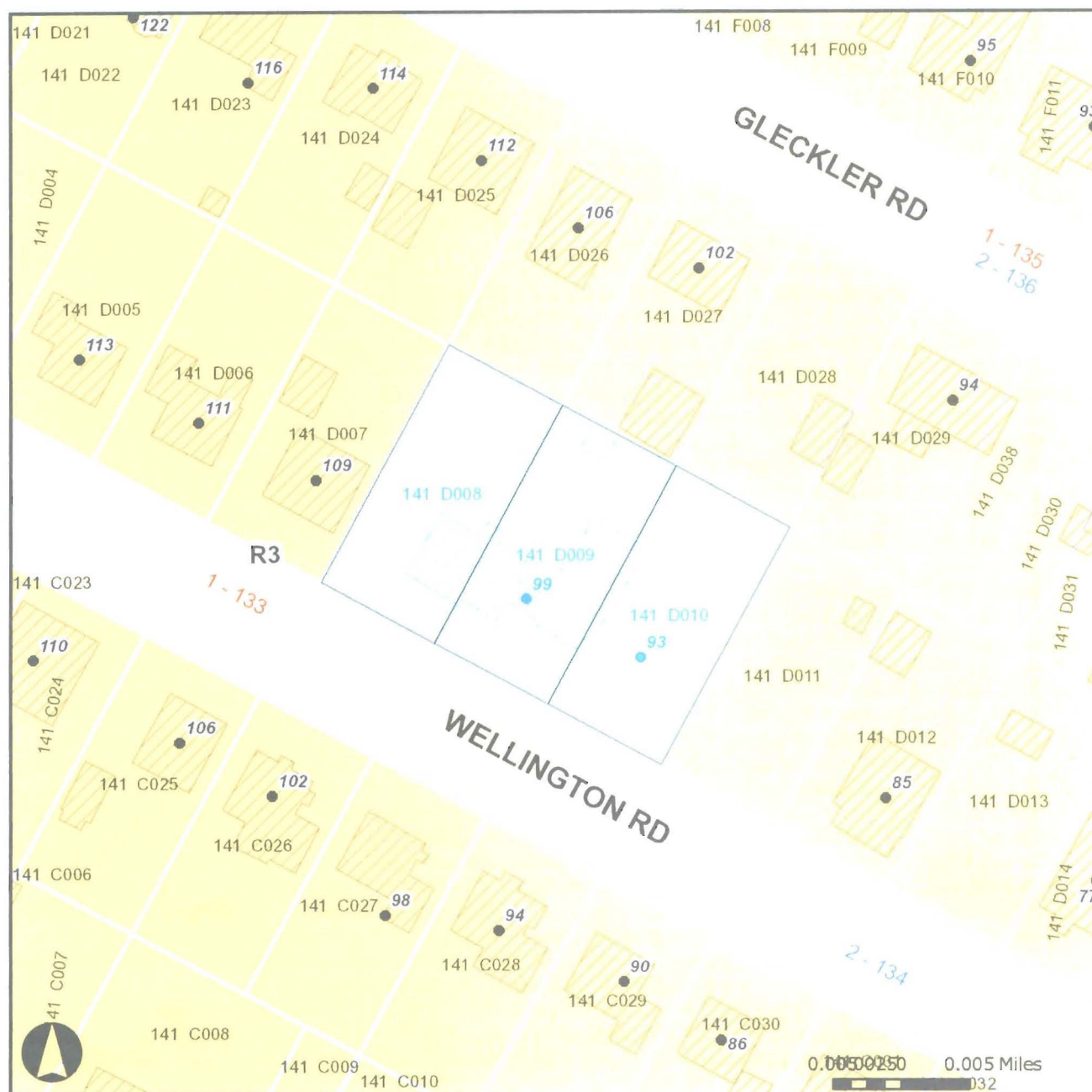
We just spoke on the phone. I told you that we would need a revised letter explaining what you will be doing - all things you would be doing to meet the R-3 Zone requirements. I will also need a revised survey. What is being shown is not accurate. It completely ignored an existing deck that is attached to this building.

I will hold up my determination letter until I receive these items.

Marge Schmuckal
Zoning Administrator



Map



Parcels



Interstate



Streets



Buildings



Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)



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 141 D008001
Land Use Type SINGLE FAMILY
Property Location 99 WELLINGTON RD
Owner Information JORDAN JOHN R
 99 WELLINGTON RD
 PORTLAND ME 04103
Book and Page 26165/127
Legal Description 141-D-8-9-10
 WELLINGTON RD 93-103

Acres 15750 SF
 0.362

Current Assessed Valuation:

TAX ACCT NO. 20928 **OWNER OF RECORD AS OF APRIL 2010**
 JORDAN JOHN R
LAND VALUE \$76,400.00 99 WELLINGTON RD
BUILDING VALUE \$112,600.00 PORTLAND ME 04103
NET TAXABLE - REAL ESTATE \$189,000.00
TAX AMOUNT \$3,386.88

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

Building Information:

Card 1 of 1

Year Built 1953
Style/Structure Type RANCH
Stories 1
Bedrooms 3
Full Baths 1
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 1040

[View Sketch](#)

[View Map](#)

[View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1953
Structure SHED-FRAME
Size 8X13
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
6/27/2008	LAND + BUILDING	\$223,000.00	26165/127
6/7/2004	LAND + BUILDING	\$217,500.00	21373/169
8/1/2002	LAND + BUILDING	\$0.00	17959/108
7/19/1999	LAND + BUILDING	\$115,000.00	14915/185

[New Search!](#)

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 21373 PAGE 169 COUNTY Cumberland
PLAN BOOK 14 PAGE 32 LOT 115,116,117

ADDRESS: 99 Wellington Road, Portland, Maine

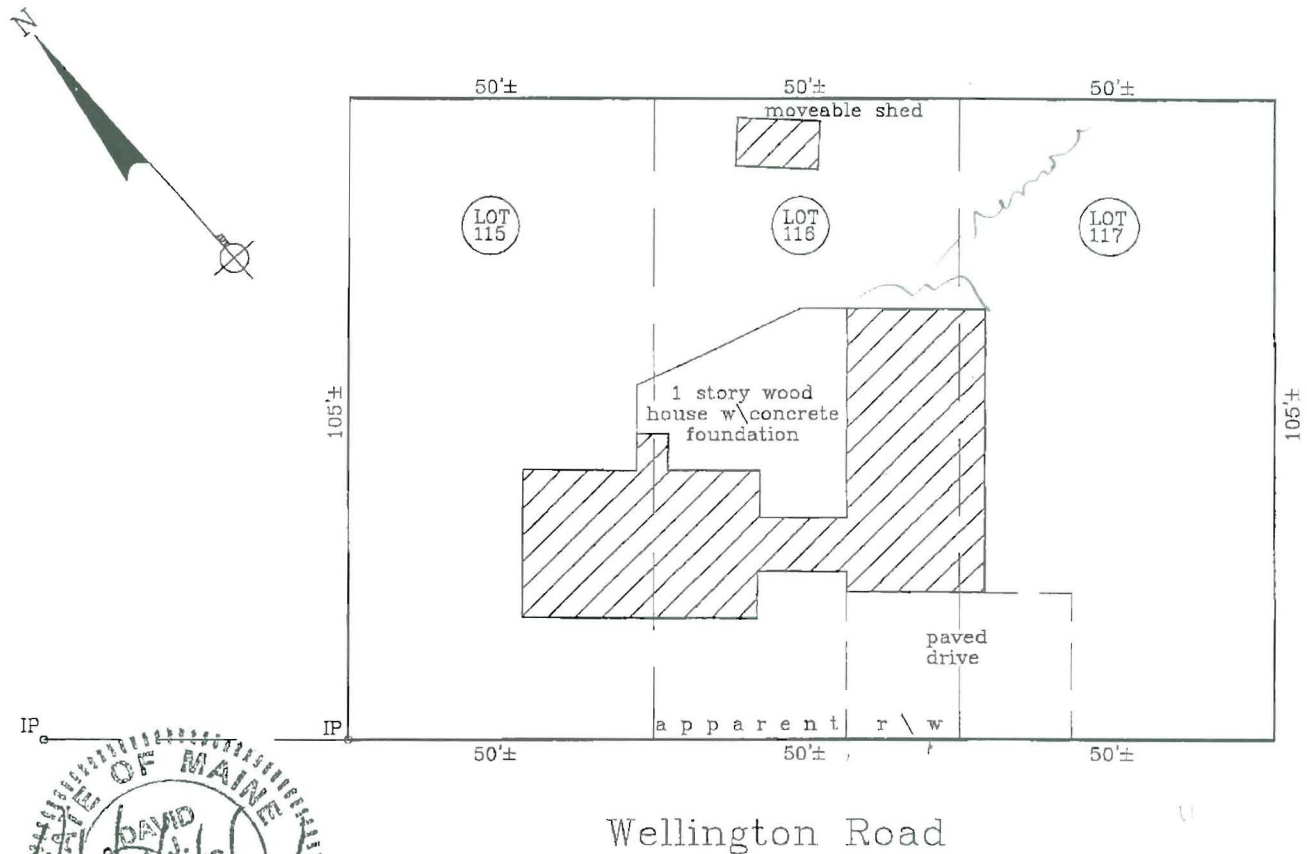
Job Number: 638-52

Inspection Date: 05-15-08

Scale: 1" = 30'

Buyers: John Jordan

Sellers: Warren M. Lain & Melissa A. Hamlin



I HEREBY CERTIFY TO: New England Title, First Financial
Mortgage Corp., and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community
Panel 230051 0007C:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF
WAY ARE SHOWN. OTHER ENCUMBRANCES,
RECORDED OR NOT, MAY EXIST. THIS
SKETCH WILL NOT REVEAL ABUTTING
DEED CONFLICTS, IF ANY.

copyright©

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

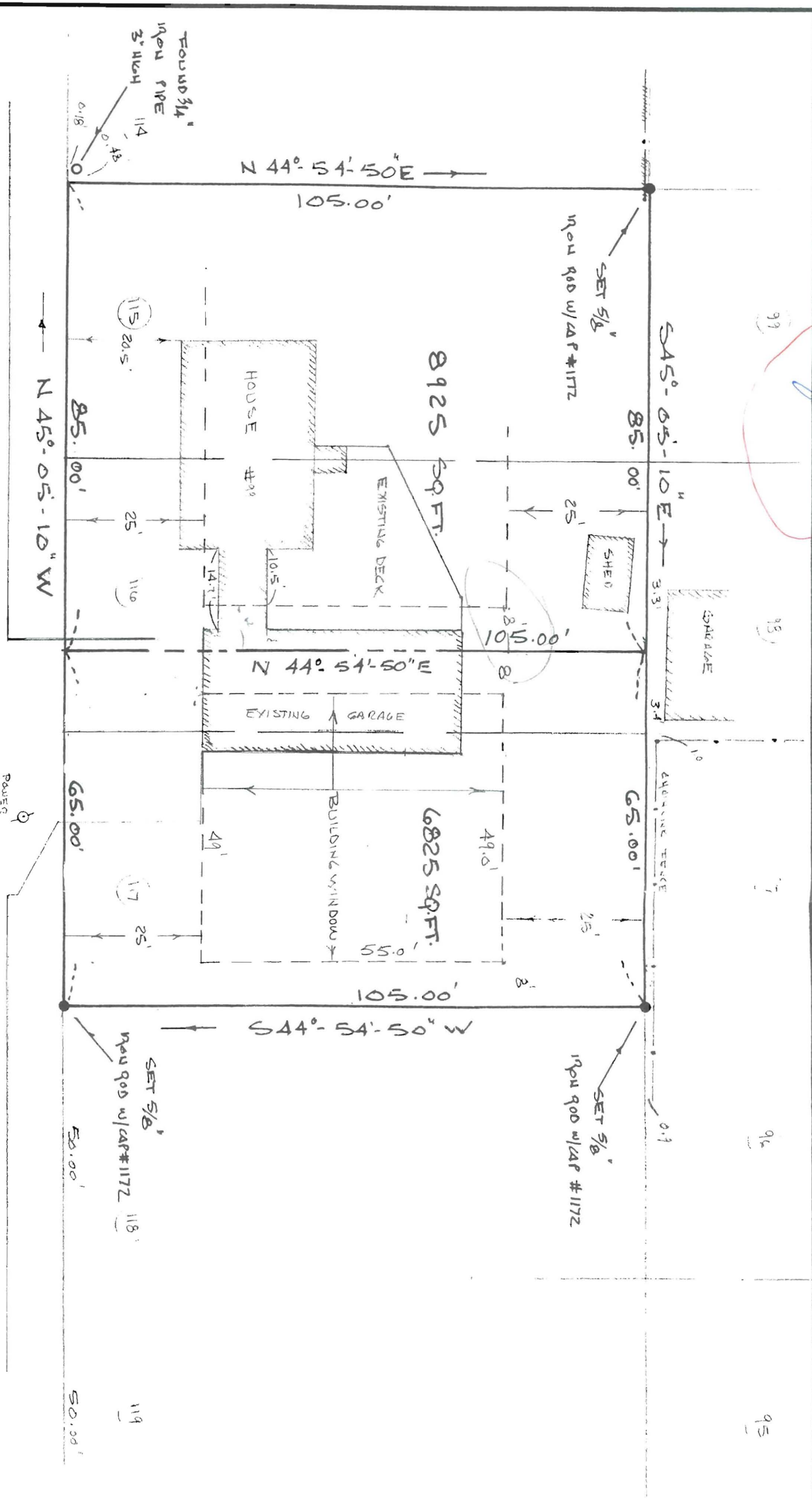
207-967-9761 phone

207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

original



LOCUS DEED REFERENCE:
WELLINGTON ROAD

STEVEN STEWART TO WARREN M. LAIN AND MELISSA A. HAMLIN
BOOK 21373 PAGE 149 06-02-2004

PLAN REFERENCE:

LOT 115, 116 AND 117 ON PLAN OF WOODS FORD PARK
MADE BY PERCY A. RICHARDSON C.E. DATED OCT. 1919
PLAN BOOK 14 PAGE 32

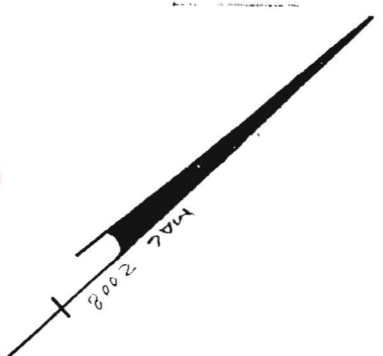
Handwritten signature and date: 11-03-08

- ZONE: R-3 RESIDENTIAL
- 6500 SQ. FT. LOT SIZE
 - 25' FRONT YARD
 - 25' REAR YARD
 - 8' SIDE YARD
 - 8' 1st STORY
 - 8' 1 1/2 STORY
 - 4 2nd STORY
 - 65' MIN. LOT WIDTH
 - 50' MIN. FRONTAGE
 - 35' MIN. LOT COVERAGE

RECEIVED
JUL - 7 2011
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND, ME

PLAN SHOWING LAND SUBMITTED FOR JOHN JORDAN TO SHOW PROPOSED LOT DIVISION AT WELLINGTON ROAD PORTLAND MAINE	
SCALE: 1"=20'	APPROVED BY:
DATE: 11-03-08	DRAWN BY:
BY: DAVID S. DALLON S.O. LLC LAND SURVEYOR 57A DEEPY STREET SUITE 204 SOUTH PORTLAND MAINE 04106	REVISD 05-26-2011 C
DRAWING NUMBER 1266 - C.	

9



6500 SQ FT - LOT SIZE
25' FRONT YARD
25' REAR YARD
SIDE YARD
8' 1ST STORY
8' 1^{1/2} STORY
4 2 STORY
16 2 1/2 STORY
65' MIN. LOT W. LTH
50' MIN. FRONTAGE
35' MIN. LOT DEPTH

FOUND!
GOD PIPE
H-054

WELLINGTON ROAD

LOT 115 AND 117 ON PLAY OF WOODFORD PARK
MADE BY PERCY H. EDWARDS ON C.E. DATED OCT 1919
PLAN BOOK 14 PAGE 32

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUL - 7 2011

RECEIVED

JUL - 7 2011

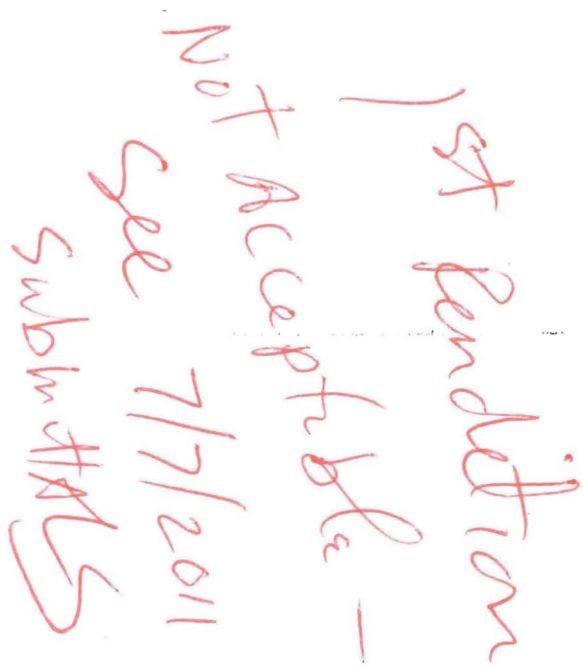
RECEIVED

DRAWN BY

REMOVED
05-26-2011 C

Harold Hall
1-03-08

DRAWING NUMBER
1266 - C.

$$\frac{5}{11}$$


MSK-3

FOUND!
ROAD PIPE
F-054

LOT 115 116 AND 117 ON PLAN OF WOODS FORED PARK
MADE BY PERCY W. RICHARDSON C.S. DATED OCT., 1919
PLAN BOOK 14 PAGE 32

Manuel J. Hall
11-03-08

PLAN SHOWING LAND SUBMITTED FOR IDAHO JORDAN TO SHOW PROPOSED LOT DIVISION 91 WELINGTON ROAD FOOTLAND MAINE	
SCALE: 1" = 20'	APPROVED BY:
DATE: 11-03-03	
DRAWN BY	
REVISED	
C	
DRAWING NUMBER	
1266 - C	