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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

March 21, 2008

Mr. Randall Libby
302 Pine Point Road
Scarborough, ME 04074

RE: 93 Torrey Street – 149 G038 –R-3 – new single-family home – Permit #08-0133

Dear Mr. Libby,

You submitted an application on February 15, 2008 for a building permit for a new single family home at 93 Torrey Street. The site plan shows the access to the lot as coming in from Wellwood Street. A letter submitted with the permit from Steve Walker from Pinkham and Greer also claims that the lot has fifty feet of frontage on Wellwood Street. 93 Torrey Street does not have frontage on Wellwood Street. There is a five-foot wide strip of land between your property and Wellwood Street that is owned by the City of Portland. Since you do not own that five-foot strip of land and the City of Portland does not intend to sell that strip at this time, you do not have frontage on Wellwood Street. The frontage to your lot is the sixty-five feet at the end of Torrey Street.

Penny Littell, from Corporation Counsel, has said that the City of Portland is willing to consider selling you an easement for utilities only over the five-foot wide strip of land at the end of Wellwood Street. The easement would be bound by the following covenants:

- ?? No access would ever be allowed over the five-foot strip
- ?? only one single family home would ever be built on the adjacent lot
- ?? the lot would never be divided.

If you are interested in this option, you should make an offer to the City of Portland to purchase the easement by filling out the Application for Purchase of City Acquired Property, attached here to, and submitting it to Penny Littell in Corporation Counsel.

Your permit is on hold until we receive a revised site plan that shows the access to the lot coming in from Torrey Street. The footprint of the house on the site plan also has to match the building plans. You must build Torrey Street for the length of your frontage, up to city standards. (See section 14-403.) You will have to work with the Planning Division and Public Works to build the street as part of the application process for a new single family home.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709