

# Nadeau Land Surveys

Professional Land Surveyors  
Certified Floodplain Managers

R-3

RECEIVED

July 24, 2015

JUL 24 2015

Ann Machado, Zoning Specialist  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dept. of Building Inspections  
City of Portland Maine

**RE: Proposed Lot Reconfiguration, 32 & 34 Johansen Street, Portland, Maine (2151595L1)**

Dear Ann,

For your review, please accept this letter and attached plans. Our client desires to reconfigure two apparent existing record lots they acquired:

1) November 30, 1998 per Cumberland County Registry of Deeds (CCRD) Book 14347, Page 188, which is identified as Lot 7 on City of Portland Assessor's Map 167, Block C for 34 Johansen Street, and

2) June 15, 2005 per CCRD Book 22764, Page 60, which is identified as Lot 19 on the City of Portland Assessor's Map 167, Block C for 32 Johansen Street.

We have attached a plan entitled "*Plan Of Land In Portland, Maine Prepared For Cyrus Y. Hagge*", dated December 21, 1987 by ATLAS Land Survey, recorded January 13, 1988 in CCRD Plan Book 168, Page 16, which depicts the current lot configuration, and our unsigned plan entitled "*Plan Depicting The Results Of A Proposed Land Division Made For Douglas Drew & Suzanne Smith-Drew Southeasterly Sideline Of Johansen Street And Northwesterly Sideline Of Cummings Street*", dated July 24, 2015 by Nadeau Land Surveys, Portland, Maine. Our plan depicts current site improvements and the desired proposed lot reconfiguration.

Our clients desire to terminate one line as shown on the ATLAS plan which has a bearing of N43°49'53"W and distance of one hundred eleven and fifty-six hundredths (111.56') feet, and replace with a boundary line which has a bearing of N52°14'51"E and a distance of fifty-eight and fifty-six hundredths (58.56') feet, with intention to follow current lines of occupation.

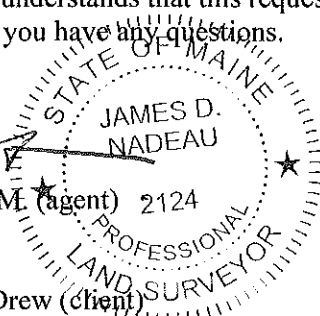
The subject parcels are located in the R-3 Residential Zone and we would like your confirmation of our interpretation of the City of Portland Code of Ordinance, Sec. 14-86 -14-93. Please refer to the preliminary plan for the surveyed building corner offsets. This office does not believe any other Space and Bulk requirements have been altered, but please verify.

Please find enclosed a check in the amount of \$150 to review the proposed lot reconfiguration at 32 & 34 Johansen Street, Portland, Maine. It is our desire that your formal determination be in writing confirming the Locus Parcels are located in the R-3 Zone and that our plan represents a proposed lot reconfiguration that would be in compliance to the City of Portland Zoning Ordinance. Our client understands that this request does not secure a building permit. Thank you for your time and please do not hesitate to call if you have any questions.

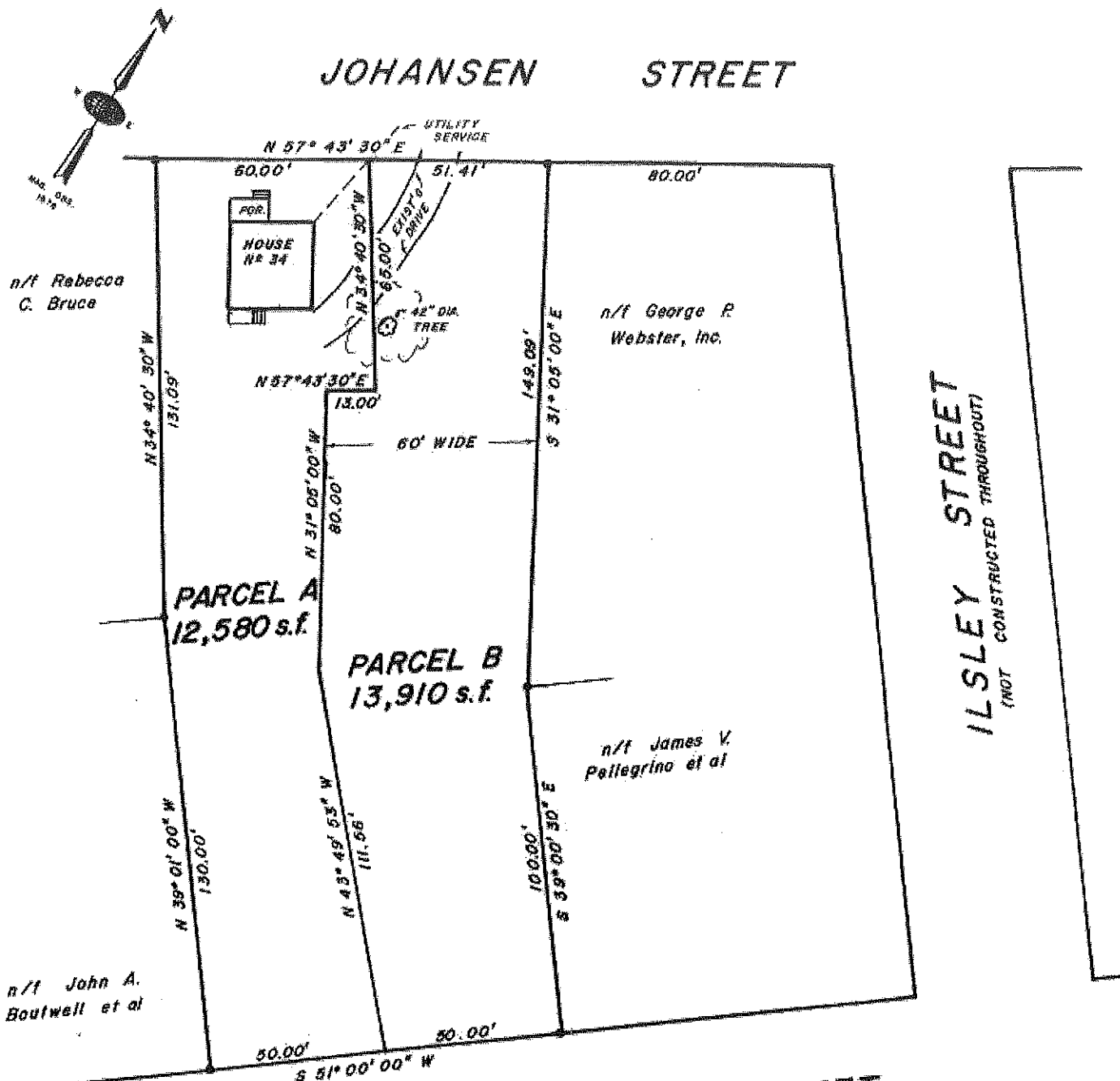
Sincerely,  
Nadeau Land Surveys

James D. Nadeau, P.L.S., C.F.M. (agent) 2124

cc: Douglas & Suzanne Smith-Drew (client)



# JOHANSEN STREET



n/t Rebecca C. Bruce

n/t George R. Webster, Inc.

n/t John A. Boutwell et al

n/t James V. Pellegrino et al

**PARCEL A**  
12,580 s.f.

**PARCEL B**  
13,910 s.f.

**ILSLEY STREET**  
(NOT CONSTRUCTED THROUGHOUT)

# CUMMINGS STREET

## NOTES:

1. THIS IS A DIVISION INTO TWO (2) PARCELS OF A LOT SHOWN IN PLAN BOOK 118 PAGE 75 CUMBERLAND COUNTY REGISTRY OF DEEDS ENTITLED "PLAN OF LAND IN PORTLAND, MAINE FOR JEAN B. SMITH" DATED 2/1/78. THIS IS NOT A STANDARD BOUNDARY SURVEY.
2. \* - INDICATES IRON PIPE FOUND OR SET IN THE ABOVE REFERENCED PLAN.
3. DEED REFERENCE: BOOK 8070 PAGE 90
4. ZONING DISTRICT: RESIDENTIAL 5.
5. FENCE LOCATIONS NOT DETERMINED BY THIS PLAN.

State of Maine, Cumberland ss  
Registry of Deeds  
Received January 24 1988  
at 11:27 AM and recorded in  
Plan Book 118 Page 16  
Attest: [Signature]  
Registrar

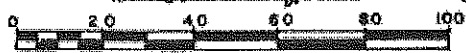
PLAN OF LAND  
IN  
PORTLAND, MAINE  
PREPARED FOR  
**CYRUS Y. HAGGE**

SCALE: 1" = 20'

DECEMBER 21, 1987

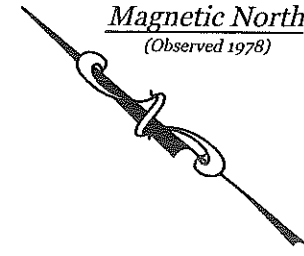


ATLAS LAND SURVEY  
REGISTERED LAND SURVEYORS  
ISLAND AVENUE - PEAKS ISLAND  
PORTLAND, MAINE 04101



Plan References:

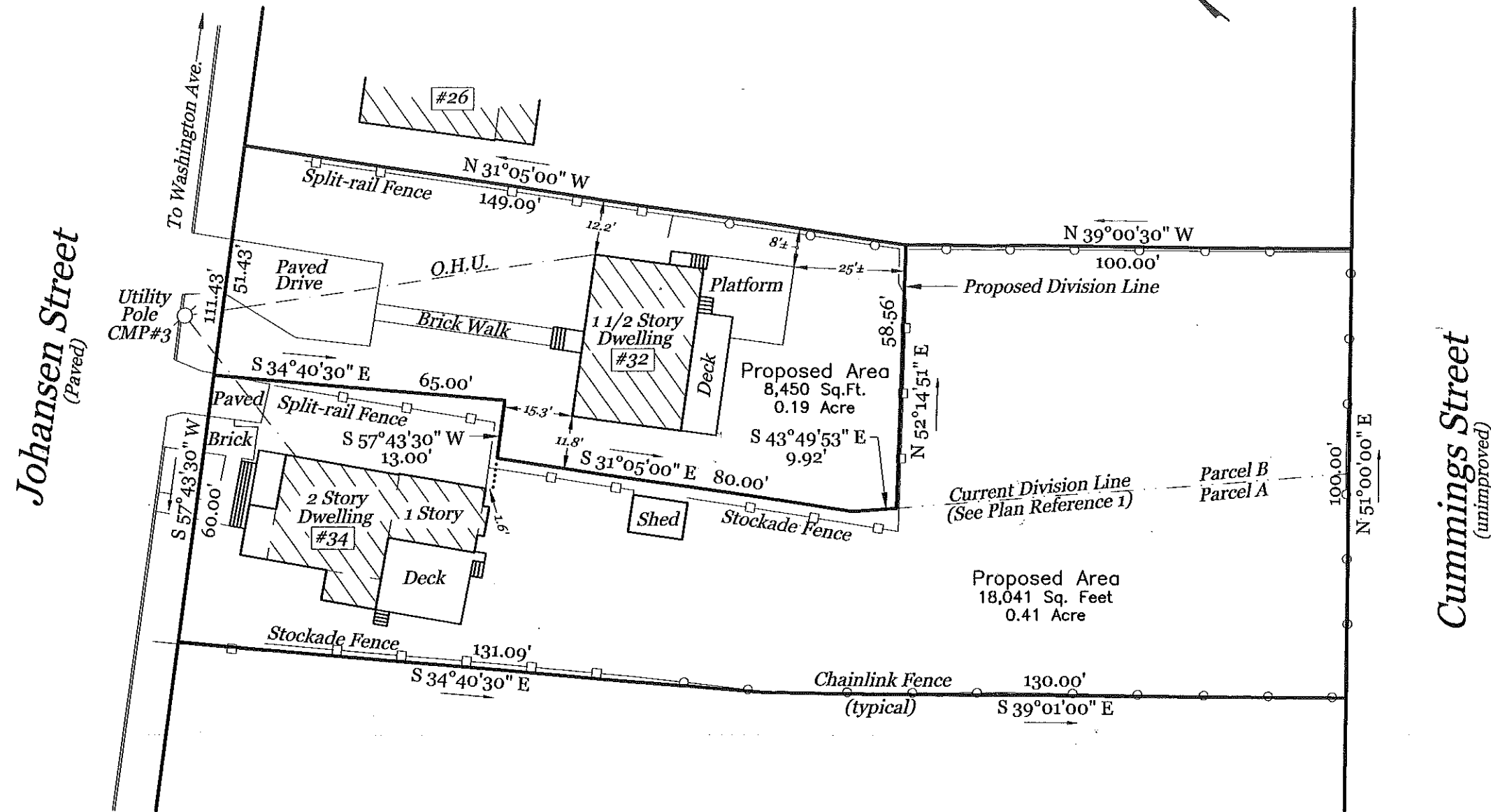
1. "Plan Of Land In Portland, Maine Prepared For Cyrus Y. Hagge", dated December 21, 1987, by ATLAS Land Survey, recorded January 13, 1988 in CCRD Plan Book 168, Page 16.
2. "Plan Of Land In Portland, Maine For Jean B. Smith", dated February 1, 1978 by Owen Haskell, Inc., recorded February 1, 1978 in CCRD Plan Book 118, Page 75.



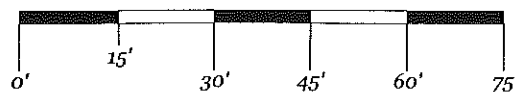
Locus Deed References:

Richard Lyle Wales and AnnMarie Leigh Wales  
 To  
Douglas Drew and Suzanne Smith-Drew  
 dated and recorded November 30, 1998 at the Cumberland County Registry of Deeds in Book 14347, Page 188.  
 (34 Johansen Street/Parcel A)

Michael J. Mullett and Sandra L. Mullett  
 To  
Douglas Drew and Suzanne Smith  
 dated June 15, 2005 and recorded June 16, 2005 at the Cumberland County Registry of Deeds in Book 22764, Page 60.  
 (32 Johansen Street/Parcel B)



Graphic Scale:



**PRELIMINARY**

Plan Depicting The Results Of A Proposed Land Division  
 Made For  
**Douglas Drew & Suzanne Smith-Drew**  
 Southeasterly Sideline Of Johansen Street And  
 Northwesterly Sideline Of Cummings Street  
 Portland, Maine

MADE BY:

  
**Nadeau Land Surveys**

Professional Land Surveyors  
 Certified Floodplain Managers

918 BRIGHTON AVE. PORTLAND, ME. PH.(207)878-7870

DATE: 7/24/2015 DRAWN BY: MLC  
 SCALE: 1" = 30' FILE#: 2151595

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2249	<b>Applicant:</b> DREW DOUGLAS & SUZANNE S
<b>Project Name:</b> 34 JOHANSEN ST	<b>Location:</b> 34 JOHANSEN ST
<b>CBL:</b> 167 C007001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 07/24/2015	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	<b>Total Current Fees:</b>	<b>+ \$150.00</b>
	<b>Total Current Payments:</b>	<b>- \$150.00</b>
	<b>Amount Due Now:</b>	<b>\$0.00</b>

Copy of Receipt

**CBL** 167 C007001  
**Bill To:** DREW DOUGLAS & SUZANNE SMITH-DREW JTS  
 34 JOHANSEN ST  
 PORTLAND, ME 04103

**Application No:** 0000-2249  
**Invoice Date:** 07/24/2015  
**Invoice No:** 50170  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>  

[Click Here to Pay On Line](#)