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

November 10, 2009

Joseph S. Jollotta, Jr.
37 Grafton Street
Portland, ME 04103

RE: 37-39 Grafton Street -169-D-45 & 46 – R-5 Residential Zone

Dear Mr. Jollotta, Jr.,

I am in receipt of your request to determine whether the property located at 37-39 Grafton Street could be considered a Lot of Record as defined within the City of Portland Land Use Zoning Ordinance if the existing house was demolished and a new house built upon the property.

I am in receipt of chain of title information from all abutting properties researched and prepared by Robert Greenlaw of Ocean Park Land Surveying, LLC.

Section 14-433 allows an undersized lot to be built upon if it can meet the definition of a Lot of Record as stated:

“Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the City Council as provided elsewhere in this article, may be considered a buildable lot in any residential zone provided that the applicable yard dimensions can be met”.

First of all this is a lot (consisting two merged lots) that has been described separately as of June 5, 1957 per the information submitted. It has also been shown by submitted chain of title evidence that this lot has been held under separate and distinct ownership from all adjacent lots. And finally, it is demonstrated on the Assessor’s map records that there is an existing street frontage of at least forty (40) feet (sixty feet is the actual shown).

Therefore, if you were to demolish the existing house, you would be able to rebuild on the property using the Lot of Record provision within the Ordinance.

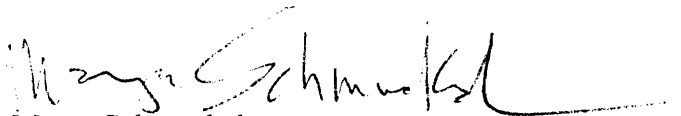
This letter is not intended to allow you to begin rebuilding now or in the future without meeting all other Ordinance reviews and criteria. A copy of this letter should be submitted with your application to rebuild.

Please note that if the Ordinance changes in the future in a way that affects your ability to build, you must abide by the Ordinance in effect at that time.

If you have any questions regarding this letter, please do not hesitate to contact me at 874-8695.

You have the right to appeal my decision concerning use. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,



Marge Schmuckal
Marge Schmuckal
Zoning Administrator



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 20__

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other Building Documents

CBL: 169 D045

Check #: cc **Total Collected \$** 150.00

**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

OCT 20, 2009

DEAR MARCE

I HAVE RECENTLY HAD BOB GREENMAN RESEARCH
MY SISTERS PROPERTY AT 37 CRAFTON ST. TO PROVE
THAT THE PROPERTY IS A LOT OF RECORD,
AND HAS NOT CHANGED SINCE IT WAS PURCHASED BY MY
AND AS SUCH THE EXISTING HOUSE ~~IS~~ FAMILY
CAN BE REMOVED AND A NEW HOUSE BUILT
ON THE PROPERTY, YOU MAY CONTACT ME
JOSEPH S JOLLETTA JR AT 228-3092 IF
YOU HAVE ANY QUESTIONS.

Joseph S Jolletta Jr
37 CRAFTON ST
PORTLAND ME 04103

NOV 2007-1359

RECEIVED

OCT 20 2009

Dept. of Building Inspections
City of Portland Maine

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

Card Number	1 of 1
Parcel ID	169 D045001
Location	37 GRAFTON ST
Land Use	SINGLE FAMILY
Owner Address	JOLLOTTA MARY S PO BOX 87 JACKSON NH 03846
Book/Page	21360/097
Legal	169-D-45-46 GRAFTON ST 37-39 5700 SF

*R-5
2.5
60 x 95 = 5700'*

Current Assessed Valuation

Land	Building	Total
\$64,000	\$55,000	\$119,000

Property Information

Year Built 1908	Style Old Style	Story Height 1	Sq. Ft. 608	Total Acres 0.131		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 4	Attic None	Basement Full	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 1970	Size 8X10	Grade D	Condition F
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Sales Information

Date 06/02/2004	Type LAND + BLDING	Price	Book/Page 21360-97
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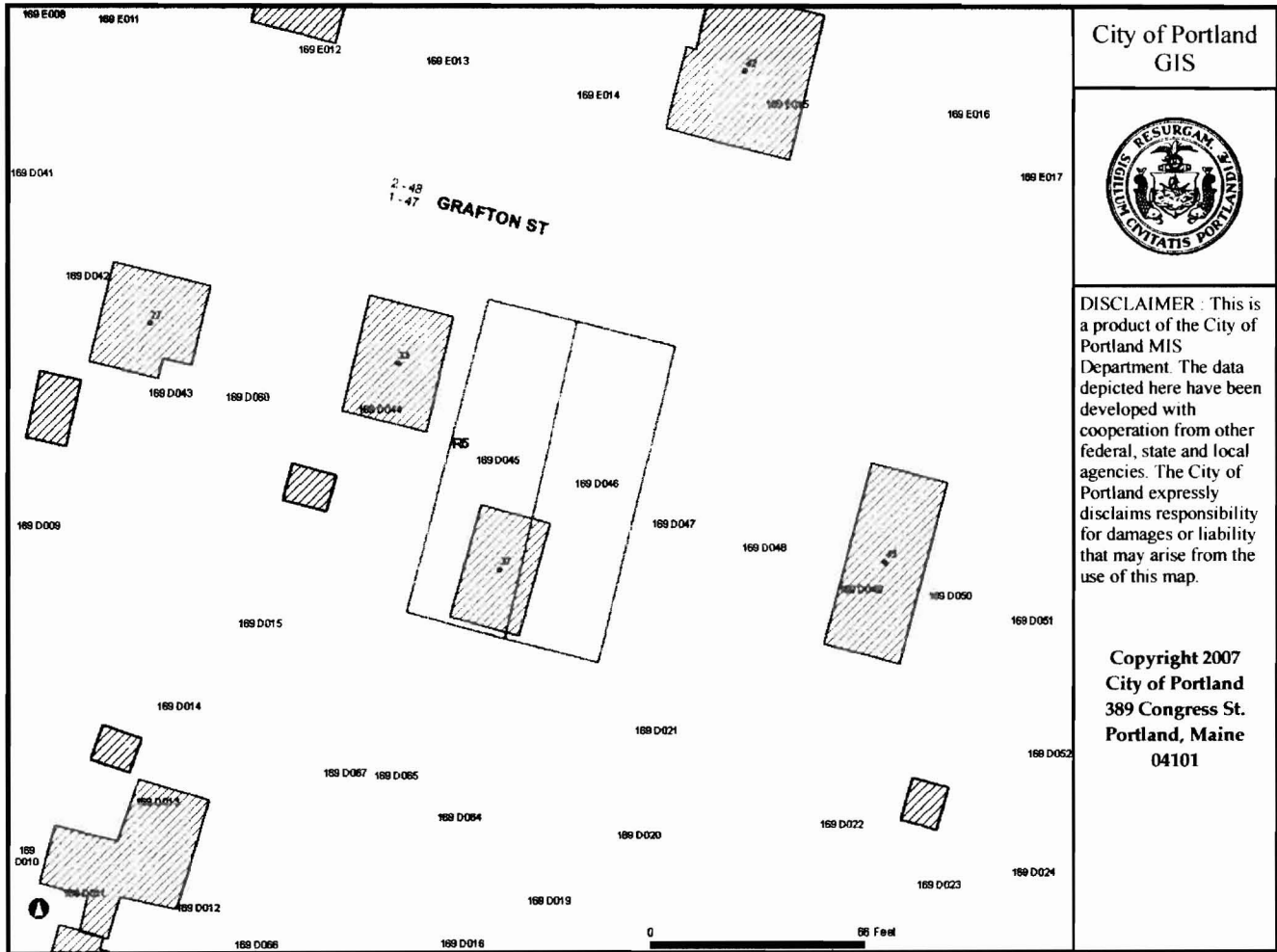
Picture and Sketch

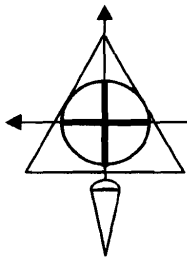
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

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

New Search!





OCEAN PARK LAND SURVEYING, LLC

October 12, 2009

Marge Schmuckel
City of Portland
Zoning Administrator
389 Congress Street
Portland, Maine 04101

Subject: Out sales and or conveyances to or from the property located at 37 Grafton Street Portland Maine.

Dear Marge,

I have completed a detailed title search in regard to the above parcel. I found no sales or conveyances to the parcel in the time the Jollotta family has owned it.

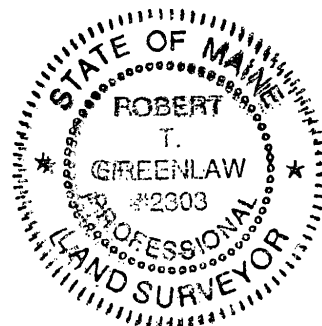
Joseph S. Jollotta and Emily F. Jollotta purchased the property on August 16, 1954. It has remained the original two lots, 180 and 181 from the original creation of Washington Avenue Gardens Annex a subdivision recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 49.

Please feel free to contact me should you have any questions or comments.

Sincerely,

Robert T. Greenlaw, PLS

P.O. Box 7265
Ocean Park, Maine 04063
Email ~Oceanparkllc@gwi.net
207-749-9471



OCEAN PARK LAND SURVEYING, LLC

P.O. Box 7265

Ocean Park, Maine 04063

Oceanparkllc@qwi.net



Title Search Work Sheet

Owner Name: BRIAN G. THOMPSON

Address: 33 GRAFTON

Map and Lot# 169-D-44
#60

BRIAN G. THOMPSON

Book and Page

15288/268

Date:

1/24/2000

↑

ANTOINETTE J. PAGLIO

~~9~~15059/304

9/28/1998

↑

PETER M. PAGLIO JR
RICHARDA. PAGLIO

14626/~~070~~69

3/19/1999

↑

PETER M. PAGLIO
ANTONETTE J. PAGLIO

3671/280

4/25/1975

↑

LILLIAN B. FOSSETT

WILL
2570/52

12/24/1959

↑

HAROLD C. FOSSETT

1054/337

6/15/1920

↑

MOSES P. ADAMS

OCEAN PARK LAND SURVEYING, LLC

P.O. Box 7265

Ocean Park, Maine 04063

Oceanparkllc@gwi.net



Title Search Work Sheet

Owner Name: **ANDRIA E. MOORE**

Address: **44 PROVIDENCE**

Map and Lot# **169-D-21**

169-D-16,17,19-21

Book and Page

Date:

ANDRIA E. MOORE
~~EDITED~~

12154/103

10/10/1995

↑
MARGARET K. HAYDEN

9706/335

↑
JOHN J. HAYDEN
MARGARET K. HAYDEN

8272/47

↑
OLIVE P. CUMMINGS

PROBATE

↑
OLIVE P. CUMMINGS
HARRY E. CUMMINGS

2281/11

FROM MYR SIMON
3/27/1956

2301/490

FROM AUGUSTUS
JOHNSON
7/13/1956

2907/261

FROM GRETA JOHNSON
7/7/1965

NO SALES OR CONVEYANCES
TO JOLLOTTA'S.

OCEAN PARK LAND SURVEYING, LLC

P.O. Box 7265
Ocean Park, Maine 04063
Oceanparkllc@gwi.net



Title Search Work Sheet

Owner Name: FRED J. AYER

Address: 34 PROVIDENCE

Map and Lot
169-D-9 TO 15 & 66-67

FRED J. AYER
ELAINE M. AYER

Book and Page
9644/202

Date:
07/19/1991



DWIGHT H. EDWARDS
LYNNE E. EDWARDS



WILLIAM J. GAVIN
CATHERINE M. GAVIN

8020/246

10/15/1987



PHILIP S. MORRELL JR

JOANNA MORRELL

~~3405/128~~

~~11/19/1973~~

TO THEMSELVES 3430/82

11/21/1973



MALCOLM A. JOHNSON

3057/92

9/12/1968



RALPH G. STETSON
HORA W. STETSON

PROBATE



AUGUSTO C. JOHNSON

h

2825/465

GRETA V. JOHNSON

h

12/28/67

3024/515

CITY OF PORTLAND

3057/87 - 9/13/1968

OCEAN PARK LAND SURVEYING, LLC

P.O. Box 7265
Ocean Park, Maine 04063
Oceanparkllc@gwi.net



Title Search Work Sheet

Owner Name:	34 PROVIDENCE	Map and Lot
	Address:	
	Book and Page	Date:
CITY OF PORTLAND	169-D-14,15	6729 sq ft.

ACQUIRED BY NON PAYMENT OF TAXES

BOOK 1673 PAGES 465, 467, 469, 471, 473, 475
\$ 477

DATES OF ABOVE:

- FEB 28, 1933
- FEB 28, 1934
- FEB 28, 1935
- FEB 27, 1937
- FEB 28, 1938
- FEB 28, 1939
- ‡ FEB 29, 1940

NO SALES OR CONVEYANCES
TO JOLLOTTA

OCEAN PARK LAND SURVEYING, LLC

P.O. Box 7265

Ocean Park, Maine 04063

Oceanparkllc@gwi.net



Title Search Work Sheet

Owner Name: [↖] CAROL FOLEY-RYDER Address: 45 GRAFTON Map and Lot# 169-D-047
47 → 53

	Book and Page	Date:
CAROL RYDER-FOLEY ↑	26290/019	8/21/2008
MICHAEL W. HILDRETH ↑	16771/123	8/24/2001
CHARLES H. MITCHELL ↑		
CYNTHIA A. CARRIGR STEPHEN A. CARRIGR ↑	↖ 10078/305	5/22/1992
ROGER B. BLOOMFIELD JOANNA C. BLOOMFIELD ↑	6294/295	10/6/1983
PAUL R. HUFSTADER GRACE B. HUFSTADER ↑	4305/34	9/15/1978
FRANCIS M. WALTON ↑	2832/191	6/25/1964

RECEIVED

11/3/2009

OCEAN PARK LAND SURVEYING, LLC

P.O. Box 7265

Ocean Park, Maine 04063

Oceanparkllc@gwi.net

NOV - 4 2009

Dept. of Building Inspections
City of Portland Maine



Project: Mary S. Joloffa

37 Grafton Street Portland Maine

Chart Block and Lot (CBL) ABSTRACT OF: 169-D-64465 ANDRIA E. MOORE

Abutter: CBL Deed Book and Page

CURRENT OWNER: ANDRIA E. MOORE 169-D-64465 ALSO LOTS 16, 17, 19, 20 & 21



10/10/1995 BOOK 12154, PAGE 103

MARGARET K. HAYDEN
JOHN J. HAYDEN



5/4/1988 BOOK 8272, PG 47

OLIVE P. CUMMINGS
HARRY E. CUMMINGS

(THEY GAINED OWNERSHIP VIA 4 DEEDS)



MYER SIMON

3/27/1956 BK 2281, PG 11 WASHINGTON GARDEN'S LOTS 121, 122 & 123

AUGUSTUS C. JOHNSON

3/13/1956 BK 2301, PG 490 LOTS 125, 126 127, 123 & 124

AUGUSTUS C. JOHNSON

6/25/1957 2359, 357 PAWTUCKET ST. CURRENTLY TAX LOT 65

GRETA V. JOHNSON

7/7/1965 2907, 261 PAWTUCKET ST TAX LOT 64



AUGUSTUS C. JOHNSON LEFT TO GRETA VIA WILL PRIOR TO 1957.

NO SALES TO OR FROM MARY S. JOLOFFA AFTER THEIR PURCHASE OF 37 GRAFTON ST. TAX MAP 169-D-45446.

PAWTUCKET ST FROM PROVIDENCE ST NORTHERLY TO "ADAM'S FARM" VACATED BY CITY COUNCIL ORDER JUNE 29, 1950

284

LITTLE ROAD

LITTLE ROAD

Laying Out

Accepted by Order of the City Council passed June 2, 1958
City of Portland Records, Volume 75, Page 18.

From Capisic St.
to Starbird Rd.

Beginning at a point in the easterly side line of Starbird Road said point being distant 3.78 feet southerly along the said easterly side line of Starbird Road from the first angle in Starbird Road southeasterly of Meadowbrook Lane; thence easterly and making an included angle of 78°02' with the northerly direction of the said easterly side line of Starbird Road a distance of 215.40 feet more or less to a point and an intersection with the westerly side line of Capisic Street.

Said street to be fifty (50) feet wide and to lie wholly on the southerly side of the above described line.

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RIVERSIDE STREET

RIVERSIDE STREET

Relocation

Accepted by Order of the City Council passed June 2, 1958
City of Portland Records, Volume 75, Page 127.

From Warren Ave.
S'yly to Portland
Terminal Co.

Beginning at a point in the center line of Riverside Street, said point being the first angle in the center line of Riverside Street southerly of the Portland Terminal Company Right of Way as relocated by the City Council by order passed December 15, 1924, said point being designated as Station 25+99.31 on plan of said relocation, and also being Station 50+86.88 on plan of "Relocation of Riverside Street" dated November 9, 1955; thence northeasterly on a curve to the north with a radius of 694.0 feet, a distance of 382.30 feet, measured on the arc to a point; thence northeasterly on a curve to the east with a radius of 594.77 feet and tangent to the last described curve, a distance of 302.70 feet, measured on the arc to a point; thence northwesterly on a curve to the north with a radius of 891.30 feet and tangent to the last described curve, a distance of 335.63 feet, measured on the arc to a point.

Said street to be fifty (50) feet wide and to lie equally on each side of the above described line.

Meaning and intending to straighten and relocate Riverside Street from the first angle in Riverside Street south of the Portland Terminal Co. to a point about ninety feet north of Warren Avenue and meaning and intending to discontinue all that portion of Riverside Street between the above described limits, which lies outside the above described location, is hereby discontinued.

+++++

LUNT ROAD

LUNT ROAD

Vacation

Accepted by Order of the City Council passed June 4, 1956
City of Portland Records, Volume 73, Page 113.

From Ocean Avenue
Northwesterly

All that portion of Lunt Road lying between the northwesterly side line of Ocean Avenue and a line parallel with and 99.87 feet distant at right angles from, the said northwesterly side line of Ocean Avenue as shown on said plan of land of Dorothy S. True and Heirs of F. W. H. Smith and recorded in Cumberland County Registry of Deeds in Plan Book 26, Page 35.

+++++

PAWTUCKET STREET

PAWTUCKET STREET

Vacation

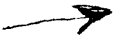
Accepted by Order of the City Council passed June 29, 1956
City of Portland Records, Volume 73, Page 152.

From Providence
Street Northerly

All that portion of Pawtucket Street lying between the northeasterly side line of Providence Street and land now or formerly known as the Adams Farm as shown on said plan of land of Everett C. Wells and recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 46.

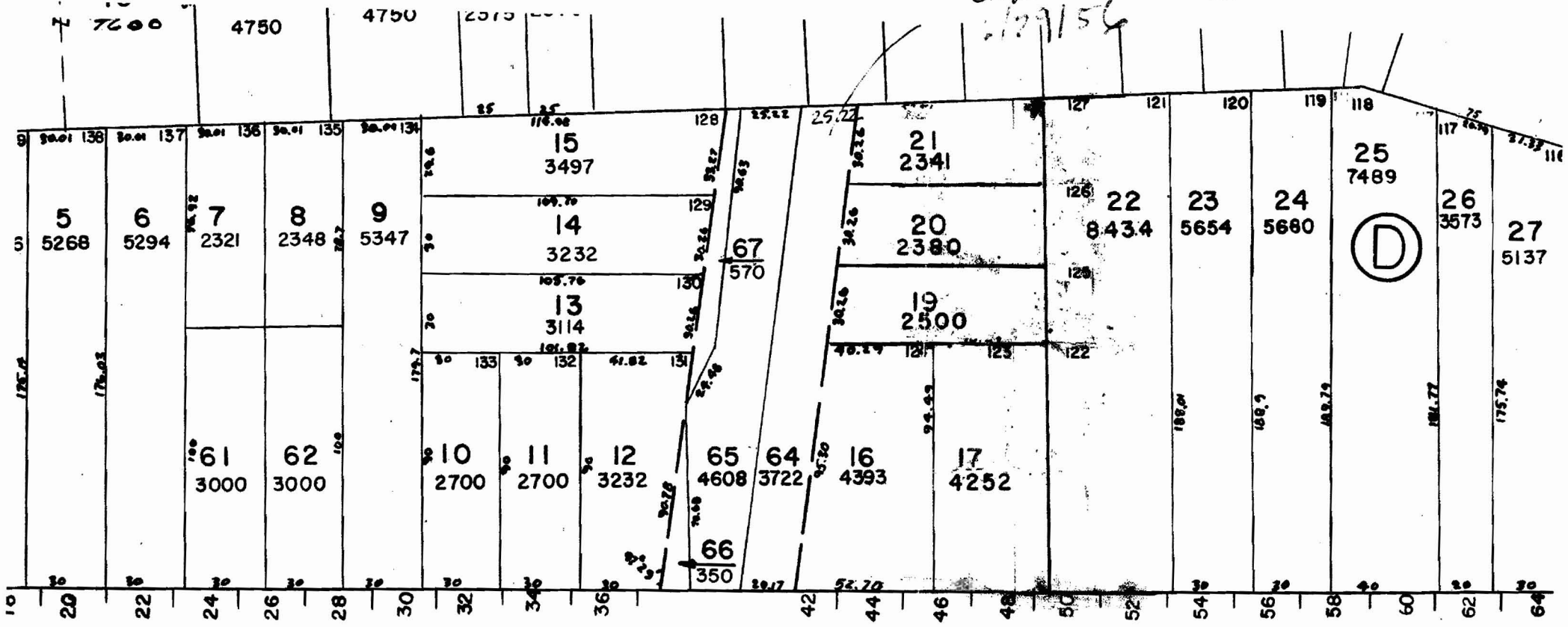
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NOV 14 2009
Dept. of Building Inspections
City of Portland



VACATED
73/152
CITRECS
2/29/56

2/284
STREET RES.

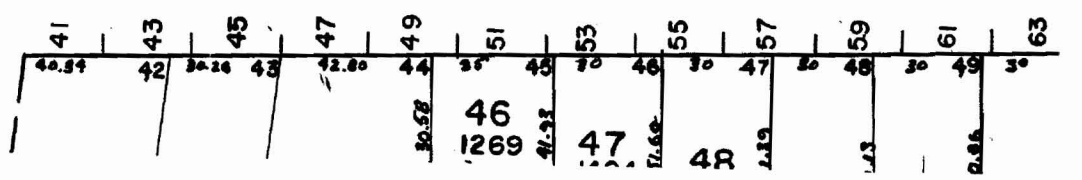
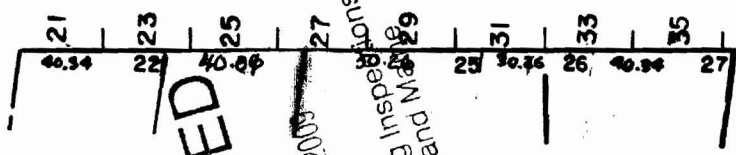


20 22 24 26 28 30 32 34 36 42 44 46 48 50 52 54 56 58 60 62 64

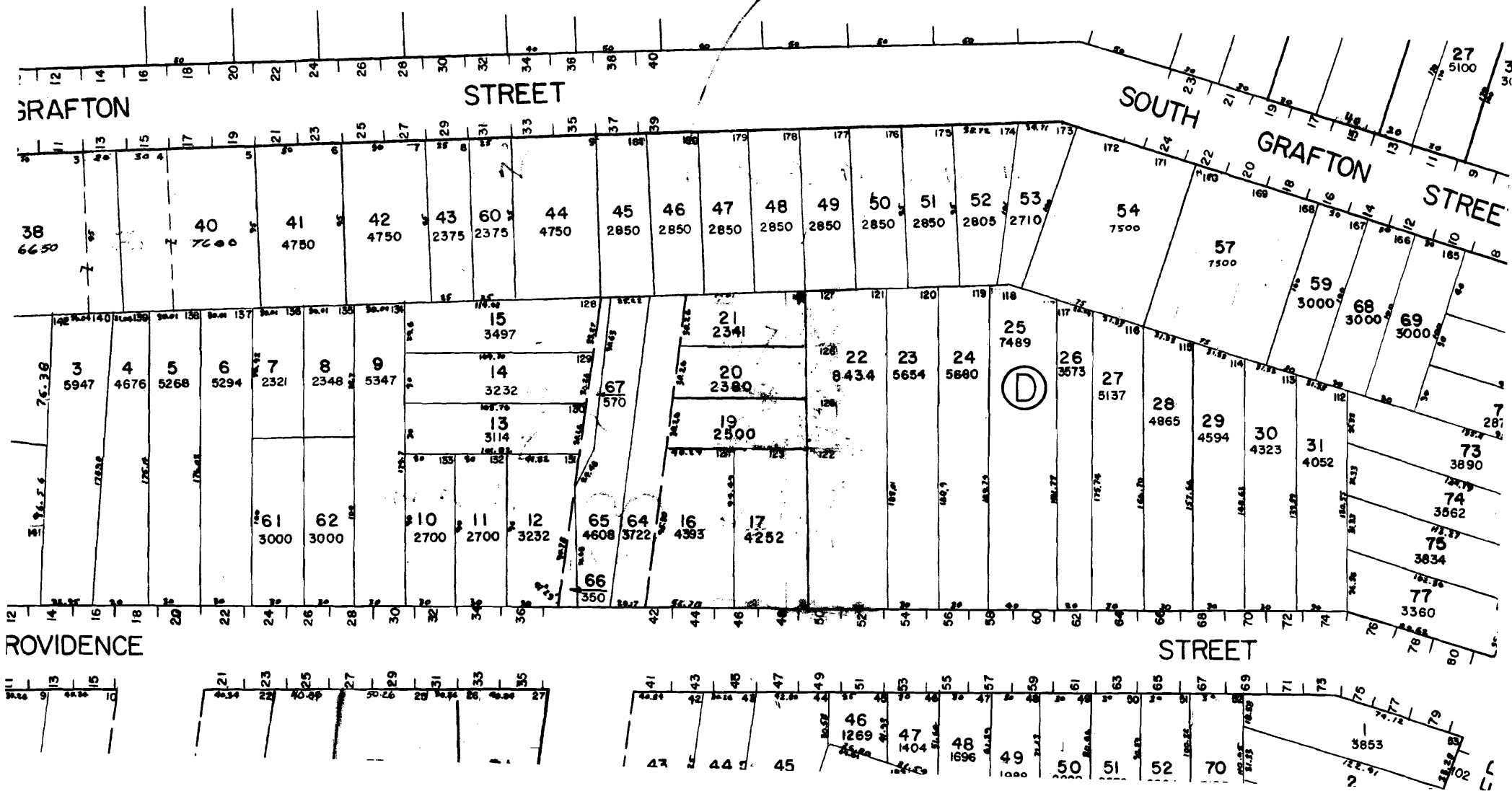
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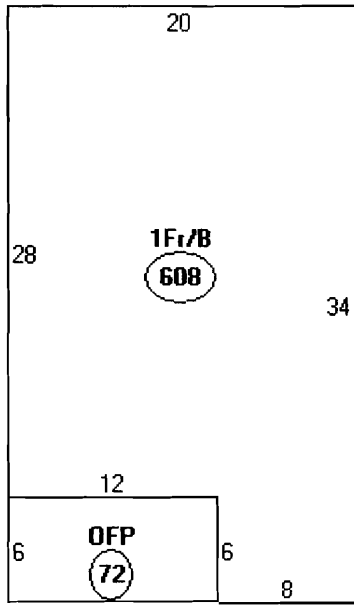
PAWTUCKET STREET



SUBJECT PARCEL 10/12/2009







Descriptor/Area

A: 1Fr/B
608 sqft

B: OFF
72 sqft

