



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

November 6, 2014

Brenda Cerino

Town & Shore Associates

One Union Wharf

Portland, ME 04101

RE: 108 - 118 Bradley Street – 178-F-4 & 5 – R-3 Zone

Dear Brenda,

I am in receipt of your request to review the single division of land located at 108-118 Bradley Street. The entire property is located in the R-3 residential zone. My determination is based upon a signed, sealed survey performed by Robert C. Libby, Jr., land surveyor with BH2M and dated October 2014.

It is my determination that both lots, the lot with the existing single family dwelling and the newly created vacant lot, meet or can meet all the underlying R-3 zone requirements. This single division of land is not subject to review under the subdivision laws. The new "outsale" vacant lot is considered a buildable lot. I have found no violations of the Land Use Zoning Ordinance.

It is further mentioned that it is shown that there is a Portland Water District easement on the newly created vacant lot. The Land Use Zoning Ordinance requires all setbacks measured to property lines. The water district easement is enforced by the Portland Water District and not by the City of Portland. However, if any structure falls in the given easement, the City of Portland will want to see right title and interest to allow such an intrusion.

This determination is not a substitution for a building permit. Separate permits are required for review and approval. If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

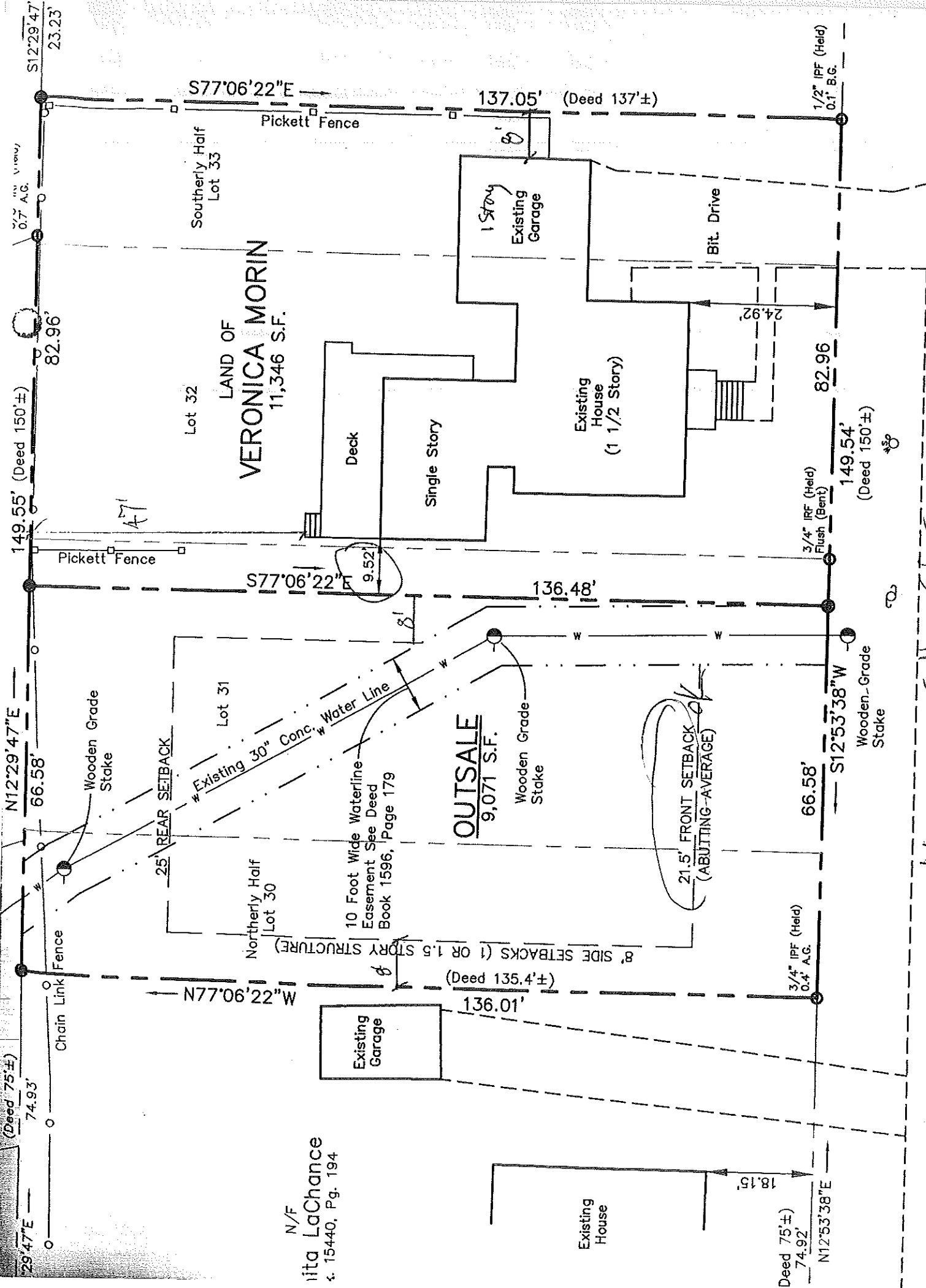
Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator
City of Portland, ME

Applicant: Brenda Cerino, Town & Shore Date: 11/6/14
 Address: 116 Bradley St C.B.L.: 178-F-4.5
 108 - 118 Bradley St
 CHECK-LIST AGAINST ZONING ORDINANCE

Date -	Lot with existing Bldg (1 fam) S	New VACANT Lot
Zone Location - R-3		
Interior or corner lot -		
Proposed Use/Work - to divide one lot into 2 lots		
Sewage Disposal -		
Lot Street Frontage - 50' min	82.96' 50'	66.50'
Front Yard - 25' AVERAGE	24.92' exist	21.5' min (24.92' / 1.15 = 21.67)
Rear Yard - 25' min	47' SCALAD	CAN meet
Side Yard - 1 story 8' 2 stories 14'	9.52'; 8' - OK	CAN meet
Projections -		
Width of Lot - 65' min	82.96'	66.50' given
Height - 35' MAX	existing is under	- CAN meet
Lot Area - 6,500 [#] min	11,346 [#] OK	9,071 [#] OK CAN meet
Lot Coverage/Impervious Surface - 35%	20.5% NOW	CAN meet
Area per Family - 6,500	11,346	9,071 [#]
Off-street Parking - 2 per DU	2 car garage	CAN meet
Loading Bays -		
Site Plan -		
Shoreland Zoning/Stream Protection -	N/A	N/A
Flood Plains -	NAP13 - Zone C	SAME
Mention		has water line easement



N/F
Lita LaChance
c. 15440, Pg. 194

Bradley SJ
24.92
10.15

FOR
Veronica L. Morin
116 Bradley Street
Portland, Maine 04102

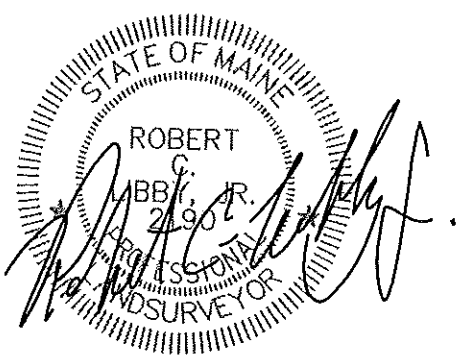
BOUNDARY SURVEY
PLAN

LAND OF
VERONICA L. MORIN
116 BRADLEY STREET
PORTLAND, MAINE

1/2" IPF
0.4' A.G.

I CERTIFY THAT THIS SURVEY CONFORMS
TO THE MAINE BOARD OF LICENSURE
FOR PROFESSIONAL LAND SURVEYORS
TECHNICAL STANDARDS OF PRACTICE FOR
A STANDARD BOUNDARY SURVEY WITH
THE FOLLOWING EXCEPTIONS:

- 1. NO SURVEYORS REPORT



ROBERT C. LIBBY JR.

PLS #2190

DESIGNED R. Libby, Jr.	DATE Oct., 2014
DRAWN R. Libby, Jr.	SCALE 1" = 20'
CHECKED W. Pelkey	JOB. NO. 14123

SHEET

1

REPRODUCTION OR REUSE OF THIS
DOCUMENT WITHOUT THE
EXPRESSED WRITTEN CONSENT
OF BH2M INC. IS PROHIBITED



October 29, 2014

To: City of Portland Maine Code Office

RE: Lot division of 116 Bradley Street Portland, ME Map 178 Lot F-5

46

R-3

10/30/14

Dear Marge,

This is in reference to property located at 116 Bradley Street, Portland. The owner, Veronica Morin, has had the parcel surveyed to determine whether the lot could be divided and the new "outsale" lot deemed buildable.

We would appreciate your confirmation that the lot division and new lot does meet the underlying city ordinances and is in fact a buildable city lot.

I am including here a copy of the survey. Pins can be found on the lot as well.

Please let me know if you have any questions. You can forward the letter requested here to my email at bcerino@townandshore.com. Thank you.

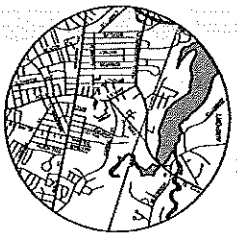
Best Regards,

A handwritten signature in cursive script that reads "Brenda".

Brenda Cerino

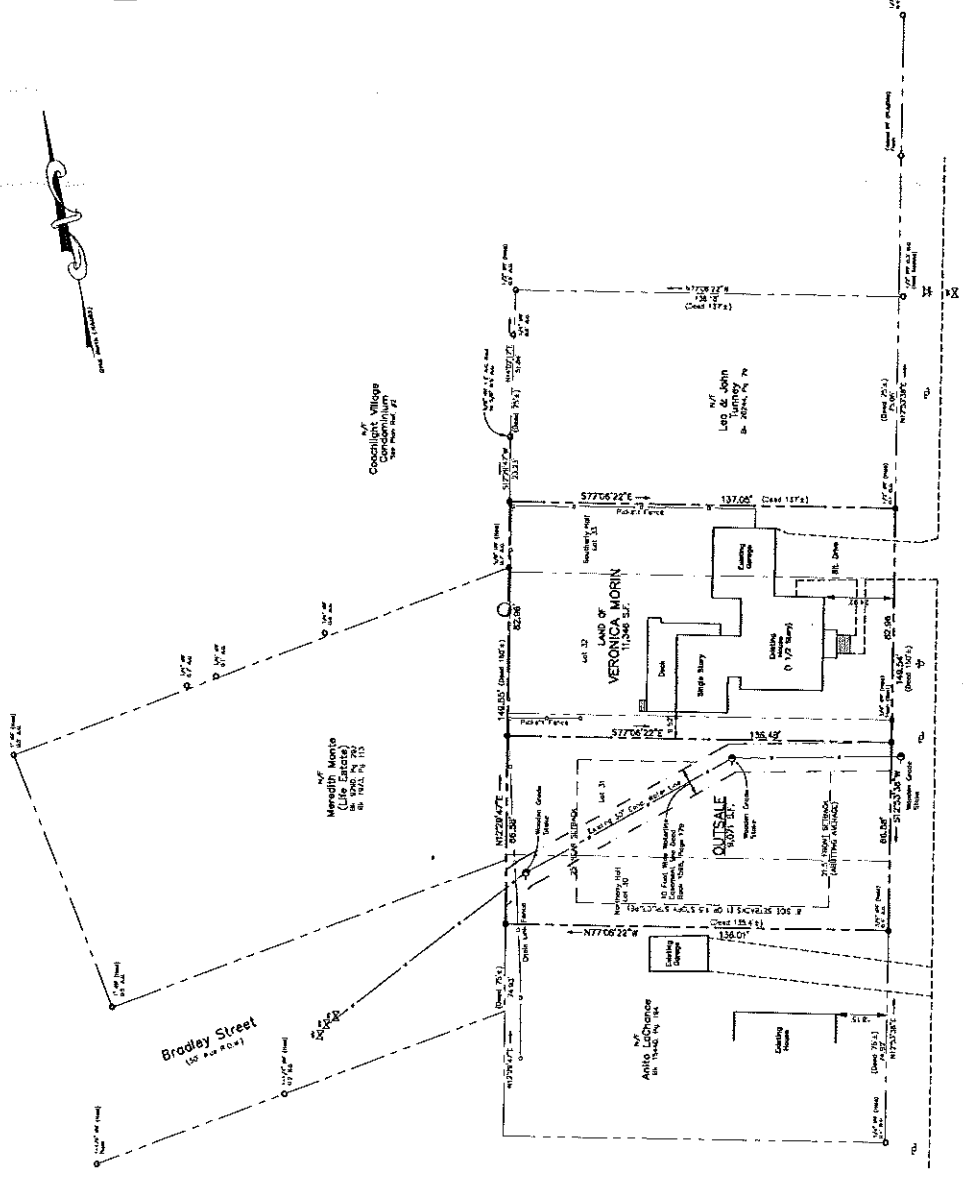
Town & Shore Associates

207.523.8113



I CERTIFY THAT THIS SURVEY CONFORMS TO THE PROFESSIONAL STANDARDS OF PRACTICE FOR THE TECHNICAL STANDARDS OF PRACTICE FOR THE FOLLOWING CONDITIONS:

- NO SURRENDER REPORT

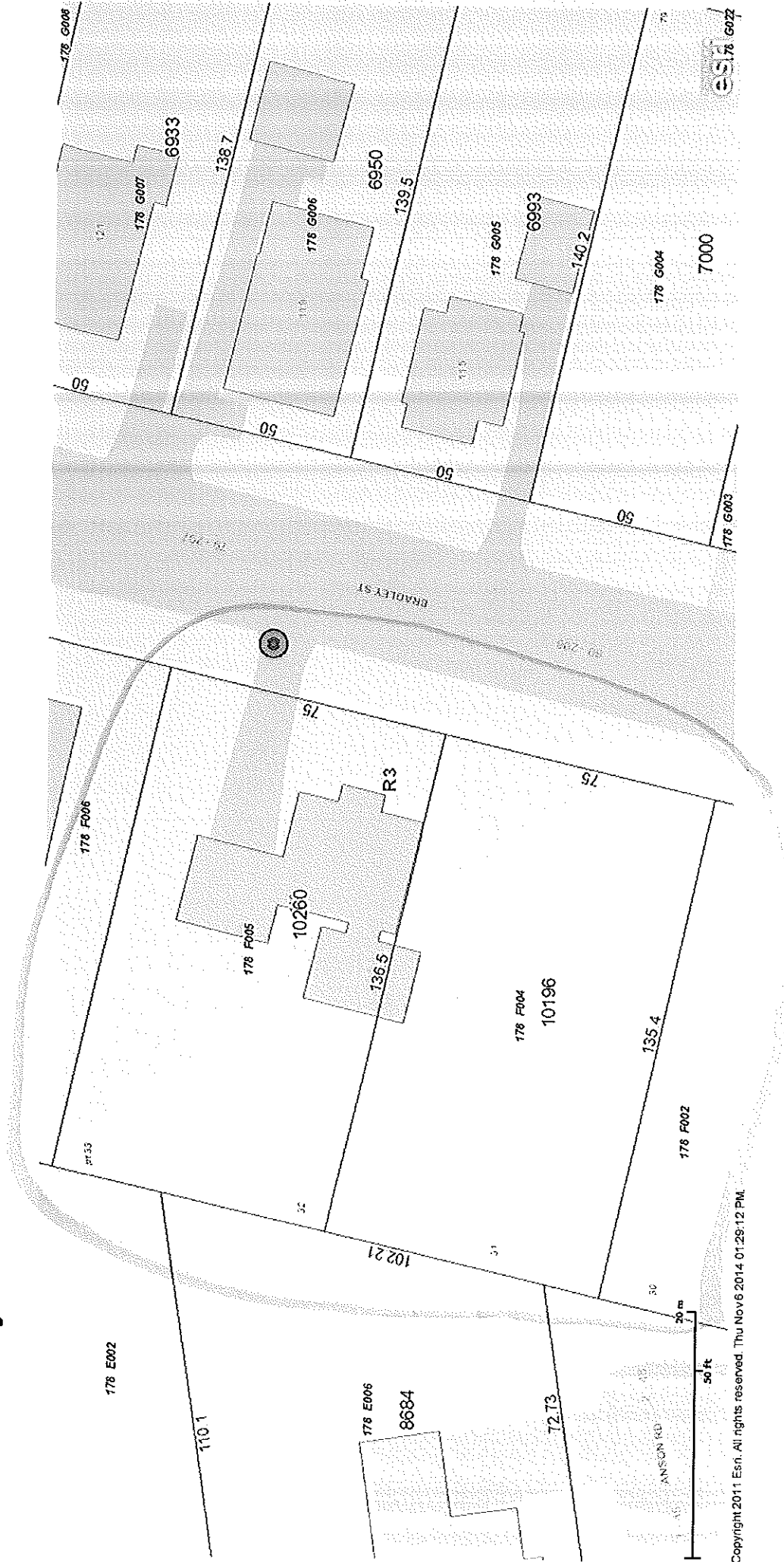


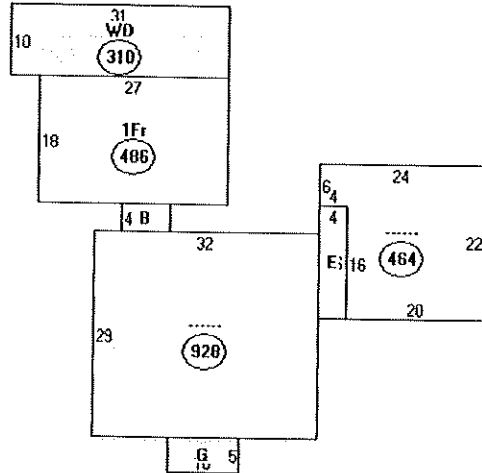
- Plan References:**
1. Plan of Property of James A. Thorne, Property of Thomas A. Thorne, Dated 7/28/1900, recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 137.
 2. Meridian Widge Contention, Stevens Avenue, Portland, Maine, recorded in the Cumberland County Registry of Deeds in Plan Book 147, Page 40.
 3. City of Portland of James B. Oviatt, For Deeds, Construction County Registry of Deeds in Plan Book 33, Page 12.
 4. Portland Water District Easement, Portland, Maine, 327' Wide Right of Way Plan, Dated August 1939, and Resurveyed in the Cumberland County Registry of Deeds in Plan Book 25, Page 23.
 5. City of Portland Right of Way Beranda, This Sheet of Bradley Street in Portland, Maine and Available from the City Engineering Department.

LEGEND

SYMBOL	DESCRIPTION
○	IRON PIPES NOT FOUND
○	IRON PIPES FOUND
○	UTILITY POLE
○	CONCRETE SHED
○	WOODEN SHED
○	WOODEN GARAGE
○	WOODEN GARAGE STAKE
○	PROPERTY MARK
○	CHAINING POINT
○	PROPERTY LINE
○	EASEMENT LINE
○	ENCROACHMENT
○	NEW OR SUSPECTED

116 Bradley St





Descriptor/Area	Area
A: ---	928
B: 1Fr/B	28
C: 1Fr	486
D: WD	310
E: EP	64
F: ---	464
G: ---	50

2330 #

$11,346 \# \times 35\% = 3971.1 \text{ max lot cov}$

$2330 \div 3971.1 = 20.5\% \text{ currently}$

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2071	Applicant: MORIN VERONICA L
Project Name: 116 BRADLEY ST	Location: 116 BRADLEY ST
CBL: 178 F005001	Application Type: Determination Letter
Invoice Date: 10/30/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$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
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 178 F005001
Bill To: MORIN VERONICA L
 116 BRADLEY ST
 PORTLAND, ME 04102

Application No: 0000-2071
Invoice Date: 10/30/2014
Invoice No: 47109
Total Amt Due: \$0.00
Payment Amount:

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](#)