

See

ID 2017-01741

3/31/2017

Portland, Maine



Yes. Life's good here.

Permitting and Inspections Department  
Michael A. Russell, MS, Director

**FAST TRACK ELIGIBLE PROJECTS  
SCHEDULE A**

(Please note: The appropriate Submission Checklist and General Building Permit Application must be submitted with any Fast Track application.)

**Type of Work:**

- One/two family swimming pool, spa, or hot tub.
- One/two family first floor deck, stair, or porch.
- One/two family detached one-story accessory structure less than 600 sq. ft. without habitable space.
- Fences over 6 feet in height (residential or commercial).

Zone: R3

- Shoreland zone?  Yes  No
- Stream protection zone?  Yes  No
- Historic district?  Yes  No
- Flood zone (if known)?  Yes  No

This information may be found on the city's online map portal at:  
<http://click.portlandmaine.gov/gisportal/>

**1. Setbacks to project:**

- a. Front
- b. Rear
- c. Left side
- d. Right side
- e. Side street
- f. Other structures (for pools only)

Proposed Project	Ordinance Requirement
<u>25'</u>	<u>25'</u>
<u>5.3</u>	<u>5'</u>
<u>7.5 FT plus</u>	<u>5'</u>
<u>25 FT plus</u>	<u>5'</u>
	<u>20'</u>

**2. Lot coverage or impervious surface coverage (total after project):**

1609 SPT 350%

**3. Landscaped open space (R-6 zone only):**

**4. Height of structure:**

7'

**5. For fences only:**

- a. Distance from fence to street line
- b. Height of fence within 25 feet of street line
- c. Height of fence more than 25 feet from street line

**I certify that** (all of the following must be initialed for this application to be accepted):

- I am the owner or authorized owner's agent of the property listed below.
- I am aware that this application will not be reviewed for determination of the zoning legal use and the use may not be in compliance with City records.
- I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
- I assume responsibility for scheduling inspections of the work as required, and agree that the inspector may require modifications to the work completed if it does not meet applicable codes.

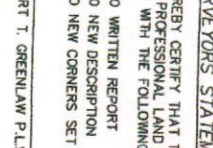
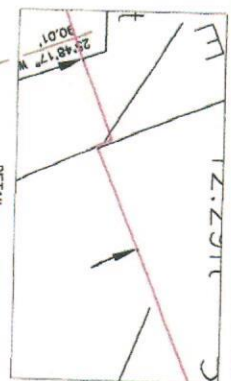
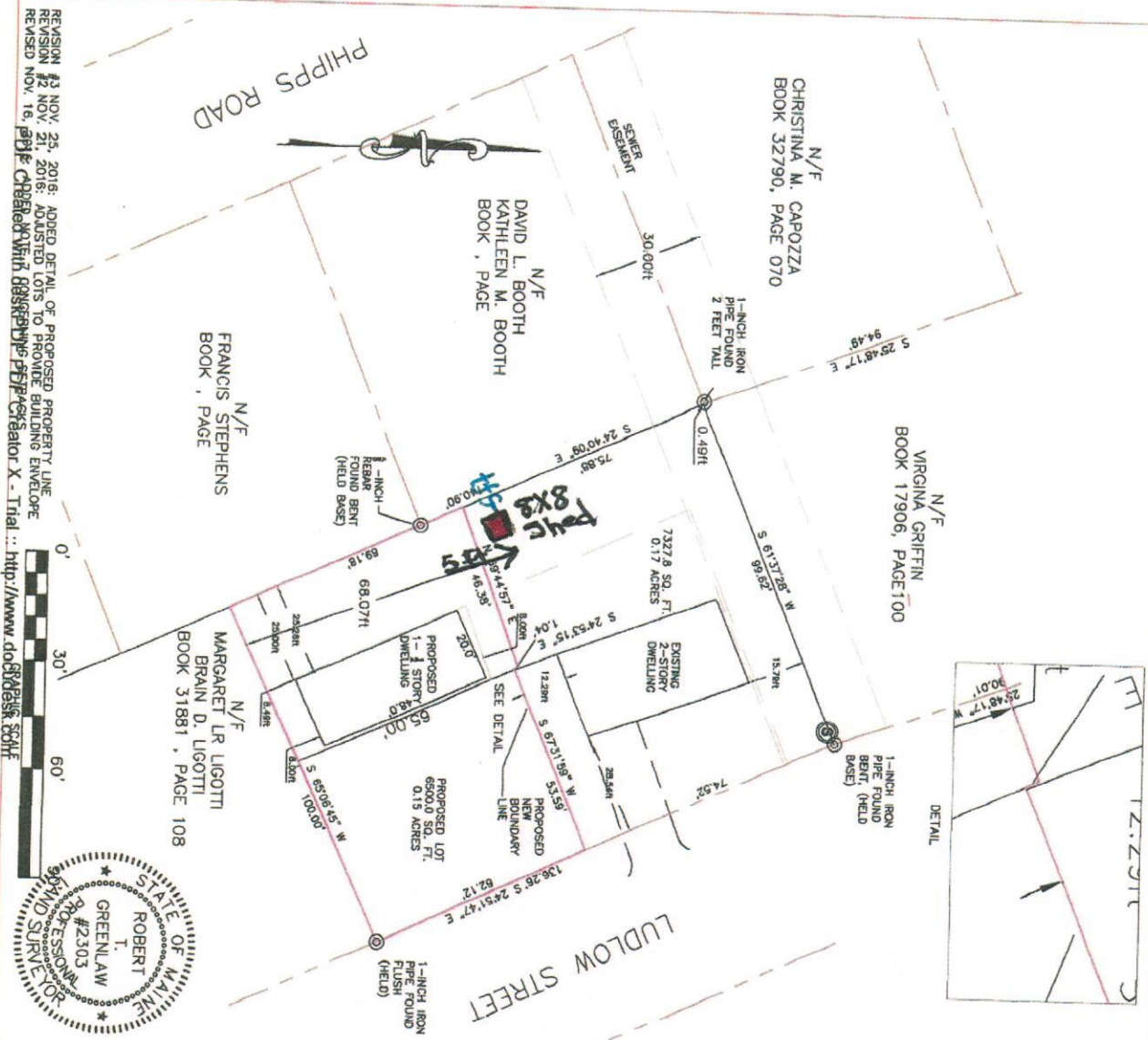
Initials  
BS  
BS  
BS  
BS

Project Address: 226 Ludlow Street Portland ME 04102

Print Name: Brian Douglas Stanwood Date: 10-31-17

*This is a legal document and your electronic initials are considered a legal signature per Maine state law.*

\* Stud is 5ft From Property Lines - sides and back



**SURVEYORS STATEMENT:**  
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 a) NO WRITTEN REPORT  
 b) NO NEW DESCRIPTION  
 c) NO NEW CORNERS SET  
 ROBERT T. GREENLAW P.L.S., #2303  
 DATE: NOVEMBER 23, 2016

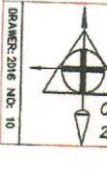
- LEGEND**
- IPF ○ Iron Pipe Found (5000') Distance from reference plan or deed.
  - N/F Now Or Formerly
  - Overhead Utility
  - Abutted Line
  - Property Line
  - Street Line
  - ⊙ Sewer Manhole
  - 12345/99 Deed Book/Page of Local Registry
  - Edge of Traveled Way
  - Setback Line

- GENERAL NOTES:**
- RECORD OWNER OF PARCEL: RALPH JACKSON JR. BOOK 4302 PAGE 213 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
  - BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, NOV. 08, 2016, UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SPARKSHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
  - AREA OF ORIGINAL SUBJECT PARCEL: 13820 SQ. FT. SEE PLAN FOR PROPOSED LOT SIZES.
  - REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) PLAN OF WADSWORTH HEIGHTS SECTION A PORTLAND, MAINE, PRODUCED BY ROBERT P. TITCOMB FOR FRANK NORRIS DATED RECORDED IN THE C.C.R.D. PLAN BOOK 1177 PAGE 64.  
 b.) CITY OF PORTLAND ASSESSORS PLANS NO. 183A A012.
  - THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY. NAMELY A SEWER EASEMENT AS SHOWN.
  - ZONING: R-3 RESIDENTIAL  
 SETBACKS: FRONT - 25 FT  
 REAR - 25 FT  
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
  - THE DISTANCE FROM THE NORTHERLY SIDE OF THE EXISTING DWELLING TO THE NORTHERLY PROPERTY LINE IS 15.79 FEET. THE PROPOSED SOUTHERLY PROPERTY LINE FOR THE EXISTING DWELLING WAS CALCULATED TO BE 12.50 FEET FROM THE EXISTING DWELLING AS THE LAND USE CODE ALLOWS FOR A SETBACK TO BE REDUCED A FOOT FOR EVERY FOOT IS INCREASED ON THE OTHER SIDE.
- MINIMUM LOT SIZE: 6,500 SQ FT  
 MINIMUM LOT FRONTAGE: 50 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 MAXIMUM LOT COVERAGE: 35%

<p>PREPARED BY:  <b>ROBERT T. GREENLAW PLS</b>          PROFESSIONAL LAND SURVEYING          32 OLD ORCHARD STREET          OLD ORCHARD BEACH, MAINE 04064          207-934-8432</p>	<p>DRAWN BY: RTG          CHECKED BY: KGG          SCALE: 1"=30'          DATE OF SURVEY: 11/10/2016          JOB NUMBER:          2016010          SHEET: 1 OF 1</p>
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<p>FOR:  <b>JIM WHITE</b></p>
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REVISION #3 NOV. 25, 2016: ADDED DETAIL OF PROPOSED PROPERTY LINE  
 REVISION #2 NOV. 21, 2016: ADJUSTED LOTS TO PROVIDE BEARING ENVELOPE  
 REVISED NOV. 16, 2016: CHANGED WITH BEARING FROM PIPES TO CREATORS X - TRIAL :: <http://www.doorsandscapes.com>



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Best viewed at 800x600, with Internet Explorer

**CBL** 183A A012001  
**Land Use Type** SINGLE FAMILY  
 Verify legal use with Inspections Division  
**Property Location** 226 LUDLOW ST  
**Owner Information** RBK DEVELOPMENT LLC  
 PO BOX 6113  
 FALMOUTH ME 04105  
**Book and Page** 33676/006  
**Legal Description** 183A-A-12  
 LUDLOW ST 222-230  
 13820 SF

**Current Rental Registration**  
**Acres** 0.3173

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	26048	<b>OWNER OF RECORD AS OF APRIL 2017</b>
<b>LAND VALUE</b>	\$72,800.00	RBK DEVELOPMENT LLC
<b>BUILDING VALUE</b>	\$111,800.00	
<b>NET TAXABLE - REAL ESTATE</b>	\$184,600.00	PO BOX 6113 FALMOUTH ME 04105
<b>TAX AMOUNT</b>	\$3,996.60	

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

**Building Information:**

**Building 1**

**Year Built** 1978  
**Style/Structure Type** RAISED RANCH  
**# Stories** 1  
**# Units** 1  
**Bedrooms** 3  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 6  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1604

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**Sales Information:**

Sale Date	Type	Price	Book/Page
12/8/2016	LAND + BUILDING	\$200,000.00	33676/006

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