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ID 2017-01741

Portland, Maine — Yes. Life's good here.

Inspections Division
Date: 11/15/17

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

Thanks TOR

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/

	Proposed Project	Ordinance Requirement
1. Setbacks to project:		
a. Front	25'	25'
b. Rear	5.3	5'
c. Left side	7 ft plus	5'
d. Right side	25 ft plus	5'
e. Side street		20'
f. Other structures (for pools only)		
2. Lot coverage or impervious surface coverage (total after project):	1609 sq ft	35%
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)**:**

	Initials
• I am the owner or authorized owner's agent of the property listed below.	BDS
• 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.	BDS
• I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.	BDS
• 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.	BDS

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.

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*Shed is 5Ft from property lines - sides and back

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RALPH JACKSON JR. BOOK 4302 PAGE 213 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, NOV. 08, 2016, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. AREA OF ORIGINAL SUBJECT PARCEL: 13820 SQ. FT. SEE PLAN FOR PROPOSED LOT SIZES.

4. 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 117 PAGE 64.
b.) CITY OF PORTLAND ASSESSORS PLANS NO. 183A A012 .

5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY. NAMELY A SEWER EASEMENT AS SHOWN.

6. ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT
REAR - 25 FT
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT

MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 35%

7. 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.

PROPOSED LOT SPLIT PLAN
226 LUDLOW STREET, PORTLAND, MAINE

FOR: JIM WHITE

LEGEND

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

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

DATE: NOVEMBER 25, 2016

ROBERT T. GREENLAW P.L.S., #2303

STATE OF MAINE
ROBERT T. GREENLAW #2303
PROFESSIONAL LAND SURVEYOR

REVISION #3 NOV. 25, 2016: ADDED DETAIL OF PROPOSED PROPERTY LINE
REVISION #2 NOV. 21, 2016: ADJUSTED LOTS TO PROVIDE BUILDING ENVELOPE
REVISED NOV. 16, 2016: ADDED NOTE 7 CONCERNING SETBACKS

PREPARED BY:
ROBERT T. GREENLAW PLS
PROFESSIONAL LAND SURVEYING
32 OLD ORCHARD STREET
OLD ORCHARD BEACH, MAINE 04064
207-934-8432

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1"=30'
DATE OF SURVEY: 11/10/2016
JOB NUMBER: 2016010
SHEET: 1 OF 1

DRAWER: 2016 NO: 10

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Inspections Division
Date: 11/15/17

This page contains a detailed description of the Parcel ID you selected.

New Search!

Current Owner Information:

CBL	183A A012001
Land Use Type Verify legal use with Inspections Division	SINGLE FAMILY
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:

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

View Sketch View Map View Picture

Sales Information:

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

New Search!