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The Matt & Gena Team <info@wearesellingm

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/17/18

Your Home---38 Massachusetts Ave

1 message

The Matt & Gena Team <info@wearesellingmaine.com> Mon, Mar 6, 2017 at 4:44 PM
To: Lisa True <lisarae333@gmail.com>

Hello Lisa,

We have emailed and visited the City, the best response we have been able to get is that the only concrete answer they can give is at the time of applying for a building permit they would be able to determine if your lot is buildable, yes seems very silly.

That being said we had researched and they confirmed that a lot of record prior to 1957 has to meet the following;

Minimum street frontage of 40 feet, your lots have 50 feet
Minimum lot size of 5,000 sq feet, you have more than 5,000

Your current home has to have side set backs of 8 feet.

Your home is part of the plan for Geo. T Edwards, the vacant lot is lot #7 and your home is situated on lot #8.

Lot #8 was purchased in 1912, your home was built in 1916, Lot #7 was later purchased in 1925. Two separate deeds. In 1957 the lots were conveyed together on one deed.

We believe the next best step for you is to have a survey performed proving the lot sizes, dimensions and set backs. We have used Wayne Wood in the past and he did a good job. 207-657-3330

If you have any questions, please let us know.

Thank you

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Matt & Gena Lamontagne - The Maine Real Estate Network

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