



Doreen Christ <dmc@portlandmaine.gov>

Fwd: [Non-DoD Source] Re: 30 Powsland St Land Use

1 message

Christina Stacey <cstacey@portlandmaine.gov>
 To: Doreen Christ <dmc@portlandmaine.gov>

Fri, Sep 9, 2016 at 2:10 PM

Hi Doreen,

Here is (yet another) zoning determination request to be logged in & invoiced. I guess they will be sending more supporting documents soon, which I can assemble together when they arrive.

Thanks,
 Chris

----- Forwarded message -----

From: **Harrigan, James A, Contractor** <James.A.Harrigan.ctr@msc.navy.mil>
 Date: Thu, Sep 8, 2016 at 2:53 PM
 Subject: RE: [Non-DoD Source] Re: 30 Powsland St Land Use
 To: cstacey <cstacey@portlandmaine.gov>, zoning@portlandmaine.gov
 Cc: Yuri <dcsyuri@aol.com>, dharrigan118@gmail.com

RECEIVED

SEP 9 2016

Dept. of Building Inspections
 City of Portland Maine

Dear Chris Stacey,

Thank you for the reply.

We would like to proceed formally with the Zoning Determination for :

1. Address: 30 Powsland Street Portland, Maine Single Family home-
2. CBL : 190-G—012-001
3. Request: To determine if the lot G-013 and it's associated single family home can stand alone in its current use from the abutting lot CBL: 190-G-012-001 when and if the two abutting lots have separate ownership as was the case prior to October 20, 1952. The home on 30 Powsland St Portland was built in 1914 and has the same structure, design, foot print and foundation as it was in 1914. The lot G-013 is vacant with no electric, plumbing or structures, and no items or fixtures extending from the home or its lot to the vacant lot. The home on lot G-013 is not build on lot G-012. It is a small bungalow style home of 1116 sq feet of living space, two stories.

Please log this request and generate an invoice. Thank you. I am not sure what the fee is for a single family home?. What will be the fee for single family home determination?

To be forwarded will be copies of Title from the Cumberland County Registry of Deeds as a chain of title.

7 September 2016

To: City of Portland , Permitting and Inspections Division, 389 Congress St, Room 315, Portland, Maine 04101, Tel 207-874-8703

From: Yuri Tanaka, 5 Council Tree Ln Wolfeboro NH; email : dcsyuri@aol.com

Dear City of Portland Permitting and Inspections Division,

I am writing on a Land Use question. Yuri Tanaka and David Harrigan are the present owners of two separate lots which abut each other on Powsland Street. The Lots are detailed as follows:

CBL : **190-G-012-001**; Land Use: **Vacant Land**, 5000 sq feet; R-5 residential Zone, Address 26-28 Powsland St.

CBL : **190-G-013-001**; Land Use: **Single Family**, 3142 sq feet; R-5 residential Zone, Address 30-32 Powsland St ; Bungalow Style Home; Year Built :1914.

These two lots are currently separated by the tax assessor's office and all city maps. The two lots have had separate owners until October 1952 when Alan Saunders purchased the vacant lot a month after he purchased the 30 Powsland Street home (CC Registry of deeds). There are no additions or structures that lead from the original home to the vacant lot. The original home has the exact same foot print since the day it was built in 1914. No changes have been done to the Vacant Land and the Single Family home as far as foot print/ additions. The lots are essentially the same as they were when they had separate owners back in 1952. We purchased the two properties as part of the same deed on 31 May 2011 from Eileen Saunders, the surviving daughter of Alan Saunders.

The present owners want to sell the 30 Powsland Street Single Family Home and its associated lot 190-G-013-001. However, the present owners want to keep the Vacant Lot 190-G-012-001 for themselves. The Buyer's Agent, Dan Anderson is asking for a Letter of Determination and basically a clarification that the act of buying the Single Family home of 30 Powsland St with its associated lot of 190-G-012-001, and not buying the Vacant Land 190-G-013-001 doesn't affect the Land use of the Single Family home. He wants to have a determination that the lots in question having separate owners does not create an "illegal Subdivision" and does not affect the current land use of the Single Family home and its associated lot, 190-G-013-001.

The present owners feel there should be no problem with this (Selling the home and keeping the Lot) since the lots have been separated originally in use and ownership, and have had no structures or mechanics linking the two lots whatsoever. The Vacant Lot has no underground features or electrical at all.

Could you please send a Letter of Determination and/or an email response to the present owners that it is ok to sell just the 30 Powsland Street Single Family home and not the associated Vacant Lot, R-5 Zone.

Thank you.

Owners:



Yuri Tanaka - email dcsyuri@aol.com
David Harrigan – email dharrigan118@gmail.com

Address: 5 Council Tree Ln Wolfeboro, NH 03894.