



PORTLAND MAINE

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*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 21, 2011

James D. Nadeau, LLC
Professional Land Surveyors
918 Brighton Avenue
Portland, ME 04102

RE: 85 Machigonne St, cor. of Barry & Brookline Dr.- 192-B-3, 4, 7, 8 – R-3 Zone

Dear Jim,

I am in receipt of your request for a determination letter concerning the division of a lot consisting of four parcels and containing an existing single family dwelling. My determination is based upon a stamped and signed survey by James D. Nadeau, P.L.S., C.F.M. and dated 7-18-2011. The entire property is located within a R-3 residential zone.

It is understood that the lot containing the existing house will be re-orientated so that the front of the lot faces Barry Street with the official street access from Machigonne Street remaining. This re-orientation of the lot will necessitate the removal of a portion of the front deck in order to comply with the required front setback of 25 feet. All other dimensional requirements of the lot containing the existing house are meeting the R-3 residential zone requirements, including, but not limited to, lot width, lot coverage, and all required setbacks.

The new vacant lot which is being created by this proposed lot division is also meeting or can meet all the requirements of the underlying R-3 residential zone.

Please note that the shed denoted on the survey has no history of permits in our records and does not meet current R-3 zone setbacks. A detached shed that is 144 square feet or less requires a side and rear setback of no less than 5 feet. There should be a permit taken out to legalize the shed and to move it the necessary amount in order to meet the current setbacks.

It is also cautioned that this division of land shall not precede the removal of the amount of deck that is needed to allow the owner to use Barry Street as a front yard. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Sincerely,



Marge Schmuckal, Zoning Administrator

James D. Nadeau, LLC
Professional / Land Surveyors

Certified Floodplain Managers
Certified Underground Utility Locators

July 18, 2011

Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Proposed Land Division, 85 Machigonne Street, Portland, Maine (2111229BL1)

Dear Marge,


Please accept for your review our attached boundary survey plan. It is our client's desire to create an additional lot from her current parcel in which she acquired June 30, 1995 per Cumberland County Registry of Deeds Book 11988, Page 251. The parcel is comprised of Lots 3, 4, 7, and 8 on City of Portland Assessors Map 192, Block B and further reference is made to a plan entitled "*Plan Of Greater Brighton, Portland, Maine, Made For George T. Edwards*", dated August 1904, by Clifford C. Legrow, recorded July 25, 1908 at said registry of deeds in Plan Book 11, Page 111.

Per our previous discussions with our client, fifty feet of minimum frontage is required for a conforming lot in the R-3 Zone. This office does not believe that any other Space and Bulk requirements have been altered by this proposed land division. The client understands a portion of the existing deck along Barry Street will need to be removed for the existing structure to comply with the Space and Bulk requirements.

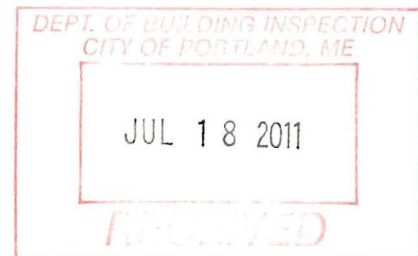
Please find enclosed a check in the amount of \$150 to review the proposed land division at 85 Machigonne Street, Portland, Maine. It is our desire that your formal determination be in writing confirming that the parcel is located in an R-3 zone and that our boundary survey plan represents a land division that would be in compliance to the City of Portland Zoning Ordinance. Thank you for your time and please do not hesitate to call if you have any questions.

Sincerely,
James D. Nadeau, LLC

James D. Nadeau, P.L.S., C.F.M. (agent)



CC: Steve and Donna Williams



Applicant: Jim Nadeau PLS.

Date: 7/21/11

Address: 85 Machigonne St

C-B-L: 192-B-3,4,7,8

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot - Bany & Brookline Drive - Rear

Proposed Use/Work - To reorientate the front rear & side set backs of the existing dwelling at 85 Machigonne with access

Sewage Disposal - 9th of Machigonne St & to divide off a "buildable" lot

center deck removed

Lot Street Frontage - 50' min

Front Yard - 25' min

Rear Yard - 25' min

Side Yard - 8' min 1 story
14' min 2 story

Projections -

Width of Lot - 65' min

Height - 35' max

Lot Area - 6,500 sq ft

Lot Coverage Impervious Surface - 35% max

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces req.

Loading Bays - N/A

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 12 - Zone X

	Existing Bldg lot	New Vacant Lot
	109' & 50' shown	59.14' shown
Front Yard	25' with deck removed	25' shown
Rear Yard	27'	25' shown
Side Yard	8.7' & 41' shown ok reduce 1 side yd to 8' & add to opposite	14' for 2 story 20' for side yd on side st
Width of Lot	109' proposed	72.3' proposed
Height	Existing	can meet
Lot Area	15,487 sq ft	6,516 sq ft
Lot Coverage	is meeting # 5,420.45 max	can meet 2,800.6 # max
Area per Family	is meeting	is meeting
Off-street Parking	is meeting	can meet

Machigonne is permanently paved to end of st & turn around on Bany

* rear shed is not meeting setbacks
no permit on file

Assessor's Office - 189 Congress Street - Portland, Maine 04101 - Room 115 - 207-874-8486

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Services

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Current Owner Information:

CBL 192 B003001
Land Use Type SINGLE FAMILY
Property Location 85 MACHIGONNE ST
Owner Information WILLIAMS DONNA
 85 MACHIGONNE ST
 PORTLAND ME 04102
Book and Page 11988/251
Legal Description 192-B-3-4-7-8
 MACHIGONNE ST 81-89
 BROOKLINE DR BARRY ST
 22000 SF
Acres 0.505

Current Assessed Valuation:

TAX ACCT NO.	27934	OWNER OF RECORD AS OF APRIL 2011
		WILLIAMS DONNA
LAND VALUE	\$70,800.00	85 MACHIGONNE ST
BUILDING VALUE	\$176,100.00	PORTLAND ME 04102
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$236,900.00	
TAX AMOUNT	\$4,330.54	

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

Building Information:

Card 1 of 1

Year Built 1981
Style/Structure Type CAPE
Stories 1.5
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 6
Attic NONE
Basement FULL
Square Feet 1918

[View Sketch](#) [View Map](#) [View Picture](#)

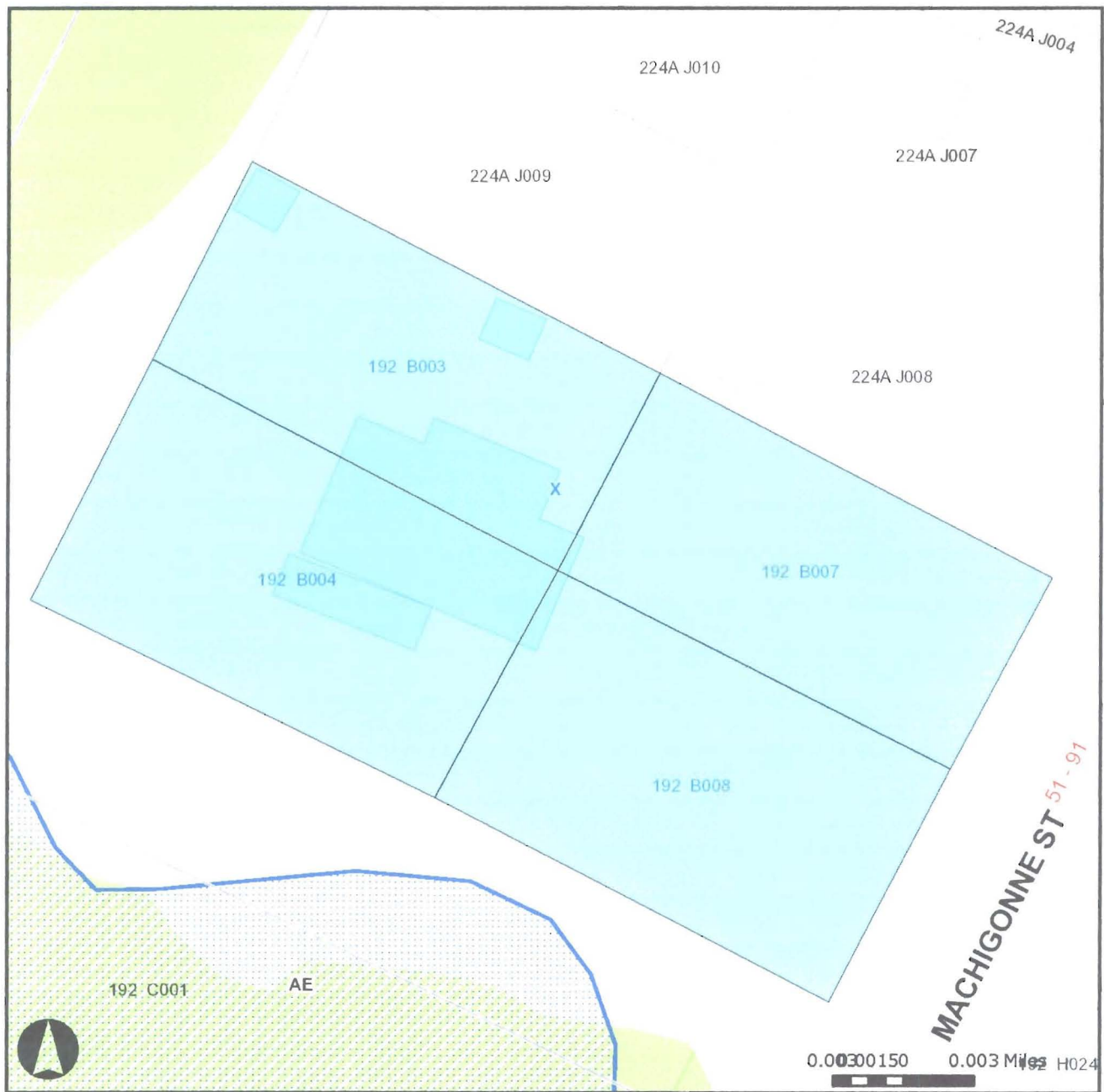


Sales Information:

Sale Date	Type	Price	Book/Page
6/30/1995	LAND + BUILDING	\$0.00	11988/251

New Search!

Map



Parcels



Interstate



Streets



Buildings



Parcels

Old Flood Zones



Traveled Ways

Stream



Jetport



County Streets



ME Towns

*Panel 12
zone X*



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

July 15 2011

Received from [Signature]

Location of Work 75

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150.00

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other [Signature]

CBL: 431 11005

Check #: 124 Total Collected \$ 150.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

DONNA M WILLIAMS
STEVEN B WILLIAMS
85 MACHIGONNE ST
PORTLAND, ME 04102-2046

06-10

124

52-60/112
142

7/15/11 Date

Pay to the Order of City of Portland \$ 150.00

One hundred fifty xx/100 Dollars

 Security Features Details on Back



KeyBank National Association
Falmouth, Maine 04105
1-800-KEY2YOU Key.com

Key Privilege Select

For Zoning determination Donna Williams MP

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