

Marge Schmuckal - Re: Property on Walcott Ave

From: Marge Schmuckal
To: MJ Taylor
Date: 9/23/2014 3:34 PM
Subject: Re: Property on Walcott Ave

193-A-1 & 24

Hi MJ,

This lot is not a buildable lot as it stands. I don't know what you mean by "turning into open spaces". It seems to me that it already is an open space. I am not aware of any under sized lots being changed to allow them to be buildable. Any changes to the zone text or maps goes thru the Planning Division and ultimately the City Council for any of those types of changes. I can only enforce the current zoning regulations. As you know, it is currently located in an R-3 single family residential zone. The R-3 regulations are on-line for your review.

You may want to see if any of the abutters would like to purchase the lot to increase their property sizes.

I hope that helps you,
 Marge Schmuckal
 Zoning Administrator
 City of Portland, Maine

>>> MJ Taylor <mjtaylor@kw.com> 9/22/2014 2:02 PM >>>
 Good Afternoon Marge,

Thank you for getting back to me so quickly, and I so appreciate your help!

Mr. LeBel is my client and he would like to have the plot listed by tomorrow.

Because it is not a build-able lot, I would like to know if such lots can be turned into open spaces. Of if such lots have been re-zoned to become build-able.

In summary, we are striving to learn his very best options for marketing the plot.

Looking forward to hearing from you at your earliest convenience.

On Thu, Sep 18, 2014 at 1:23 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

· Hi MJ,
 · Now I know where the property is located and what zone it is located in: R-3 zone. What is your question(s) regarding this property?
 Marge

· >>> MJ Taylor <mjtaylor@kw.com> 9/18/2014 12:32 PM >>>
 Good Afternoon Marge,

Any help you can give will be greatly appreciated!

Please find attached documents that should clarify the property.

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On Wed, Sep 17, 2014 at 5:06 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

Hi M.J.

Can you give me a more specific address so I can confirm the zoning? And then I can better answer whatever question(s) you may have.

thank you,

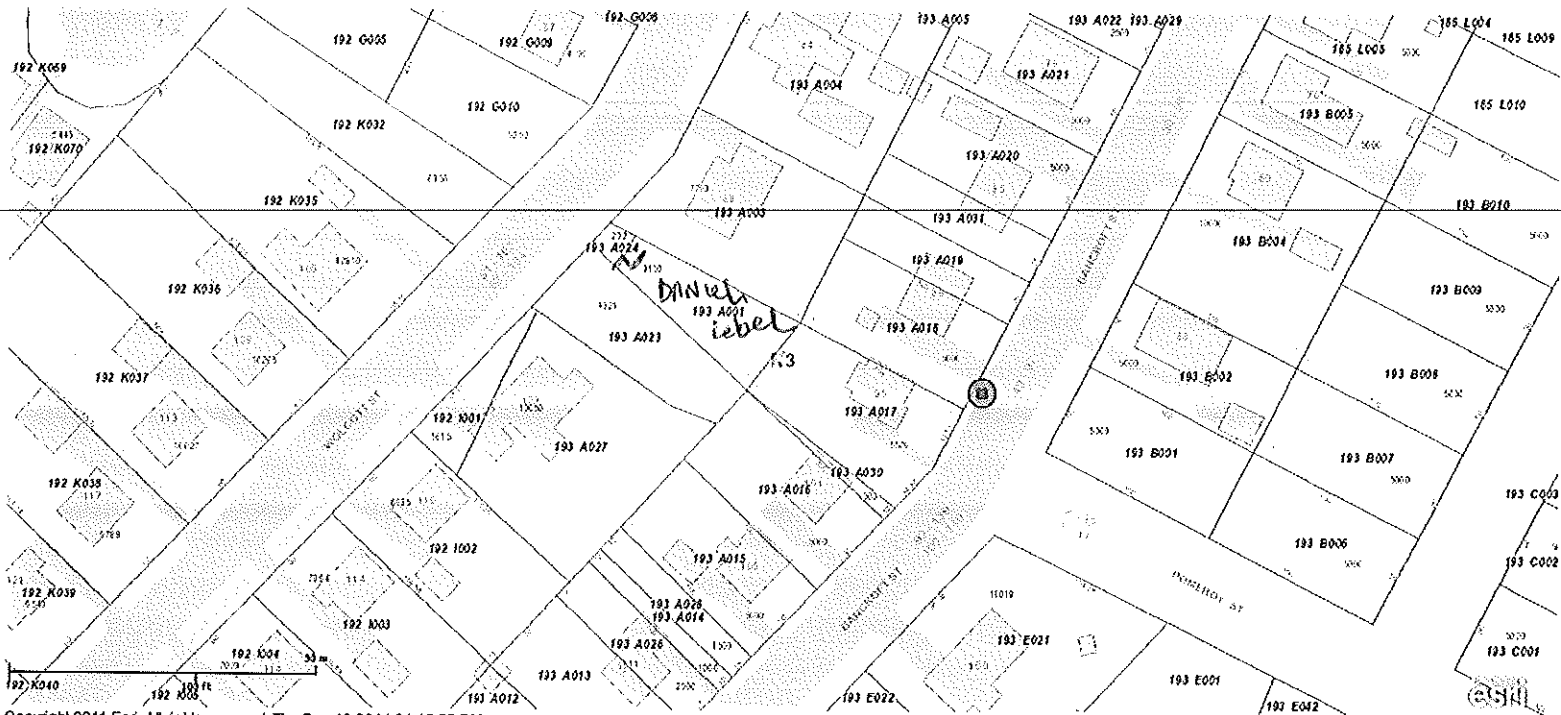
Marge

>>> David Margolis-Pineo 9/17/2014 4:54 PM >>>

Marge,

M J has a question on possible uses for a piece of land on Walcott Ave.

M J,



Copyright 2011 Esri. All rights reserved. Thu Sep 18 2014 01:15:55 PM.

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

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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.

Current Owner Information:

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



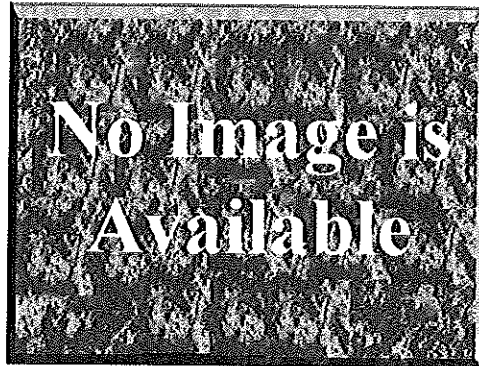
Best viewed at 800x600, with Internet Explorer

CBL 193 A001001
Land Use Type VACANT LAND
 Verify legal use with Inspections Division
Property Location 0 WOLCOTT ST
Owner Information LEBEL DANIEL
 41 WHITEHOUSE RD
 HOLLIS CENTER ME 04042
Book and Page 29312/016
Legal Description 193-A-1-24
 WOLCOTT ST 94
 3451 SF
Acres 0.0792

Current Assessed Valuation:

TAX ACCT NO.	28126	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$2,600.00	LEBEL DANIEL
BUILDING VALUE	\$0.00	41 WHITEHOUSE RD
NET TAXABLE - REAL ESTATE	\$2,600.00	HOLLIS CENTER ME 04042
TAX AMOUNT	\$52.00	

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



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
1/31/2012	LAND	\$0.00	29312/016
9/27/2009	LAND	\$0.00	/
11/5/2001	LAND	\$2,000.00	16922/233

[New Search!](#)

Marge Schmuckal - Re: Property on Walcott Ave

From: MJ Taylor <mjtaylor@kw.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 9/18/2014 12:33 PM
Subject: Re: Property on Walcott Ave
Attachments: LeBel Tax Map Deeds Etc.pdf

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Please find attached documents that should clarify the property.

Looking forward to hearing from you.

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>>> David Margolis-Pineo 9/17/2014 4:54 PM >>>

Marge,

M J has a question on possible uses for a piece of land on Walcott Ave.

M J,

Please hit reply to all and tell Marge your wishes. You don't have to hit reply to all. Good luck.

David Margolis-Pineo

Deputy City Engineer

Department of Public Services

55 Portland St.

Portland, ME 04101

Office [207-874-8850](tel:207-874-8850)

Fax [207-874-8852](tel:207-874-8852)

Cell [207-400-6695](tel:207-400-6695)

dmp@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

Thank you,

MJ Taylor, REALTOR®

207-522-0265

MidCoastMaineHomesForSale.com

Taylor & Co.

Keller Williams

Exclusively Representing Buyers & Sellers
In The Greater Brunswick Area

- Director, Merrymeeting Board of REALTOR's
- MBOR Chairperson, Community Services
- Expert, Certified Staging Agent
- Specialist, Seniors Real Estate Adviser
- Member, Brunswick Downtown Association
- Founder, The Greater Brunswick Social Club
- Founder, The Greater Portland Social Club



The term REALTOR[®] has come to connote competency, fairness and high integrity resulting from adherence to a lofty ideal of moral conduct in business relations. No inducement of profit and no instruction from clients can ever justify departure from this ideal.

Keller Williams Realty is #1 in volume SOLD in Cumberland County

Keller Williams Realty is # 1 with the shortest number of days their listings are on the market prior to being SOLD

Keller Williams Realty has 21 newly licensed Cumberland County agents already in production this year

Keller Williams Realty – owns one of the first and largest fundraising efforts, by any real estate office, which has raised over \$150,000.00 for a local non-profit

***Source for the information listed in this email is from the Maine Real Estate Information System and from Broker Metrics via the Maine Real Estate Information System, from the period of January 1, 2014 through September 12, 2014.**

Attention Please: The information contained in this email may be confidential and privileged. It is intended for the individual or entity named above. If you are not the intended recipient, please be notified that any use, review, distribution or copying of this email is strictly prohibited. If you have received this email by error, please delete it and notify the sender immediately. Thank you.

End

LeBel

Aerial A1 & A24



Copyright 2011 Esri. All rights reserved. Wed Sep 10 2014 05:40:04 PM

$$\begin{array}{r} A1 = 3,159 \text{ sq. ft.} \\ A24 = 292 \text{ sq. ft.} \\ \hline 3,451 \text{ sq. ft.} \end{array} \left. \vphantom{\begin{array}{r} A1 \\ A24 \\ \hline \end{array}} \right\} 0.0792 \text{ ac.}$$

- Portland Zoning Board of Appeals
- sell to A023?
" 221 sq. ft.

* Homestead Ex ?

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

(Testate)

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT Daniel Lebel of Gorham, County of Cumberland, State of Maine, duly appointed and acting Personal Representative of the Estate of Rita E. Lebel, deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, by the power conferred by law and every other power (in distribution of the Estate) grants to Daniel Lebel of Gorham, County of Cumberland, State of Maine, whose mailing address is P.O. Box 236, Gorham, ME 04038, being a person entitled to distribution, the real property in Portland, County of Cumberland, State of Maine, as more particularly described in Exhibit A hereto.

WITNESS his hand this 24th day of January, 2012. ~~May, 2010.~~

Witnesseth:

Estate of Rita E. Lebel



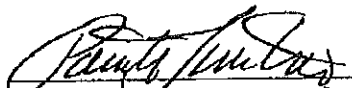
By 
Daniel Lebel
Personal Representative

January 24, 2012
~~May~~, 2010

STATE OF MAINE
CUMBERLAND, SS.

Then personally appeared the above named Daniel Lebel in his/her said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

Patricia Thornton, Esq.
Printed name:

EXHIBIT A

A certain lot or parcel of land situated in Portland, County of Cumberland and State of Maine. The land is both Lots A-1 and A-24 on the City of Portland, Maine Tax Map #193. The land was purchased by American Homes in 1966 from George T. Edwards. The land abuts 88 Wolcott Street now or formerly owned by Helen Harley and described in the Cumberland County Register of Deeds in Plan Book 11, Page 111, Lot #235. The land also abuts land owned by Rita Lebel at 95 Bancroft Street and described in the Cumberland County Registry of Deeds in Plan Book 11, Page 109, Lot #192.

Received
Recorded Register of Deeds
Jan 31, 2012 11:17:01A
Cumberland County
Pamela E. Lavley

STATE OF MAINE

(SEAL OF COURT)

CUMBERLAND

COUNTY PROBATE COURT

PORTLAND

Location of Court

DOCKET 2009-1338

Estate of RITA E. LEBEL,

CERTIFICATE AND ABSTRACT

To the Register of Deeds of Cumberland County

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application was made or both.

Date of decedent's death 09/27/2009

1. Did decedent leave a will? YES NO
2. If item one is YES, will was probated FORMALLY INFORMALLY
3. If item one is YES, date of most recent probate of the will was October 19, 2009
4. If item 2 is answered FORMALLY, was there previous informal probate of the same will? YES NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed? YES NO
6. Has a petition for elective share been filed? (If YES, attach copy.) YES NO
7. Has a personal representative been appointed? YES NO
8. If item 7 is YES, date of appointment was October 19, 2009
9. If item 7 is YES, appointment was FORMAL INFORMAL
10. If item 7 is YES, give names and addresses of personal representatives.

DANIEL P. LEBEL
LEGAL ADDRESS : 11 LIBBY AVENUE
MAILING ADDRESS : P. O. BOX # 236
GORHAM, MAINE 04038

11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

PORTLAND, MAINE , COUNTY OF CUMBERLAND

SECOND: I then give, bequeath and devise the rest, residue and remainder of my property, whether real, personal or mixed, wherever situated and however and whenever acquired, including the proceeds from any insurance policies wherein the beneficiary is not specifically designated, and from any other policies that may or are to become payable to my estate as follows:

- A. One-fourth (1/4) to my son Daniel P. LeBel;
- B. One-fourth (1/4) to Michael E. LeBel;
- C. One-fourth (1/4) to Paul A. LeBel; and
- D. One-fourth (1/4) to Daniel P. LeBel, but **IN TRUST, NEVERTHELESS**, for the benefit of Denise E. LeBel, to be used for the benefit of Denise E. LeBel as may be determined in the sole discretion of Daniel P. LeBel in such a manner so as not to jeopardize Denise E. LeBel's disability benefits.

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated will. If there is a probated will, list devisees of real estate.)

- A. Daniel P. Lebel 111 Libby Ave. son
P.O. Box 236
Gorham, ME 04038
- B. Paul A. Lebel 95 Hancock Street son
Portland, ME 04102
- C. Michael E. Lebel 9315 S. Santa Fe Ave. son
Oklahoma City, OK 73139
- D. Denise E. Lebel 84 East Grand Avenue daughter
Old Orchard Beach
ME 04839 04064

Same as 8A - D above, except that D. is to Daniel P. Lebel in Trust for the Benefit of Denise E. Lebel.

13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

October 19, 2009
Date

John B O'Brien
Register of Probate

0084718

BK 16922PG233

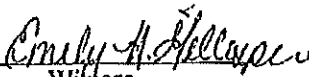
QUITCLAIM DEED, With Covenant

Known All Men By These Presents that American Homes, a Maine Corporation with a place of Business at 34 Preble Street in Portland, County of Cumberland and State of Maine, for consideration paid, grant to Rita Label of 95 Bancroft Street in Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land situated in Portland County of Cumberland and State of Maine. The land is both Lots A-1 & A-24 on the City of Portland, Maine Tax Map # 1937. The land was purchased by American Homes in 1966 from George T. Edwards. The land abuts 88 Wolcott St. currently or previously owned by Helen Harley and described in the Cumberland County Register of Deeds in Plan Book 11, Page 111, Lot #235. The land also abuts land owned by the Grantee at 95 Bancroft Street and described in the Cumberland County Register of Deeds in Plan Book 11, Page 109, Lot # 192.

In Witness Whereof, I have hereunto set my hand this First day of November, 2001.

American Homes


Witness


By Adam Mack Its Vice President

RECEIVED
RECORDED REGISTRY OF DEEDS


2001 NOV -5 AM 11:03

CUMBERLAND COUNTY

John B. Coburn

State of Maine
County of Cumberland ss.

On this 1st day of November, 2001, personally appeared before me the above named Adam Mack and acknowledged the foregoing to be his free act and deed.


Notary Public / Attorney at Law

SEAL

SEAL

031710

N-121
(Rev. 9-16-81)

STATE OF MAINE

(SEAL OF COURT)
PROBATE COURTPortland

Location of Court

Cumberland, ss.DOCKET 90-744Estate of Erma L. Ramsay CERTIFICATE AND ABSTRACT
DeceasedTo the Register of Deeds of Cumberland County.

An estate has been opened in this court for the above named decedent. The following facts apply to this estate according to the probated will or the petition or application upon which an appointment was made or both.

Date of decedent's death May 31, 1990

1. Did decedent leave a will? YES NO
2. If item one is YES, will was probated FORMALLY INFORMALLY
3. If item one is YES, date of most recent probate of the will was June 21, 1990
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same will? n/a YES NO
5. If the will was previously probated informally, was that informal probate certified to the Register of Deeds of the county to which this certificate is directed? n/a YES NO
6. Has a petition for elective share been filed? (If YES, attach copy.) YES NO
7. Has a personal representative been appointed? YES NO
8. If item 7 is YES, date of appointment was June 21, 1990
9. If item 7 is YES, appointment was FORMAL INFORMAL
10. If item 7 is YES, give name and address of personal representative.

Rita E. LeBel
95 Bancroft Street
Portland, ME 04102

BK9243PG0134

N-121
(Rev. 9-16-81)
Page 2 of 3

11. Insert here a true copy of so much of decedent's will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which decedent owned real estate.

CUMBERLAND COUNTY - PORTLAND

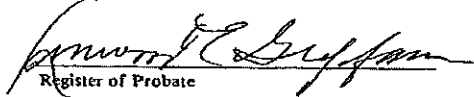
See Original Will filed in the Cumberland County Probate Office.

12. Following is a list of Heirs or of all persons who are or may be Devises of real estate. (List heirs only when there is no probated will. If there is a probated will, list devisees of real estate.)

Rita E. LaBel - Daughter

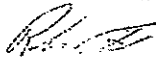
13. I certify that the foregoing statements are accurate so far as they may be determined from the will or the petition or application upon which the appointment was made.

Date June 21, 1990.


Register of Probate

See 18-A MRSA § 1-504.

RECORDED
REGISTER OF PROBATE
1990 JUL 11 PH 3:06
CUMBERLAND COUNTY



CAPISIC ST.

PLAN OF
BRIGHTON
PORTLAND, ME.

MADE FOR
GEORGE T. EDWARDS
AUGUST 1, 1902

Copyright, 1902
George T. Edwards

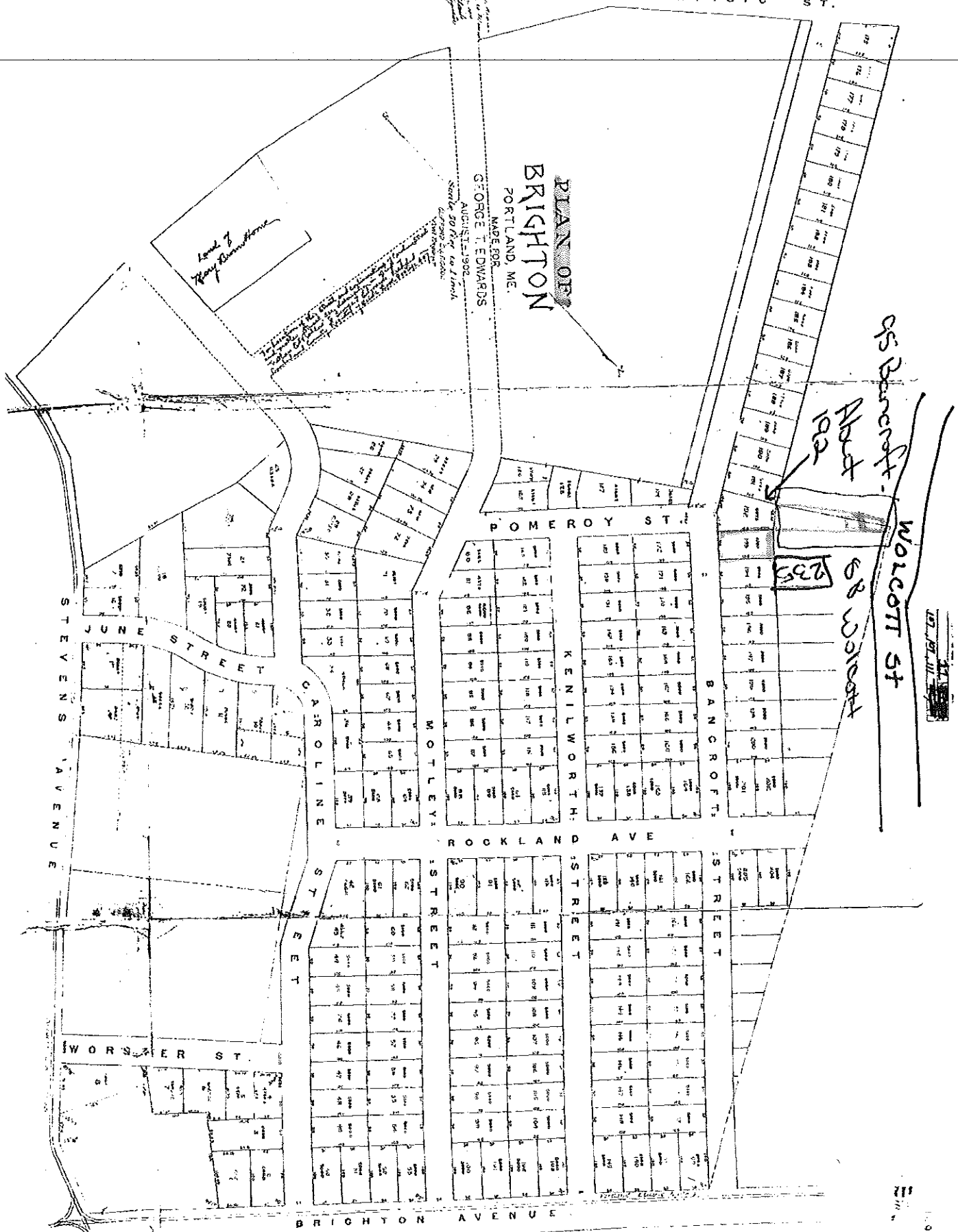
Scale 50 Feet to 1 Inch
Copyright, 1902
George T. Edwards

Land of
Ray Bannock

of Bancroft -
Abt
1902

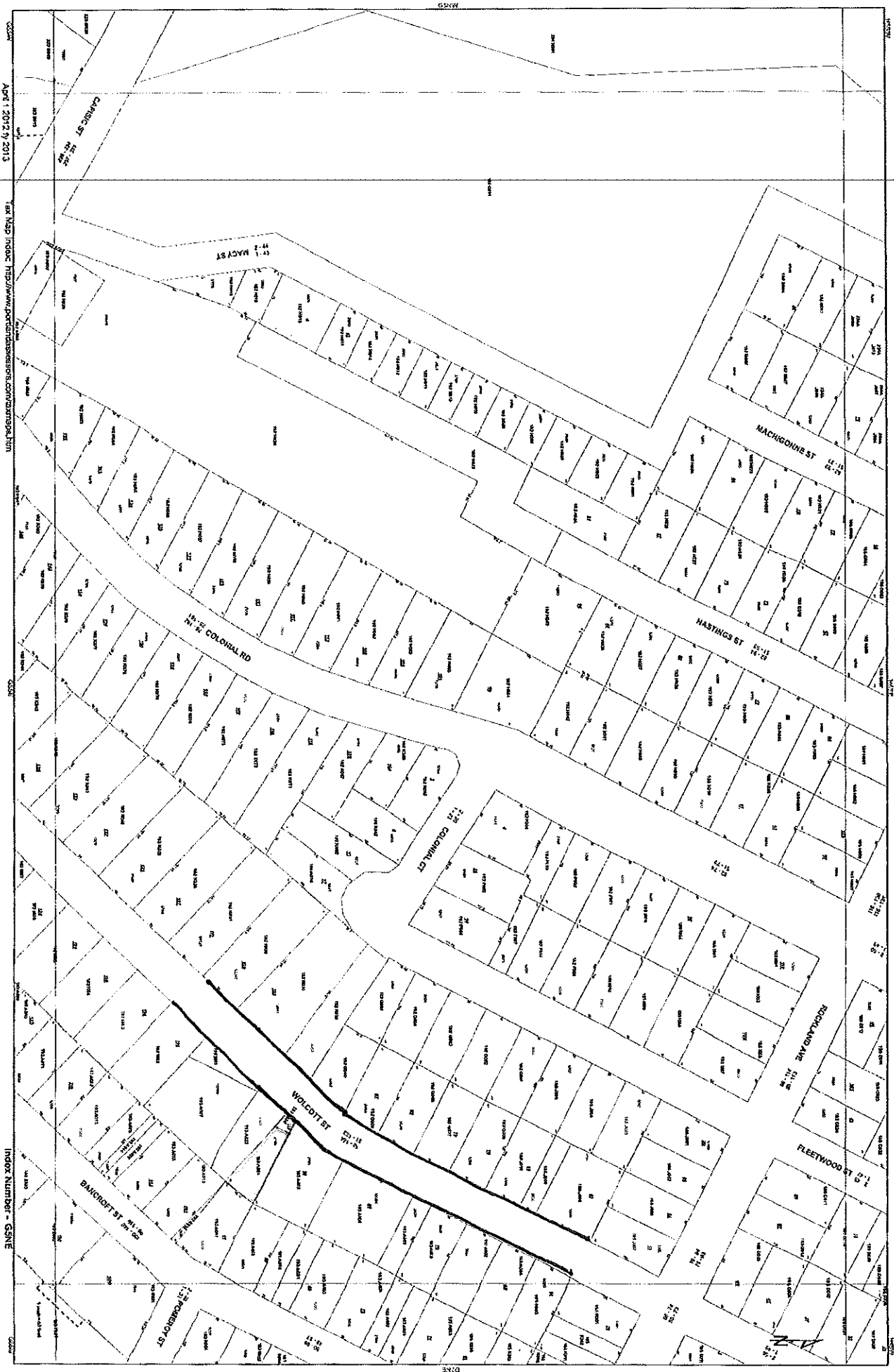
Wolcott St

of Wolcott



111-12-127

Town Lot Map #193



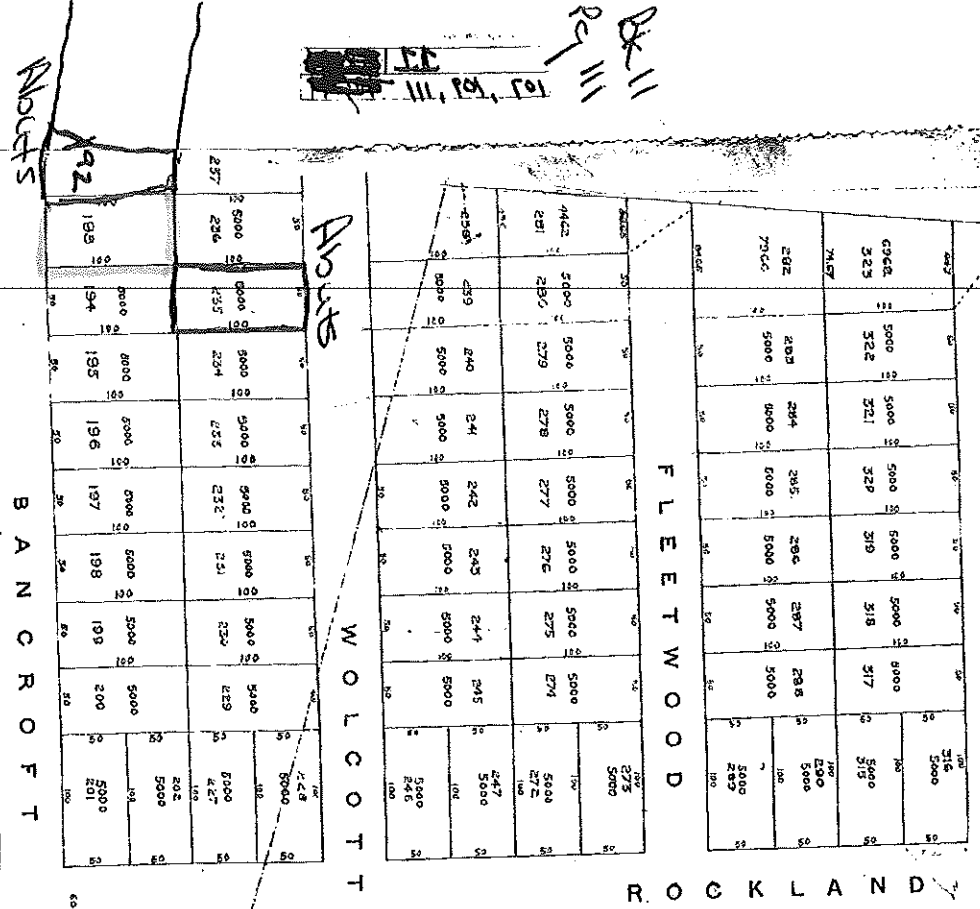
April 1 2012-9-2013

an Nsp Index <https://www.portlandassessor.com/zipmap.htm>

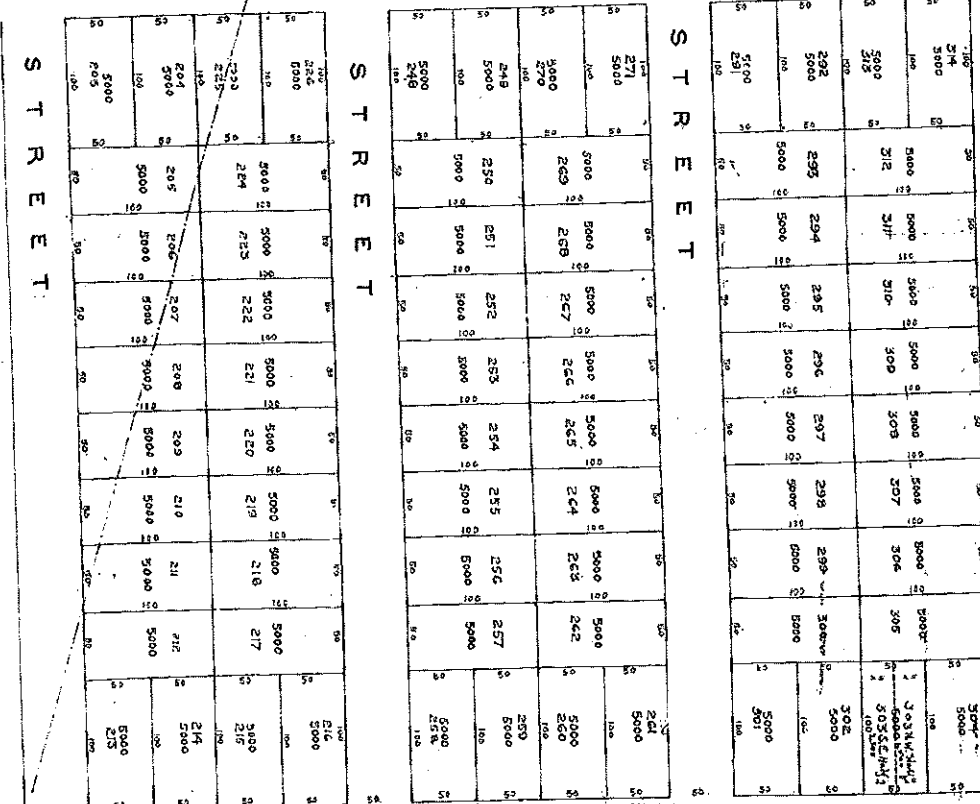
Index Number - GANE

Lot # 235

Wolcott



Lot # 192
915 Bancroft St.



Comptroler of the Registry of Deeds
Received July 25, 1908 at 11:44 a.m.
and transmitted to the Registry of Deeds
at the County of Middlesex, Massachusetts

Book 11 Page 111

ELECTRIC ROAD TO PORTLAND VIA BRIGHTON AVE.
BRIGHTON
WOODFORD ST.