



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

May 8, 2013

Nadeau Land Surveys
918 Brighton Avenue
Portland, ME 04102
Attn: James D. Nadeau

RE: 1717 Congress Street – 219-A-004 – B-1 Zone (prime) & RPZ Zone & Historic Overlay

Dear Jim,

I am in receipt of your request for a determination concerning the single division of land located 1717 Congress Street. The property in question is located primarily in the B-1 Business Zone with a portion of the rear of the property located in the RPZ Resource Protection Zone. The entire parcel also is located in a Historic Overlay Zone. The current uses encompass offices and/or personal services which are permitted uses in the B-1 Zone.

Based upon the most recent and revised submitted surveys, signed and dated by James D. Nadeau, professional land surveyor, the division into two separate lots would be in compliance with the Land Use Zoning Ordinance of the City of Portland.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers

March 29, 2013

RECEIVED

APR 02 2013

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

Dept. of Building Inspections
City of Portland Maine

B-1 Zone Prime, RPZ, 219-A-A

RE: Proposed Conveyance, 1717 Congress Street, Portland, Maine (our file no. 2131372L1)

108003⁴

Dear Marge,

For your review, please accept this letter and our attached sketch plan. Our client, Stroudwater Religious Society of Maine desires to convey an existing 2 story office building (#1717 Congress Street) and a portion of the parcel to an interested party in which they acquired November 10, 1959 per Cumberland County Registry of Deeds Book 2980, Page 59. The proposed conveyance is a portion of Lot 4 per City of Portland Assessor's Map 219, Block A, and is further referenced as a "Proposed Conveyance" depicted on a plan entitled "Sketch For Stroudwater Religious Society Of Portland, 1717 Congress Street, Portland, Maine 04102", dated March 12, 2013, by Nadeau Land Surveys, Portland, Maine, and attached hereto.

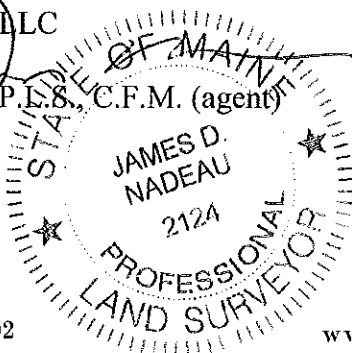
The Locus Parcel is located in the B-1 Zoning District and the Resource Protection Zoning District. No new curb cut is being proposed, and both parties will share an access easement over a portion of the existing parking lot. No change in the existing traffic pattern is anticipated. The shape and size of the "Proposed Conveyance" depicted on the attached sketch is based on a mutual agreement between Stroudwater Religious Society of Portland and its potential buyer. The "Proposed Conveyance" does not benefit from a Boundary Survey and the apparent boundary lines are based solely on the locus deed reference and subsequent out-sales. The "Proposed Conveyance" has an approximate area of 9,700 square feet, more or less, and has 83 feet, more or less, of road frontage along Congress Street. This office desires you to review this proposed conveyance for compliance to all Space and Bulk or other ordinance requirements. *revised to 10,500^{sq}*

Please find enclosed a check in the amount of \$150 to review this "Proposed Conveyance" at 1717 Congress Street, Portland, Maine. It is our desire that your formal determination be in writing confirming said conveyance is located in the B-1 zone and that our sketch represents a proposed conveyance that would be in compliance to the City of Portland Zoning Ordinance. Upon completion of this process, a formal metes and bounds description will be prepared for the conveyance. 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.E.S., C.F.M. (agent)

CC: Steve Keeley



918 Brighton Avenue
Portland, Maine 04102

www.nadeaulandsurveys.com

Phone (207) 878-7870
Fax (207) 878-7871

Marge Schmuckal - Re: 1717 Congress st

4/29/13

From: Mark Carpenter <mark@nadeaulandsurveys.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 4/29/2013 2:46 PM
Subject: Re: 1717 Congress st
CC: James Nadeau <Jim@nadeaulandsurveys.com>, "Simpson, Mackenzie" <msimpson...>
Attachments: 2131372 to City 4-29-2013.pdf

Hi Marge,

Please find attached a revised sketch and overview of the remaining land to address your concerns. We enlarged the proposed parcel to address the 90% impervious requirement. The building use will be office and/or personal services. The two spaces behind the building are parking spaces, but I numbered all the spaces to show we have 11. Please reply with any questions or comments.

Thank you,
 Mark

On Fri, Apr 12, 2013 at 4:02 PM, Jim Nadeau <surveys@gwi.net> wrote:

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

From: Marge Schmuckal <MES@portlandmaine.gov>
Date: Thu, Apr 11, 2013 at 4:32 PM
Subject: 1717 Congress st
To: Jim Nadeau <surveys@gwi.net>

Hi Jim,

I have your request for determination concerning 1717 Congress Street. Can I have something showing the entire lot? I want to be sure that the other lot is somehow not made nonconforming. The B-1 zone also has a requirement concerning no more than 90% impervious surface. I can not figure that out by what you have submitted to me. The new lot needs to meet that requirement also.

I also need to confirm the legal uses in the building. If they were all office type uses, or personal services, then the building would need to have at least 11 parking spaces with it. I am only seeing 9 or 10 spaces. Is that a parking space at the end of the building?

I will be out of the office tomorrow and all next week, but you can still forward the information to me while I'm on vacation.

Thank you,
 Marge

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.

Applicant: James Nadeau
Address: 1717 Congress St

Date: 4/11/13
C-B-L: 29-A-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/18/13

Zone Location - B-1

Interior or corner lot -

Proposed Use/Work - divide lot into 2 lots in flood zone offices and/or personal services

Sewage Disposal -

Lot Street Frontage - 50' min - 83' shown
MAX front yd - 10' - meeting $\approx 2.5'$
Front Yard - 67+16 = 83' APPROX 55' on church lot

Rear Yard - None except where it abuts a Res. Zone - IT abuts RPE

Side Yard - None except where it abuts a residential zone a foot for res. I DOES NOT abute them

Projections -

Width of Lot - None req

Height - 35' max - Existing 2 story

Lot Area - New cut off 6 - 10,500 sq ft - No min lot size req
revised
see notes
in new plan
- WAS 54,627 sq ft

Lot Coverage/Impervious Surface - 96% max - 10,500 sq ft max - impv = 8,900 sq ft

Area per Family - N/A

Off-street Parking - $2204 \times 2 = 4408 \div 400 = 11.02$ pkg Spc (11) req

Loading Bays - parking is same for church - doesn't loose any 11 shown

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - within & touches Bldg - EXISTING Bldg prior to Regs

Sketch For Stroudwater Religious Society Of Portland

1717 Congress Street, Portland, Maine 04102 ~ March 12, 2013 ~ 1" = 30'
 Job #2131372 ~ Nadeau Land Surveys, 918 Brighton Ave., Portland, Maine 04102

Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the above listed client(s), which shall be considered an integral part of this survey.

See CCRD Book 2980, Page 59 recorded November 15, 1966 for Locus Deed Reference.

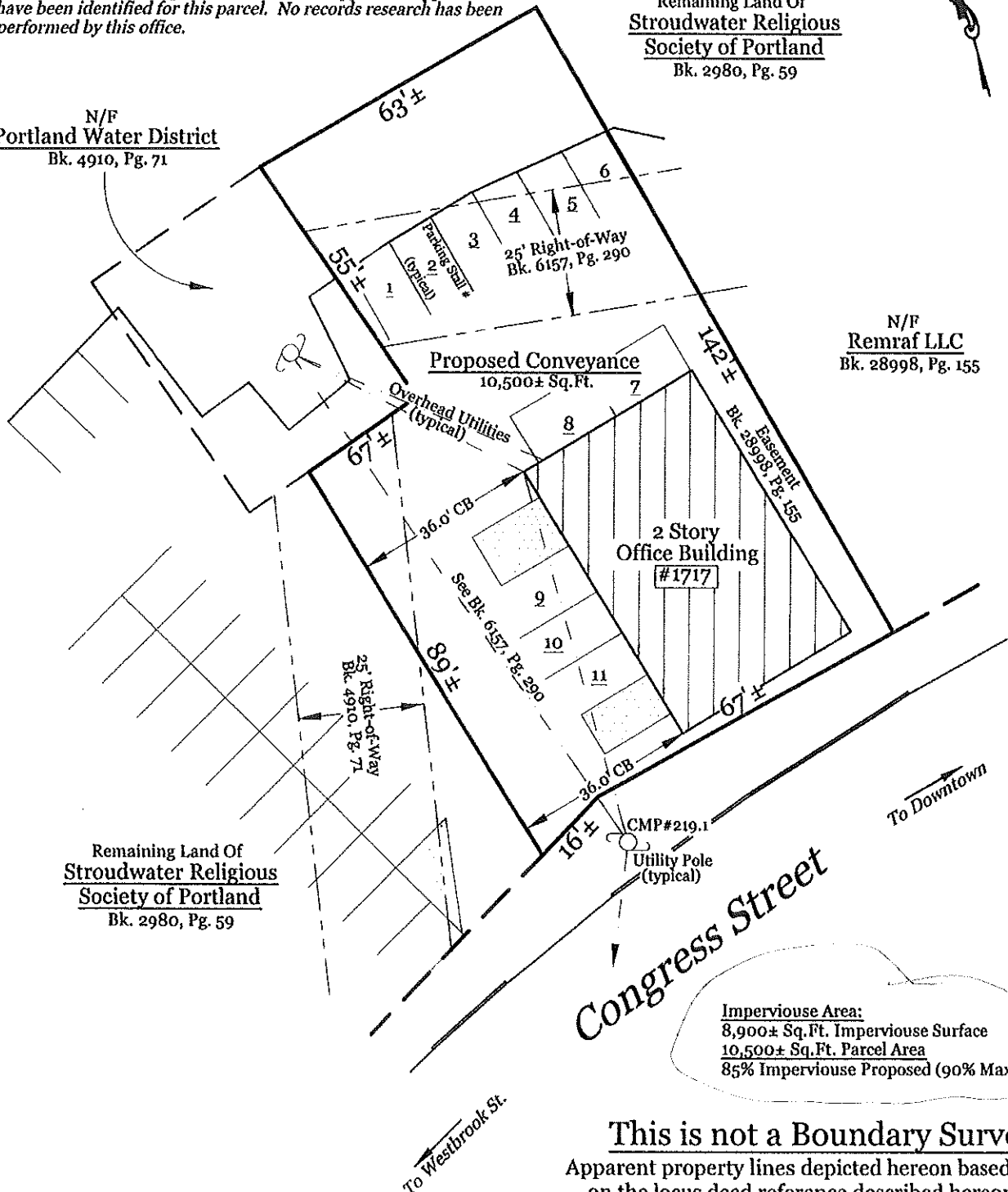
This office makes no representation that all applicable appurtenances have been identified for this parcel. No records research has been performed by this office.

North
(Per Locus Deed Ref.)

N/F
Portland Water District
 Bk. 4910, Pg. 71

Remaining Land Of
Stroudwater Religious
 Society of Portland
 Bk. 2980, Pg. 59

N/F
Remraf LLC
 Bk. 28998, Pg. 155

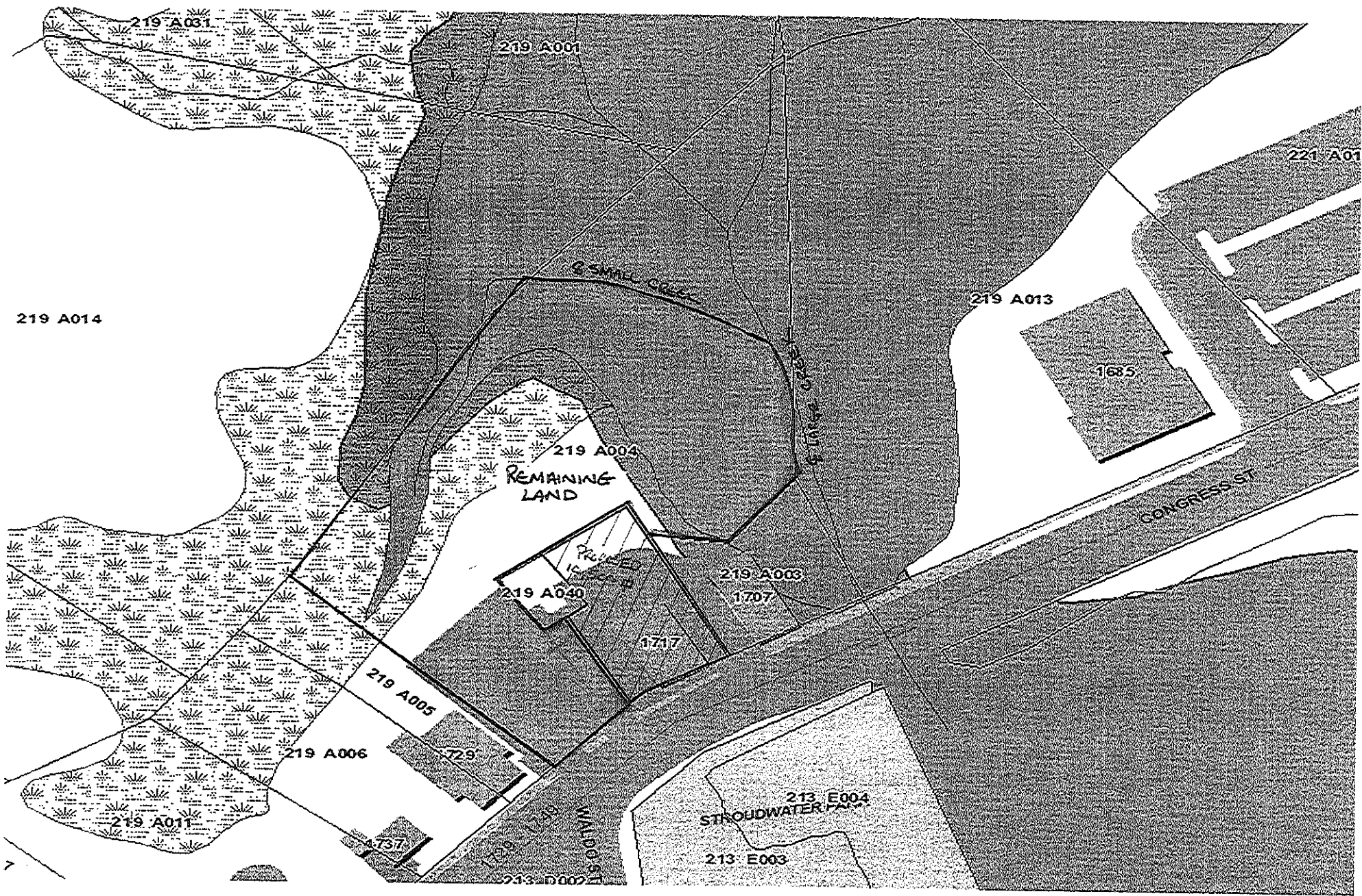


Remaining Land Of
Stroudwater Religious
 Society of Portland
 Bk. 2980, Pg. 59

Impervious Area:
 8,900± Sq.Ft. Impervious Surface
 10,500± Sq.Ft. Parcel Area
 85% Impervious Proposed (90% Max.)

This is not a Boundary Survey

Apparent property lines depicted hereon based solely on the locus deed reference described hereon.
 The sole purpose of this sketch plan is for purposes of general municipal review of Space and Bulk Requirements.



Sketch For Stroudwater Religious Society Of Portland

1717 Congress Street, Portland, Maine 04102 ~ March 12, 2013 ~ 1" = 30'
 Job #2131372 ~ Nadeau Land Surveys, 918 Brighton Ave., Portland, Maine 04102

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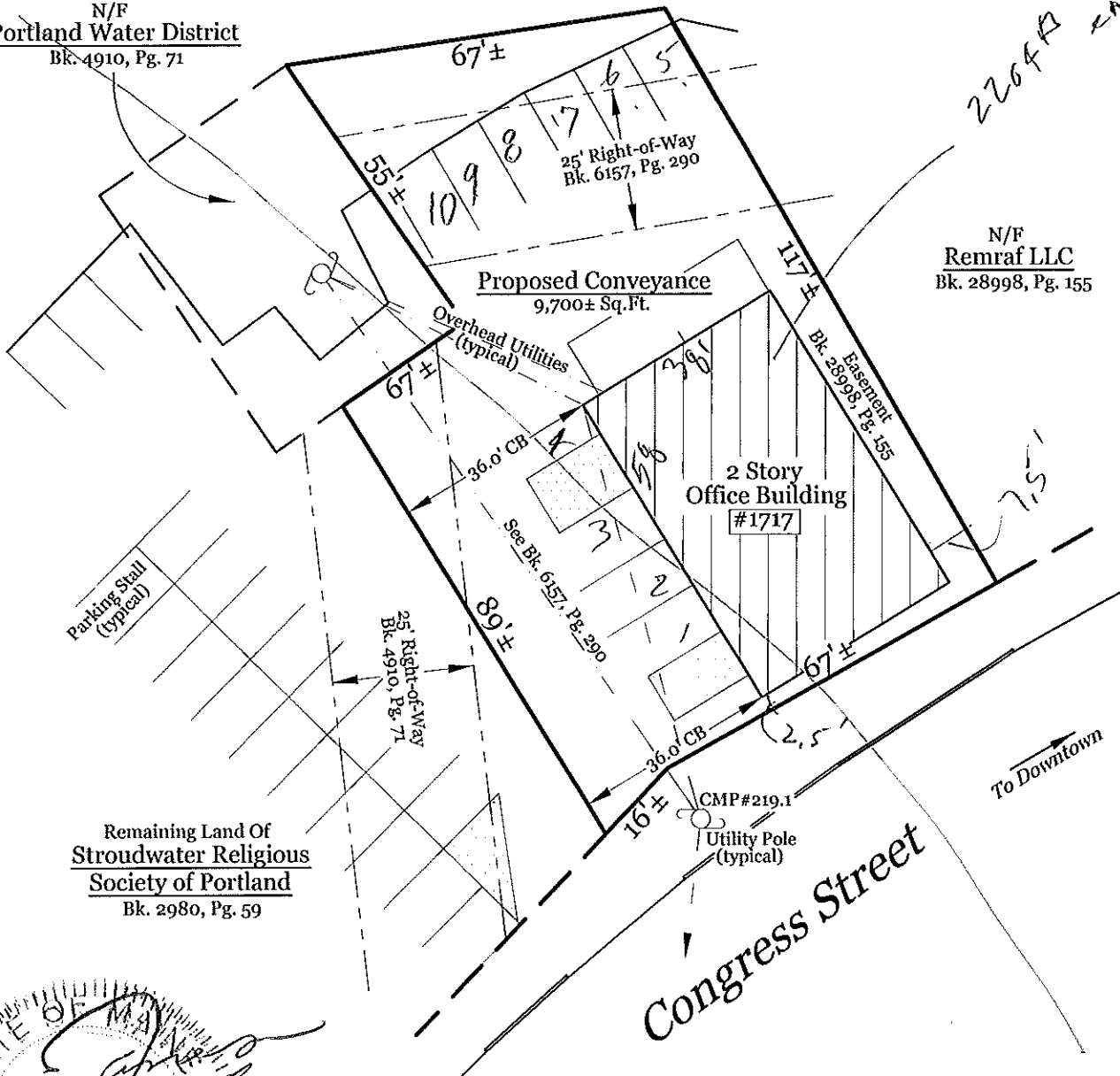
North
(Per Locus Deed Ref.)

Remaining Land Of
Stroudwater Religious Society of Portland
Bk. 2980, Pg. 59

See Revised

N/F
Portland Water District
Bk. 4910, Pg. 71

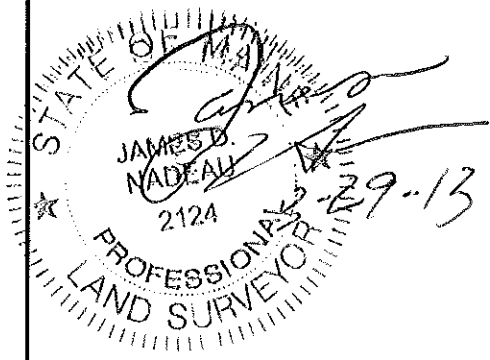
N/F
Remraf LLC
Bk. 28998, Pg. 155



Remaining Land Of
Stroudwater Religious Society of Portland
Bk. 2980, Pg. 59

Congress Street
To Downtown

To Westbrook St.



This is not a Boundary Survey

Apparent property lines depicted hereon based solely on the locus deed reference described hereon.
 The sole purpose of this sketch plan is for purposes of general municipal review of Space and Bulk Requirements.

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

Haps

Tax Relief

Tax Roll

Q & A

CBL 219 A004001
Land Use Type RETAIL & PERSONAL SERVICE
Verify legal use with Inspections Division
Property Location 1717 CONGRESS ST
Owner Information STROUDWATER RELIGIOUS SOCIETY OF PORTLAND
 1737 CONGRESS ST
 PORTLAND ME 04102
Book and Page
Legal Description 219-A-4
 CONGRESS ST 1715-1727
 54627 SF
Acres 1.2541

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 29174 **OWNER OF RECORD AS OF APRIL 2012**
 STROUDWATER RELIGIOUS SOCIETY
 OF PORTLAND
 1737 CONGRESS ST
 PORTLAND ME 04102
LAND VALUE \$214,500.00
BUILDING VALUE \$237,640.00
NET TAXABLE - REAL ESTATE \$452,140.00
TAX AMOUNT \$8,509.28

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



Best viewed at 800x600, with Internet Explorer

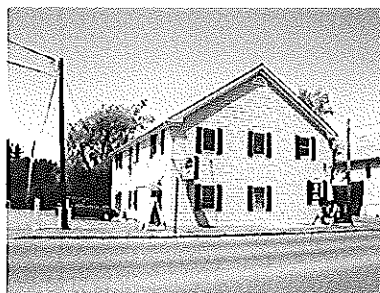
Building Information:

Building 1
Year Built 1920
Style/Structure Type RETAIL - MULTI OCCUPANCY
Units 1
Building Num/Name 1 - STROUDWATER RELIGIOUS
Square Feet 4408

[View Sketch](#)

[View Map](#)

[View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 2204
Use RETAIL STORE
Height 10
Walls FRAME
Heating HOT AIR
A/C NONE

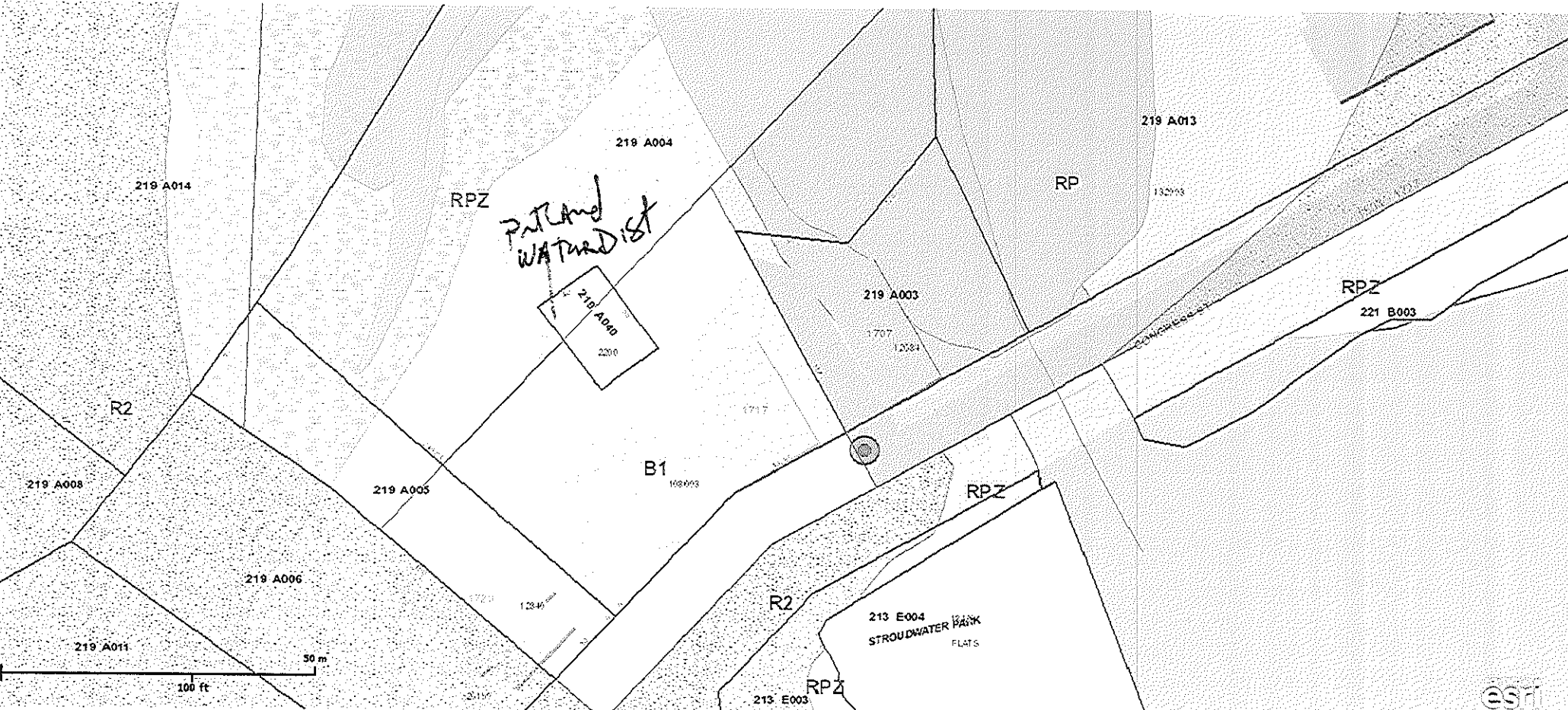
Building 1
Levels 02/02
Size 2204
Use MULTI-USE OFFICE
Height 8
Walls FRAME
Heating HW/STEAM
A/C NONE

Outbuildings/Yard Improvements:

Building 1
Year Built 1979
Structure ASPHALT PARKING
Size 10000
Units 1
Grade C
Condition 3

[New Search!](#)

1717 Congress st



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1679	Applicant: STROUDWATER RELIGIOUS SO
Project Name: 1717 CONGRESS ST	Location: 1717 CONGRESS ST
CBL: 219 A004001	Application Type: Determination Letter
Invoice Date: 04/02/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 219 A004001
Bill to: STROUDWATER RELIGIOUS SOCIETY OF PORT
 1737 CONGRESS ST
 PORTLAND, ME 04102

Application No: 0000-1679
Invoice Date: 04/02/2013
Invoice No: 40625
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.