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

November 20, 2009

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

RE: 84 Mayer Road – 259-B-31 – R-3 Zone – Karen Getchell, owner
88 Mayer Road – 259-B-29 – R-3 Zone – Rachel West & Jean Meserve, owners

Dear Jim,

I am in receipt of your request to determine whether the proposed line revision between abutting property owners is meeting the current Land Use Zoning Ordinance. I understand that in this particular circumstance, the Planning Division does not require a site plan review, or a subdivision review to the Planning Board.

I reviewed the submitted survey plan labeled “Plan Depicting A Line Revision Along Lot 15 & 15 – Chapman Heights – made for Karen T. Getchell – 84 Mayer Road – Portland, Maine”. This survey plan is both stamped and signed by James D. Nadeau, P.L.S. #2124 and dated October 12, 2009.

It is noted that both of the affected properties, 84 Mayer Road and 88 Mayer Road, are located in the R-3 residential zone. I have applied the R-3 zone regulations to both lots. Concerning the proposed line revision, both lots will be meeting the minimum requirements of the underlying R-3 Zone.

If you have any questions regarding this matter, please feel free to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

James D. Nadeau, LLC
Professional / Land Surveyors

November 3, 2009

Marge Schmuckal, Zoning Administrator
Planning & Development Department
389 Congress Street
Portland, ME 04101

RE: Getchell Line Revision, 84 & 88 Mayer Road, Portland, Maine (2091081L2)

Dear Marge,


In follow-up to our telephone conversation this morning, please accept this letter as our request for a "Zoning Determination" for land located at 84 Mayer Road and identified on City of Portland Assessor's Map 259, Block B, as Lot 31.

The request for determination is due to a lot line revision along the common boundary line of Lots 15 & 16, which were originally depicted on a plan entitled "*Revised Plan Of Chapman Heights, Property In Portland, Maine Made For The Minat Corporation*", dated November 1953 by Carl E. Emery, Civil Engineer, and recorded November 20, 1953 at the Cumberland County Registry of Deeds in Plan Book 40, Page 18. As you are aware, the recorded plan is signed by the City of Portland Municipal Officers and not by the Planning Board. Based on my conversation with Barbara, I believe you have a copy of our plan entitled "*Plan Depicting A Line Revision Along Lot 15 & Lot 16, Chapman Heights, Made For Karen T. Getchell - 84 Mayer Road, Portland, Maine*", dated October 12, 2009.

The revision that has been made is very minor. The side yard setback for the existing dwelling on Lot 16 remains in excess of the required 8' requirement, both lots remain in compliance with minimum area requirements, and the right of way frontage was not altered.

Please find enclosed the \$150 fee for Request for a Zoning Determination, our cover letter to Barbara, and a letter from my client authorizing James D. Nadeau, LLC to act as an agent on their behalf. We request the determination be made in writing in a format which you desire.

We are hopeful that we can obtain a determination soon as time has become crucial for the interested parties. Thank you in advance for your time and please do not hesitate to call if you have any questions.

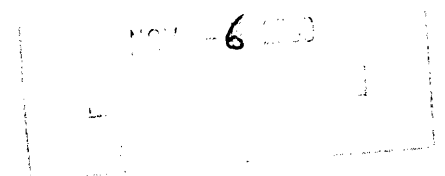
Sincerely,
James D. Nadeau, LLC

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

Cc: Karen Getchell

918 Brighton Avenue
Portland, Maine 04102

www.nadeaulandsurveys.com
E-mail: surveys@gwi.net

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





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 20 09

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

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

Other Zoning

CBL: _____

Check #: 5785 Total Collected \$ 150

**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

COPY

James D. Nadeau, LLC
Professional Land Surveyors

October 15, 2009

Barbara Barhydt
Development Review Services Manager
Planning & Urban Development
389 Congress Street
Portland, ME 04101

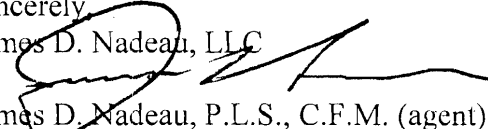
RE: Getchell Line Revision, 84 & 88 Mayer Road, Portland, Maine (2091081L1)

Dear Barbara,

Please find enclosed two copies of a "*Plan Depicting A Line Revision Along Lot 15 & Lot 16, Chapman Heights, Made For Karen T. Getchell – 84 Mayer Road, Portland, Maine*", dated October 12, 2009 by this office, for your review.

Per our exchange of telephone messages several months ago, you felt that the proposed line change would probably be considered a minor change and would require only staff and not Planning Board review. Road frontage has not been changed, the proposed line is 10.50 feet from the dwelling on Lot 16, and the resulting area of the remainder of Lot 16 is 7,020 square feet.

Please do not hesitate to call if you have any questions.

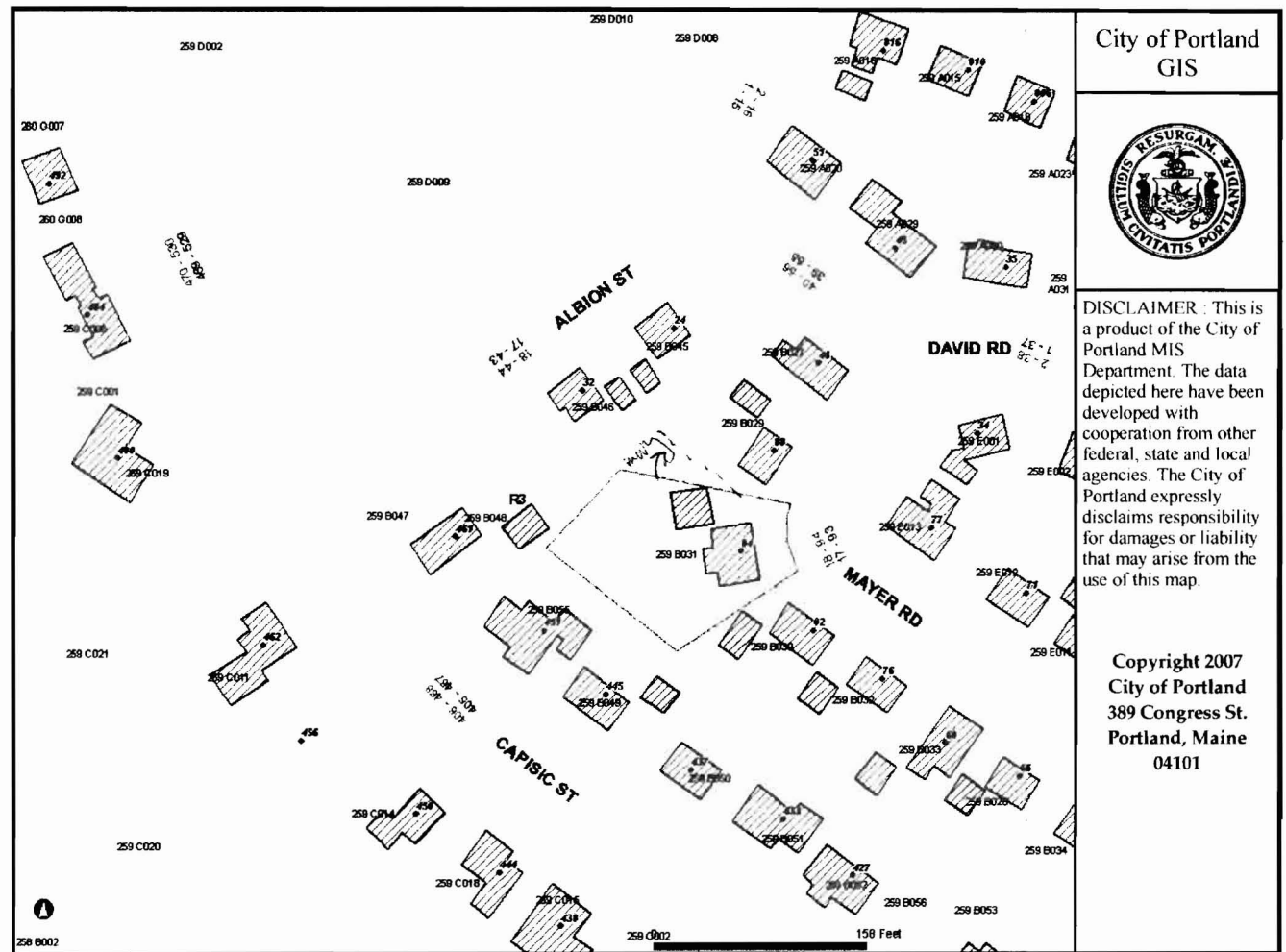
Sincerely,
James D. Nadeau, LLC

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

Cc: Karen Getchell

918 Brighton Avenue
Portland, Maine 04102

www.nadeaulandsurveys.com
E-mail: surveys@zwi.net

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



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

Card Number 1 of 1
Parcel ID 259 B029001
Location 88 MAYER RD
Land Use SINGLE FAMILY

Owner Address WEST RACHEL F & JEAN W MESERVE JTS
 18 ARTHUR ST
 PORTLAND ME 04103

Book/Page 8270/125
Legal 259-B-29
 MAYER RD 88-90
 9278 SF

R-3

Current Assessed Valuation

Land	Building	Total
\$60,700	\$111,200	\$171,900

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1954	Cape	1.5	1360	0.213	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1	1	6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1954	14X24	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

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

[Click here to view Tax Roll Information.](#)

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

New Search!

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

Card Number	1 of 1
Parcel ID	259 B031001
Location	84 MAYER RD
Land Use	SINGLE FAMILY
Owner Address	GETCHELL KAREN T 84 MAYER RD PORTLAND ME 04102
Book/Page	14826/46
Legal	259-B-31 MAYER RD 84-86 14408 SF

Current Assessed Valuation

Land	Building	Total
\$65,200	\$142,400	\$207,600

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1953	Cape	1	1615	0.331	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		6	Full Fin./wh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1953	24X24	C	A

Sales Information

Date	Type	Price	Book/Page
06/14/1999	LAND + BLDING		14826-046
04/19/1994	LAND + BLDING	\$95,000	11396-246

Picture and Sketch

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

[Click here to view Tax Roll Information.](#)

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

New Search!

November 1, 2009

RE: Land Purchase

I Karen Getchell owner of the property 84 Mayer Rd. Portland, Maine authorize James Nadeau, LLC to represent me in the discussions with the City of Portland regarding the proposed purchase of land from the property listed as 88 Mayer Rd. Portland, Maine.

Karen Getchell

A handwritten signature in black ink, appearing to read "Karen Getchell", with a long, sweeping flourish extending to the right.

Union Of Boundary Line
16 Based Solely
Noted Plan Reference

194.52' (total)

16'

4.27'

68.84'

Conveyed From
to Lot 15
S.F. ±

Note 10

17' 10" E

S38°46'51"E
84.27' (total)

#5 Steel Rebar
w/ Survey Cap #2124
To Be Set (typical)

Proposed Boundary
Line

Lot 16
See Note 10

Rachel F. N/F Jean W.
West & Meserve
Book 8270, Page 125

259-B-29
Mc 107 size = 9076 ft
Post 181 size = 7020 ft

S40°16'21"E
98.55'

40.00'

10.50'

(As existing
106' Almost)

Dwelling
(2 story)

Chimney

Sub 104
14' 14" x 22' 14"
16' 50" x 26' 50"
37' 00" x 27' 00"

Fence
(125.5' ± Per Plan Ref.)
126.56'

27.87'

Paved
Driveway

L=19.09'
R=60.00'

40.43'
S52°25'23"W

Road

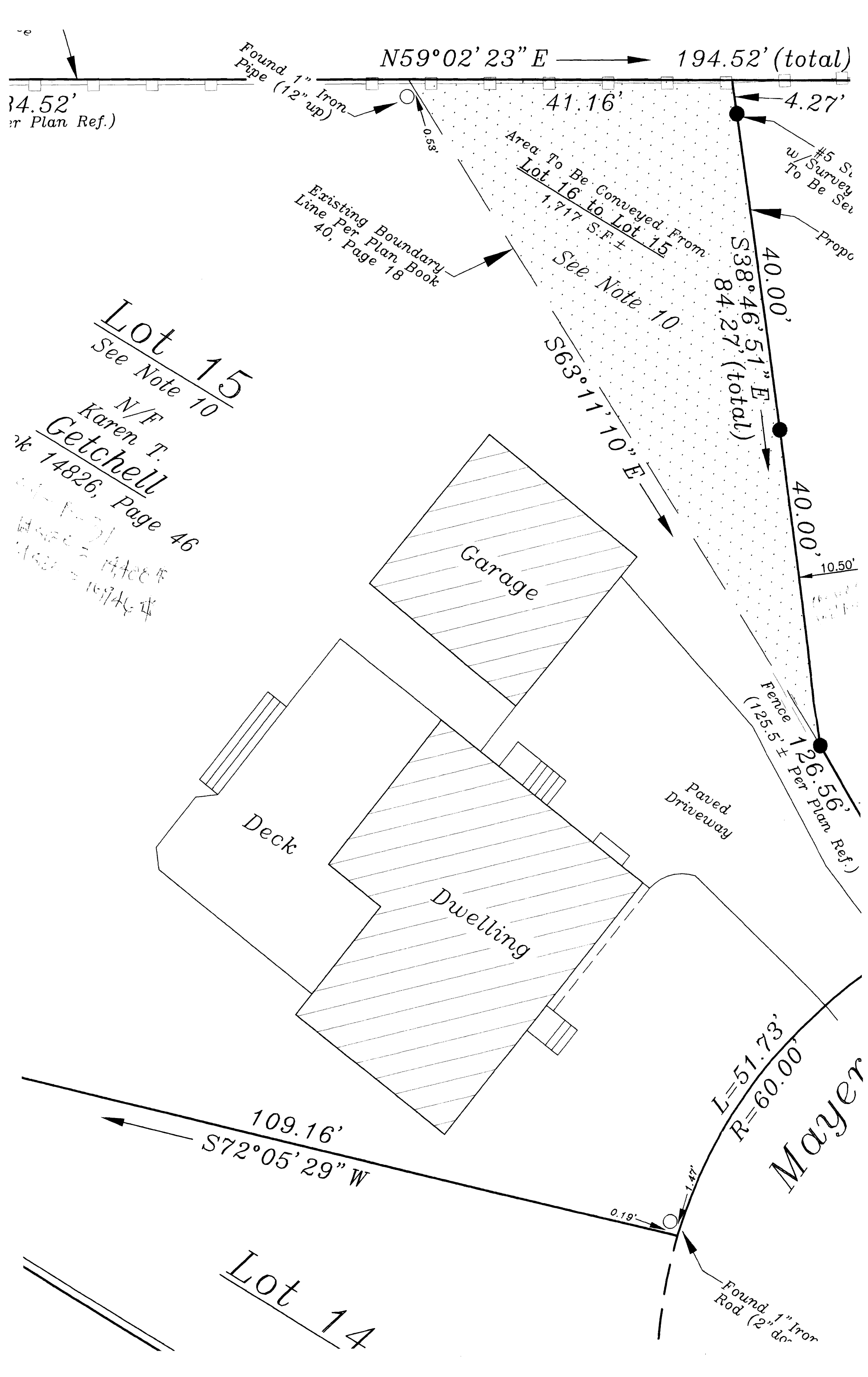
Angle Point In R/W
Nothing Found
Or Set

Found 1" Iron
Pipe (bent & flush)

L=51.73'
R=60.00'

Mayer

dated
Cumberl'



N59°02'23" E → 194.52' (total)

34.52' (Per Plan Ref.)

Found 1" Iron Pipe (12" up)

41.16'

4.27'

Area To Be Conveyed From Lot 16 to Lot 15 1,717 S.F. ±

Existing Boundary Line Per Plan Book 40, Page 18

See Note 10

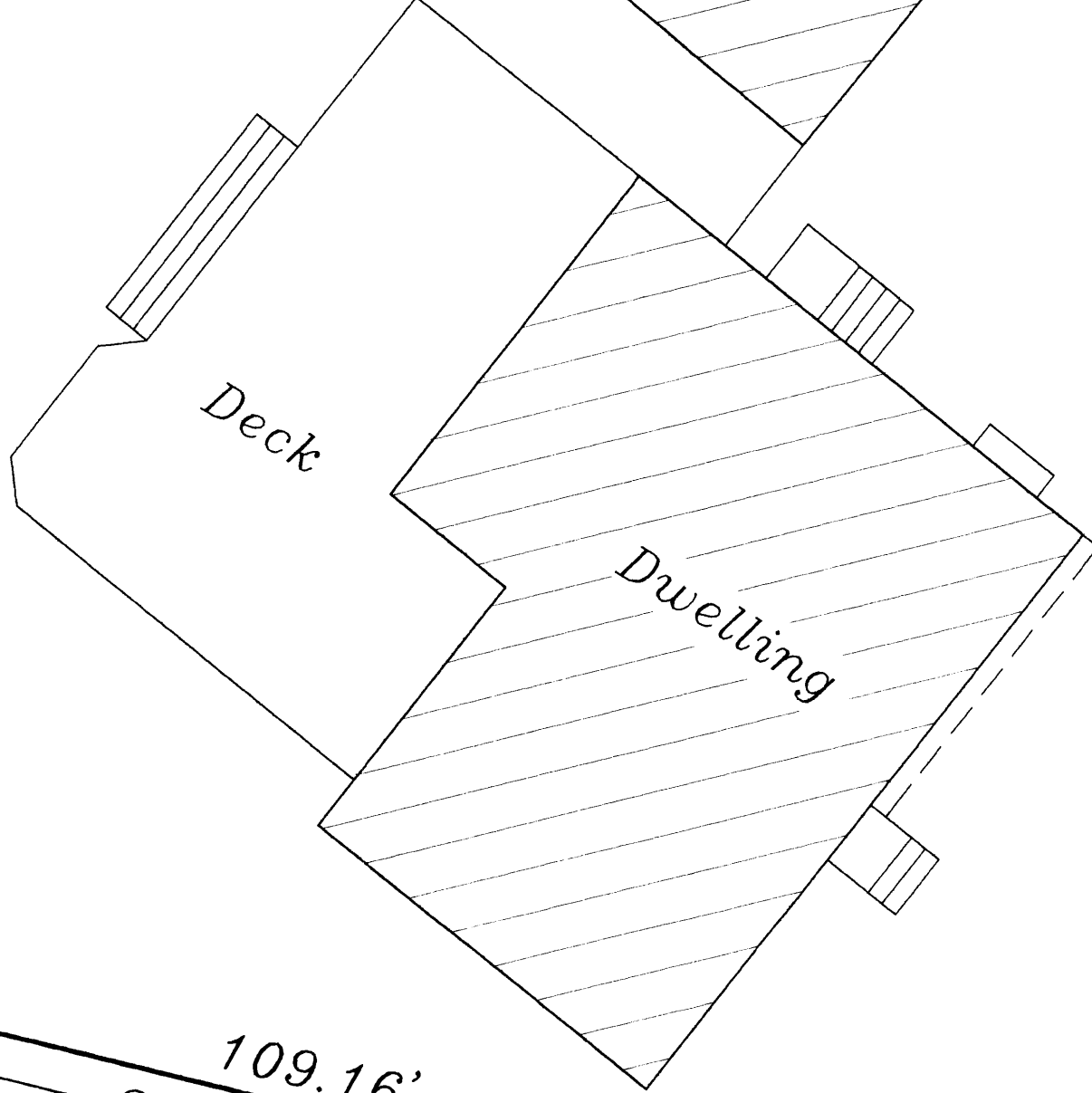
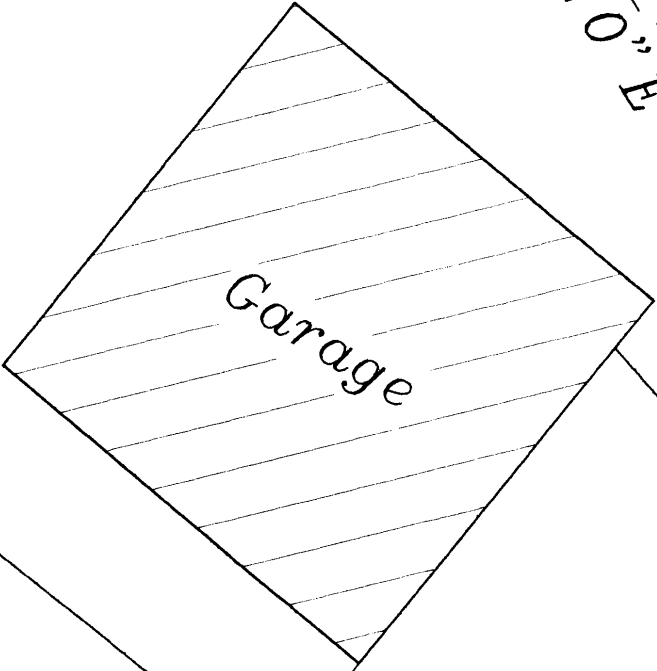
S38°46'51" E 84.27' (total)

#5 Survey To Be Set w/ Survey To Be Set

Lot 15
See Note 10

N/F
Karen T. Getchell
Book 14826, Page 46
19408 #
15974 #

S63°11'10" E



Paved Driveway

Fence (125.5' ± Per Plan Ref.) 126.56'

10.50'

109.16' S72°05'29" W

Lot 14

L=51.73' R=60.00' Mayer

Found 1" Iron Rod (2" dc)