



CITY OF PORTLAND

August 28, 2003

Roger & Avis Smith
393 Ludlow Street
Portland, ME 04102

RE: 393 Ludlow Street – 283-D-002 - R-3 Residential Zone

Dear Mr. & Mrs. Smith,

I have reviewed your concern as to current setbacks of your dwelling and detached garage. My information for review includes past permits for the house, deck, and garage, along with a recent survey performed by Northeast Civil Solutions. All the appropriate building permits were applied for and issued. The survey shows the closest sideline setback on the right as 9.5 feet to the property line. The closest sideline setback on the left side is 9.25 feet to the property line. The front and rear setbacks meet the current requirements of the R-3 zone.

From a zoning perspective based upon the survey submitted, no setbacks are in violation of the City of Portland's Land Use Zoning Ordinance. The principal structure was completed in 1965 under an approved building permit. Section 14-433 states that if a principal structure existed as of July 19, 1988 (which this structure did), an accessory structure or building addition may be located no closer than five (5) feet to the side property line. The garage is shown to be 9.25 feet to the closest side property line. Your property and buildings are not in violation of the current Zoning Ordinance.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

Marge Schmuckal
Zoning Administrator

CC: File



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Marge Schmuckal
Zoning Administrator

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ATTN: Marge

1 page

copy received 8/22/03

FLOOD HAZARD INFORMATION

FILE NUMBER: 25493

FLOOD MAP COMMUNITY NO.: 230051 ZONE: X

ATTORNEY: BERGEN & PARKINSON, LLC

PANEL: 0006 C DATED: 12/8/1998

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE REFERENCE

LENDER: KENNEBUNK SAVINGS BANK

DEED BOOK: 14034 PAGE: 188

OWNER: ROGER A. & AVIS M. SMITH

PLAN BOOK: 70 PAGE: 6 LOT(S): 158

APPLICANT: ROGER A. & AVIS M. SMITH

PLAN NUMBER: N/A OF N/A

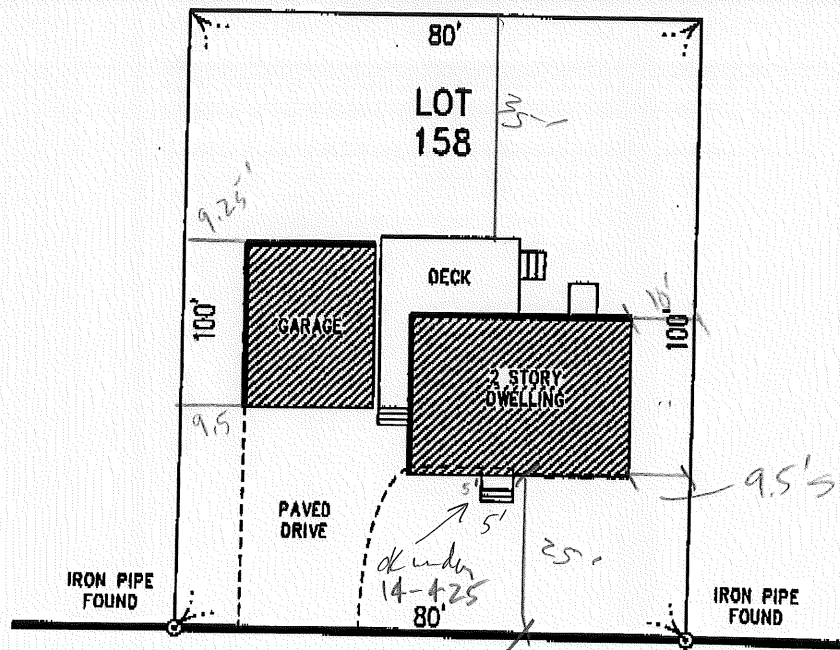
DATE: 7/1/2003

SCALE: 1"=30'

ASSESSORS MAP

MAP: 283 BLOCK: D PARCEL: 2

**MORTGAGE INSPECTION PLAN
393 LUDLOW STREET, PORTLAND, ME**



NOTE:
THE DWELLING APPEARS TO ENCR OACH
INTO THE SIDE SETBACK AREA.
14' REQUIRED; 9 1/2' FIELD INSPECTED.

LUDLOW STREET

**MORTGAGE LENDER
USE ONLY**

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

30' 0 30' 60'

tel (207) 883-1000 fax (207) 883-1001 e-mail ncs@maine.rr.com
(800) 882-2227



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 283 D002001
 Location 393 LUDLOW ST
 Land Use SINGLE FAMILY

Owner Address SMITH ROGER A & AVIS M JTS
 393 LUDLOW ST
 PORTLAND ME 04102

Book/Page 14034/188
 Legal 283-D-2
 LUDLOW ST 389-393
 8000 SF

Valuation Information

Land	Building	Total
\$33,920	\$93,660	\$127,580

Property Information

Year Built 1965	Style Garrison	Story Height 2	Sq. Ft. 1666	Total Acres 0.184	
Bedrooms 4	Full Baths 1	Half Baths 1	Total Rooms 6	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1998	Size 20X26	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
08/03/1998	LAND + BLDING	\$129,000	14034-188
01/15/1993	LAND + BLDING	\$107,500	10517-247

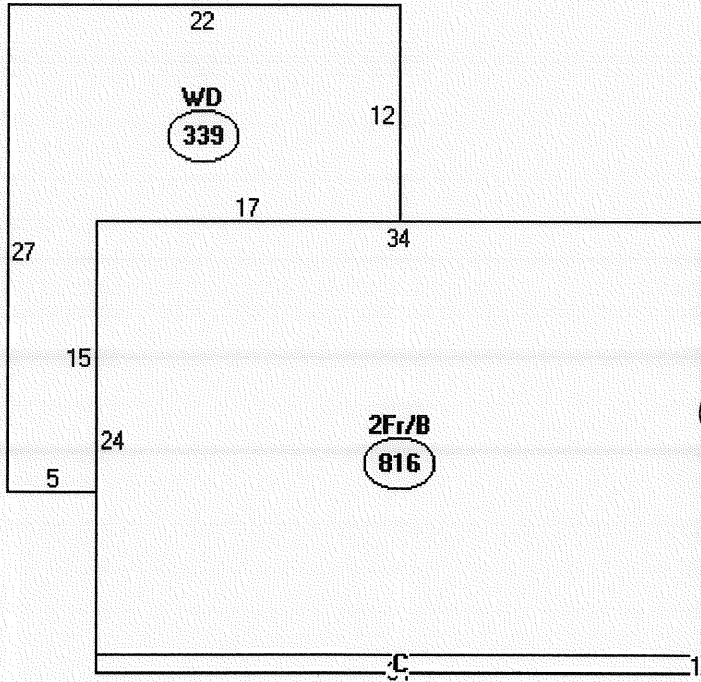
Picture and Sketch

Picture Sketch

[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!



Descriptor/Area

A: 2Fr/B
816 sqft

B: WD
339 sqft

C: FOH
34 sqft

1189
520 = 20 x 26 garage

1709

dl

8000 x 25% = 2,000φ