

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Ann Machado, Acting Zoning Administrator*

March 2, 2015

John R. Jordan  
2320 Congress Street  
Portland, ME 04102

Re: 38 (34-40) Kent Street - 284-C-020, 021 & 022 – R-3 Residential Zone

Dear Mr. Jordan,

The above referenced property described in a deed recorded in the Cumberland County Registry of Deeds, Book 31387, Page 306, on March 14, 2014 excepting the portion conveyed to Brenda Kielty in a deed recorded in the Cumberland County Registry of Deeds, Book 32085, Page 68, on February 18, 2015 meets all the criteria of the R-3 Residential Zone and is a conforming lot under the City of Portland's land use ordinance. This determination is based on the boundary survey made for John Jordan for 38 Kent Street by David Hughes on January 28, 2015. Street

Please feel free to contact me if you have any question.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Acting Zoning Administrator  
Planning and Urban Development Department  
City of Portland  
207.874.8709

John R. Jordan  
2320 Congress Street  
Portland, Maine 04102

City of Portland Maine  
Planning & Urban Development  
389 Congress Street  
Portland, Maine 04101-3509

Attn: Ann Machado  
Zoning Specialist

RE: 38 Kent Street, Portland  
Tax Map/Lot: 284 C020-C022 (portion of)

RECEIVED

FEB 19 2015

Dept. of Building Inspections  
City of Portland Maine

February 13, 2015

Dear Ms. Machado,

I am requesting a letter which will confirm that the above referenced property is a conforming lot and meets all setback requirements according to R3 Zoning Ordinances.

Attached please find:

1. A full size scalable survey with a legal description of the 8546 sq ft parcel
2. A recorded deed conveying 3454 sq ft (a portion of Tax Map 284 C022) to Brenda Kielty of 31 Devon Street Tax Map/Lot 284 C012-C013
3. \$150 Zoning Determination Fee in the form of a check made payable to the City of Portland
4. A sample formatted letter , pursuant to your request

Thank you kindly for your assistance in this matter and please do not hesitate to contact me with any questions or concerns.

Very truly yours,



John R. Jordan  
207.318.6931

## SAMPLE FORMAT LETTER

John R. Jordan  
2320 Congress Street  
Portland, Maine 04102

RE: 38 Kent Street, Portland  
Tax Map/Lot: 284 C020-C022 (portion of)

Dear Mr. Jordan,

The above referenced property being a portion of Deed Book 31387 and Page 306-307 recorded in the Cumberland County Registry of Deeds on March 14, 2014 and excepting the portion conveyed to Brenda Kielty in a deed recorded in the Cumberland County Registry of Deeds on \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_ is a conforming lot and meets all setback requirements per R3 Zoning Ordinances.

MAINE REAL ESTATE TAX-Paid

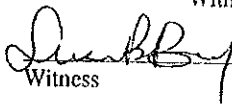
dln 1001540002517  
WARRANTY DEED  
(Maine Statutory Short Form)

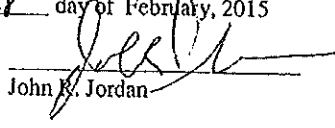
**KNOW ALL PERSONS BY THESE PRESENTS**, that I, John R. Jordan, of Falmouth, County of Cumberland, State of Maine, for consideration paid, GRANTS to Brenda L. Kielty of Portland, County of Cumberland and State of Maine, whose mailing address is 31 Devon Street, Portland, Maine 04102, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland and the State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of the premises described in deed of Carolyn J. Pride, dated March 14, 2014 recorded in the Cumberland County Registry of Deeds in Book 31387 Page 306.

Witness my hand and seal this 14 day of February, 2015

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
John R. Jordan

\_\_\_\_\_  
Witness

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

February 15, 2015

Then personally appeared before me the above- named and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
  
\_\_\_\_\_  
Notary Public, Attorney at Law.

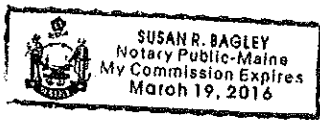


Exhibit A

A certain parcel of land located in the City of Portland, County of Cumberland and State of Maine being more specifically bounded and described as follows:

Beginning on the northwesterly sideline of Kent Street at the southeasterly corner of lot 94, as shown on a Plan of entitled "Glenwood", recorded in the Cumberland County Registry of Deeds Book 8, Page 11.

Thence, from the point of beginning, North 65 – 05 – 07 West, along lot 95 and land now or formerly of the grantee, a distance of 100.00 feet to land now or formerly of Brenda Kielty.

Thence, North 24 – 54 – 53 East, along land of Kielty, a distance of 34.53 feet, to an angle point.

Thence, South 65 – 05 – 07 East, across land of the grantor, a distance of 100.00 feet to a point on the northwesterly sideline of Kent Street.

Thence, South 24 – 54 – 53 West, along the northwesterly sideline of Kent Street, a distance of 34.53 feet, to the point of beginning.

Meaning and intending to describe and convey a portion of lot 94 on the above described plan containing 3,453 square feet, more or less. This is a conveyance to an abutter.

House Lot Jordan

A certain lot or parcel of land located in the City of Portland, County of Cumberland, and State of Maine being more specifically bounded and described as follows:

Beginning at a capped iron rod set into the ground on the northwesterly sideline of Kent Street at the northeast corner of lot 92 on a plan entitled, "Glenwood", recorded in the Cumberland County Registry of Deeds Plan Book 8, Page 11. Said point being 100' southwesterly, from the intersection of the southwesterly sideline of Riggs Street, and the northwesterly sideline of Kent Street.

Thence, North 65 – 05 – 07 West, along the sideline of lot 91 as shown on the said plan, and land now or formerly of Kennie, a distance of 100.0 feet, to a capped iron rod set at land now or formerly of John Hills.

Thence, South 24 – 54 – 53 West, along land of Hills, and land now or formerly of Kielty, a distance of 85.47 feet, to a capped iron rod set at a corner.

Thence, South 65 – 05 – 07 East, across land of the grantor, a distance of 100.0 feet to a capped iron rod set on the northwesterly sideline of Kent Street.

Thence, North 24 – 54 – 53 East, along the northwesterly sideline of Kent Street, a distance of 85.47 feet to the point of beginning.

The above described lot contains 8,546 square feet, more or less.

Meaning and intending to describe lots 92, 93, and a portion of lot 94, as shown on the above mentioned plan.

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:

<b>Services</b>	<b>CBL</b>	284 C020001
<b>Applications</b>	<b>Land Use Type</b>	SINGLE FAMILY
<b>Doing Business</b>	Verify legal use with	Inspections Division
<b>Maps</b>	<b>Property Location</b>	38 KENT ST
<b>Tax Relief</b>	<b>Owner Information</b>	JORDAN JOHN R 38 KENT ST PORTLAND ME 04102
<b>Tax Roll</b>	<b>Book and Page</b>	31387/306
<b>Q &amp; A</b>	<b>Legal Description</b>	284-C-20 TO 22 KENT ST 34-40
<a href="#">browse city services a-z</a>	<b>Acres</b>	12000 SF 0.2755

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	31994	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$63,400.00	JORDAN JOHN R
<b>BUILDING VALUE</b>	\$170,000.00	38 KENT ST
<b>NET TAXABLE - REAL ESTATE</b>	\$233,400.00	PORTLAND ME 04102
<b>TAX AMOUNT</b>	\$4,668.00	



Best viewed at  
800x600, with  
Internet Explorer

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

### Building Information:

<b>Building 1</b>	
<b>Year Built</b>	1967
<b>Style/Structure Type</b>	GARRISON
<b># Stories</b>	2
<b># Units</b>	1
<b>Bedrooms</b>	4
<b>Full Baths</b>	2
<b>Half Baths</b>	1
<b>Total Rooms</b>	7
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1764

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

### Outbuildings/Yard Improvements:

<b>Building 1</b>	
<b>Year Built</b>	1967

**Structure** SHED-FRAME  
**Size** 8X12  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
3/14/2014	LAND + BUILDING	\$223,000.00	31387/306
5/7/2001	LAND + BUILDING	\$0.00	/

**New Search!**

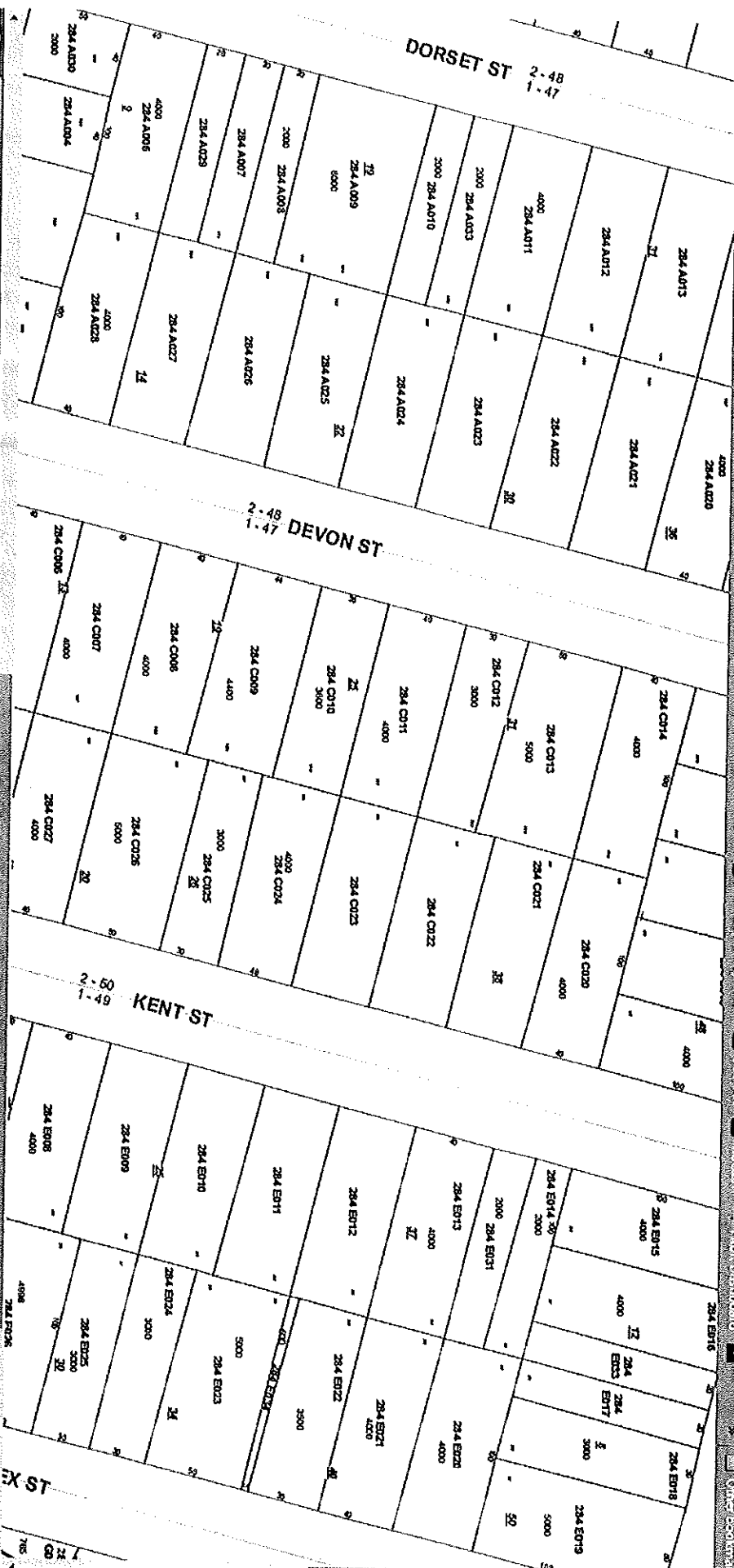


DORSET ST 2-48  
1-47

2-48  
1-47 DEVON ST

2-50  
1-49 KENT ST

15th ST



11:28 AM  
2/13/2015

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

<b>Application No:</b> 0000-2137	<b>Applicant:</b> JORDAN JOHN R
<b>Project Name:</b> 38 KENT ST	<b>Location:</b> 38 KENT ST
<b>CBL:</b> 284 C020001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 02/19/2015	

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

**Previous Balance** **\$0.00**

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

**CBL** 284 C020001  
**Bill To:** JORDAN JOHN R  
 38 KENT ST  
 PORTLAND, ME 04102

**Application No:** 0000-2137  
**Invoice Date:** 02/19/2015  
**Invoice No:** 48079  
**Total Amt Due:** \$0.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)