

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Katica & Nedie Novak
43 Essex Street
Portland, ME 04102

March 5, 1999

RE: 43 Essex St, 284-G-22 & 23 - R-3 zone

Dear Katica & Nedie Novak,

I am in receipt of your request about fences. Fences do not need a building permit within the City of Portland. However, there are some regulations regarding fences which you should know. I have enclosed a copy of the Zoning regulations for you. Fences may go up to your lot line and only on your property. You will need to know where your lot lines are. Not on the lot line, but up to it. If the fence is within 25 feet of a street line, it can not be more than 4 feet in height. After that initial 25 feet, there is no restrictions on height. Also, the codes do not recognize a good or bad side of the fence, or which side faces where. That is your option.

I hope that this helps you. Please call me if you have any more questions.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

File

284-G-22923
FCB 034

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 2454 PAGE 276 COUNTY Cumberland
PLAN BOOK _____ PAGE _____ LOT _____

ADDRESS: 43 Essex Street, Portland, Maine Job Number: 232-10

Buyers: Novak & Katica Nedic

Inspection Date: 12-9-98

Scale: 1" = 30'

Sellers: Designated Properties

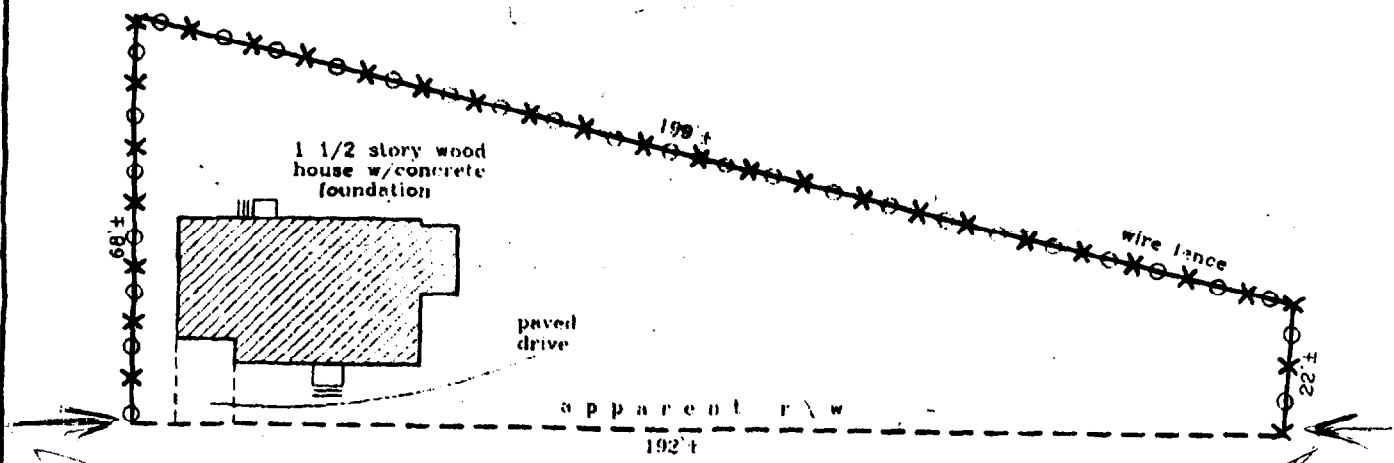


CITY OF PORTLAND

Marge Schmuckal
Zoning Administrator
Planning & Urban Development

874-8695

380 Congress Street, Portland, Maine 04101 • (207) 874-8299, ext 8995
Fax (207) 874-8716



Essex Street

WE WOULD LIKE BUILD WOOD FENCE
AN SITE TO ESSEX STREET
HOW NEAR (FAR) FROM EDGE WAY/ROAD
WE DON'T HAVE HERE PEDESTRIAN WAY.
PLEASE GIVE ME ANSWER (RESPONSE)

I HEREBY CERTIFY TO: Guaranty Title Corp. GMAC *Novak Nedic* APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.
Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements. *THANK YOU*
As delineated on the Federal Emergency Management Agency Community Panel 230051-00.
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

Livingston - Hughes
Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY