

Zoning Division  
Marge Schmuckal  
Zoning Administrator

CBL: 294-E-010 Hm 012



Department of Urban Development  
Lee Urban, Director

## CITY OF PORTLAND

Chase Manhattan Mortgage Corporation  
Legal Department  
4919 Memorial Highway, Suite 100  
Tampa, FL 33634-7503  
ATTN: Claudette Dofflemyer

May 16, 2002

RE: Dina J. McKelvy and Nicholas A. McKelvy/ 25 Ardmore Street, Portland, ME  
Tax Map 294, Block E, Lots 10 to 12) (the "Property") – R-3 Residential Zone  
CMMC Loan No.: 1966043284


Dear Ms. Dofflemyer:

I have reviewed the proposed conveyance of a certain four (4) foot strip of land from Dina J. McKelvy and Nicholas A. McKelvy of 25 Ardmore Street, Portland, Maine. The four (4) foot strip of land is a portion of the Property and is shown as "N.F. McKelvy, A Portion of 15786/330, 400 Square Feet" on an entitled "Standard Boundary Survey, Land of Pamela Angell and Richard Carr Jr., 20 Range Street, Portland, Maine 04103" made by R.W. Eaton Associates dated April 9, 2002.

This letter certifies that this proposed conveyance does not violate any applicable zoning codes and will not adversely impact the ability to convey the Property or to continue to use the Property as a single family residence.

It should be noted that this letter does not intend to guarantee the issuance of any future building permits. Such future building permit applications would need to meet all current standards within the ordinance. Please feel free to call me with any questions or concerns.

Very truly yours;

  
Marge Schmuckal  
Zoning Administrator

Cc: Dina J. and Nicholas A. McKelvy  
Pamela S. Angell and Richard T. Carr, Jr.

Adam N. Gonzalez, Esq.  
File

LAW OFFICE OF  
**ROBERT E. DANIELSON**

ROBERT E. DANIELSON\*

ADAM N. GONZALEZ

\*ALSO ADMITTED IN MA AND NY

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PORTLAND, MAINE 04112-0545

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May 7, 2002

Marge E. Schmuckal, Zoning Administrator  
Inspections Division, Planning & Urban Development  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

RE: Dina J. McKelvy and Nicholas A. McKelvy / 25 Ardmore Street, Portland  
(Tax Map 294, Block E, Lots 10 to 12)  
Pamela S. Angell and Richard T. Carr, Jr. / 20 Range Street, Portland  
(Tax Map 294, Block E, Lots 9, and Lots 13 to 16)

Dear Marge:

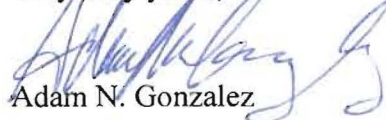
As we discussed on the telephone briefly this afternoon, Dina and Nicholas McKelvy intend to convey a 4 foot by 100 foot strip of land, which is a portion of their 25 Ardmore Street property, to Pamela Angell and Richard T. Carr, Jr. Ms. Angell and Mr. Carr own the property known as 20 Range Street. The Angell/Carr property also includes the property known as 19-23 Ardmore Street, which abuts the McKelvy's property.

I have enclosed a copy of a plan entitled "Standard Boundary Survey, Land of Pamela Angell and Richard Carr Jr., 20 Range Street, Portland, Maine 04103" made by R.W. Eaton Associates dated April 9, 2002. You will note that the four foot strip is not located near the improvements on the 25 Ardmore Street property.

Chase Manhattan Mortgage Corporation has requested a resolution from the planning department certifying that the proposed conveyance of the four foot strip of land does not violate any applicable zoning codes and will not adversely impact the ability to convey the property.

As we discussed I have attached a short letter for your signature which will satisfy Chase's requirement. Also, as we discussed, I have enclosed a check for \$150 for the determination letter. Thank you for your assistance in this matter. Please feel free to call me with any questions or concerns.

Very truly yours,



Adam N. Gonzalez

ANG/ang

enc.

cc: Pamela Angell & Richard Carr

E:\FILES\ADAM5\ANGELL\SCHM0507.LTR

City of Portland  
Inspections Division, Planning & Urban Development  
Portland City Hall  
389 Congress Street  
Portland, ME 04101  
Telephone: 207-874-8300

May \_\_\_, 2002

Chase Manhattan Mortgage Corporation  
Legal Department  
4919 Memorial Highway, Suite 100  
Tampa, FL 33634-7503  
ATTN: Claudette Dofflemyer

RE: Dina J. McKelvy and Nicholas A. McKelvy / 25 Ardmore Street, Portland  
(Tax Map 294, Block E, Lots 10 to 12) (the "Property")  
CMMC Loan No.: 1966043284

R-3 Zone

Dear Ms. Dofflemyer:

I have reviewed the proposed conveyance of a certain four (4) foot strip of land from Dina J. McKelvy and Nicholas A. McKelvy of 25 Ardmore Street, Portland, Maine to Pamela S. Angell and Richard T. Carr, Jr. of 20 Range Street, Portland, Maine. The four (4) foot strip of land is a portion of the Property and is shown as "N.F. McKelvy, A Portion of 15786/330, 400 Square Feet" on a entitled "Standard Boundary Survey, Land of Pamela Angell and Richard Carr Jr., 20 Range Street, Portland, Maine 04103" made by R.W. Eaton Associates dated April 9, 2002.

This letter certifies that this proposed conveyance does not violate any applicable zoning codes and will not adversely impact the ability to convey the Property or to continue to use the Property as a single family residence.

Please feel free to call me with any questions or concerns.

Very truly yours,

Marge E. Schmuckal  
Zoning Administrator

MES/ang

cc: Dina J. and Nicholas A. McKelvy  
Pamela S. Angell and Richard T. Carr, Jr.  
Adam N. Gonzalez, Esq.

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→ Please note that this letter does not intend to guarantee ~~any future~~ <sup>the future</sup> issuance of any future building permits. Such building permit applications would need to stand on their own merits.