

4/11/14

TO: City of Portland

WITHDRAW

Please pull the appeal paperwork regarding 32
Iffley St, Portland - which was scheduled for
4/17/14.

The set-back issue was resolved as a new survey
reflected that the previous survey, which resulted in
this appeal, was inaccurate.

Respectfully
Wayne Frank

WAYNE Frank LW
(207) 415-4804

RECEIVED

APR 11 2014

Dept. of Building Inspections
City of Portland Maine

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 15675 PAGE 154 COUNTY Cumberland
 PLAN BOOK 14 PAGE 7 LOT 228-230

ADDRESS: 32 Iffley Street, Portland, Maine

Job Number: 806-19-R

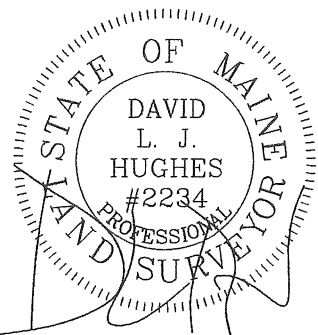
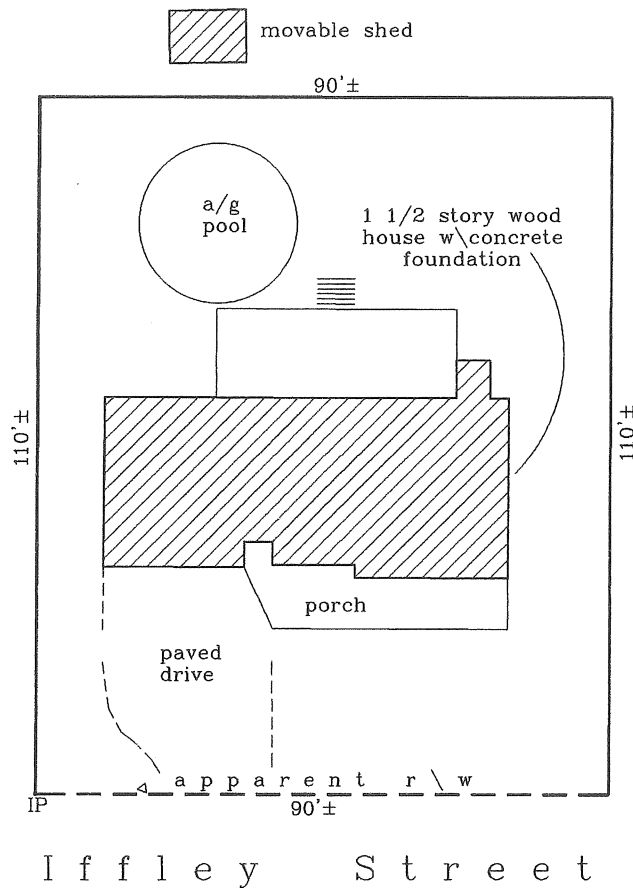
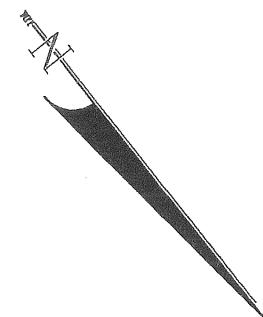
Inspection Date: 04-08-14

Scale: 1" = 30'

File No: 0214-00188

Buyers: John R. Chaisson & Kelly E. Brogan

Sellers: Wayne H. Franklin & Mary M. Franklin



I HEREBY CERTIFY TO: Market Street Settlement Group, LLC
CUSO Mortgage Corp. and its title insurer.
 Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0006C:

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.

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.

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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

32 Ifley Street





City of Portland Zoning Board of Appeals

April 9, 2014

Wayne & Mary Franklin
3 Hidden Brook Drive
Gorham, ME 04038

Dear Ms. and Mr. Franklin,

Your Practical Difficulty Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, April 17, 2014 at 6:30 p.m.** in the City Council Chambers located on the second floor of City Hall.

Please remember to bring a copy of your application packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the legal ad, the notices for the appeal and the processing fee. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland
MAILING ADDRESS: Room 315, attn. Ann Machado
389 Congress Street
Portland, ME 04101

Please feel free to contact me at 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1879	Applicant: FRANKLIN WAYNE H & MARY
Project Name: 32 IFFLEY ST	Location: 32 IFFLEY ST
CBL: 301 F007001	Application Type: Practical Difficulty
Invoice Date: 04/08/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$100.00		\$100.00		\$166.02		\$166.02		\$0.00		On Receipt

Previous Balance	\$100.00
Payment Received 3/31/2014 - Thank you	-
	\$100.00

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
Notices - ZBA	42	\$31.50
Legal Advertisements - ZBA	1	\$84.52
		\$166.02
Total Current Fees:	+	\$166.02
Total Current Payments:	-	\$166.02
Amount Due Now:		\$0.00

CBL 301 F007001
Bill to: FRANKLIN WAYNE H & MARY M JTS
 3 HIDDEN BROOK DRIVE
 GORHAM, ME 04038

Application No: 0000-1879
Invoice Date: 04/08/2014
Invoice No: 44630
Total Amt Due: \$0.00
Payment Amount: \$166.02

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/planning/permitstatus.asp>

Ann Machado - RE: Zoning Board of Appeals Legal Ad

From: Joan Jensen <jjensen@mainetoday.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 4/7/2014 10:52 AM
Subject: RE: Zoning Board of Appeals Legal Ad
Attachments: Agenda apr 11.pdf

Good morning Ann,

All set to publish your ad on Friday, April 11.
The cost is \$169.05 includes \$2.00 online charge. I included a proof.
If you have any questions, please feel free to contact me.

Thank you,
Joan

Joan Jensen
Legal Advertising
Portland Press Herald/Maine Sunday Telegram
295 Gannett Drive
South Portland, ME 04106
Tel: (207) 791-6157
Fax: (207) 791-6910
jjensen@mainetoday.com

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, April 07, 2014 8:36 AM
To: classified
Subject: Zoning Board of Appeals Legal Ad

Joan -

Attached is the Zoning Board of Appeals legal ad for Friday, April 11, 2014.

Thank you.

**IMPORTANT NOTICE FROM CITY OF PORTLAND
ZONING BOARD OF APPEALS**

IN THE VICINITY OF 32 IFFLEY ST

The Zoning Board of Appeals will hold a public hearing on Thursday, April 17, 2014 at 6:30 p.m. on the second floor in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine to hear the following appeal.

Practical Difficulty Appeal

28-34 Iffley Street, Wayne & Mary Franklin, owners, Tax Map 301, Block F, Lots 007, 008 & 009, R-3 Residential Zone: In 2002, a farmer's porch and deck were added to the existing house without a permit. The applicants would like to permit the farmer's porch and deck, but it does not meet the required front yard setback. The appellants are requesting a variance for the front yard setback from the required twenty-five feet to twenty-one feet [section 14-90(d)(1)]. Representing the appeal are the owners.

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-8695.

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
296 A006001	PH WARREN AVE LLC	12 WILDWOOD LN SCARBOROUGH, ME 04074	421 WARREN AVE	1
296 B010001	MOUNT SINAI CEMETERY ASSOC INC	185 HICKS ST PORTLAND, ME 04103	207 HICKS ST	1
299A A002001	SPEAR JAMES W	111 VERRILL ST PORTLAND, ME 04103	111 VERRILL ST	1
299A A005001	HUGHES ALLISON & ROBERT LAVIN JTS	103 VERRILL ST PORTLAND, ME 04103	103 VERRILL ST	1
299A A008001	MCLEOD JUANITA C & MICHAEL J MCLEOD JTS	97 VERRILL ST PORTLAND, ME 04103	97 VERRILL ST	1
299A A011001	BRINK ROBERT J & MARY JO JTS	89 VERRILL ST PORTLAND, ME 04103	89 VERRILL ST	1
299A A014001	THOMPSON JONATHAN	83 VERRILL ST PORTLAND, ME 04103	83 VERRILL ST	1
299A A017001	NGUYEN KHANH & NGUYET LE JTS	75 VERRILL ST PORTLAND, ME 04103	75 VERRILL ST	1
300 B023001	ASTLEE PROPERTIES LLC	470 FOREST AVE STE 203 PORTLAND, ME 04103	74 VERRILL ST	1
300 B026001	CAMERON PAUL D & ALISON E CAMERON JTS	80 VERRILL ST PORTLAND, ME 04103	80 VERRILL ST	1
300 B029001	WHITE PAUL J & RACHAEL M WHITE JTS	88 VERRILL ST PORTLAND, ME 04103	88 VERRILL ST	1
300 B032001	BERNATCHE MARIE E	96 VERRILL ST PORTLAND, ME 04103	96 VERRILL ST	1
300 B057001	THOMPSON PAUL J & DOUGLAS C THOMPSON JTS	133 BELFORT ST PORTLAND, ME 04103	133 BELFORT ST	1
300 B059001	ORRICO DAVID E & MALINDA JTS	139 BELFORT ST PORTLAND, ME 04103	139 BELFORT ST	1
300 B061001	LONG MARGARET A & SHANE D LONG JTS	143 BELFORT ST PORTLAND, ME 04103	143 BELFORT ST	1
300 B064001	MARTIN JULIE A	151 BELFORT ST PORTLAND, ME 04103	151 BELFORT ST	1
300 B066001	BRACKETT MICHAEL S & DAWN E CLEMENT JTS	155 BELFORT ST PORTLAND, ME 04103	155 BELFORT ST	1
300 B068001	AXA REALTY LLC	380 WARREN AVE PORTLAND, ME 04103	163 BELFORT ST	1
300 D015001	WALSH AMY L & DEBRA PAPPS JTS	138 BELFORT ST PORTLAND, ME 04103	138 BELFORT ST	1
300 D017001	RANAGHAN THOMAS HENRY JR	142 BELFORT ST PORTLAND, ME 04103	142 BELFORT ST	1
300 D019001	CARPENTER MELISSA	144 BELFORT ST PORTLAND, ME 04103	144 BELFORT ST	1
300 D021001	ROCHE DENNIS C & DIANE C	158 BELFORT ST PORTLAND, ME 04103	158 BELFORT ST	1
300 D040001	CURLEW ROBERT W	116 KNOX ST MILLINOCKET, ME 04462	SARFIELD ST	1
300 D042001	CARPENTER MELISSA J	144 BELFORT ST PORTLAND, ME 04103	SARFIELD ST	1
300 D045001	CARPENTER MELISSA J	144 BELFORT ST PORTLAND, ME 04103	SARFIELD ST	1
300 D046001	ROCHE DENNIS C & DIANE C	158 BELFORT ST PORTLAND, ME 04103	SARFIELD ST	1
300 E012001	FEHRS THOMAS & MELINDA BUBAR JTS	117 W COMMONWEALTH DR PORTLAND, ME 04103	117 W COMMONWEALTH DR	1
300 E017001	BARTLEY CLAUDE L & JEANNE P JTS	333 AUBURN ST PORTLAND, ME 04103	SARFIELD ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
300 E024001	VIERRA JOHN J JR	22 HASKELL AVE RAYMOND , ME 04071	SARSFIELD ST	1
300 E025001	TREFETHEN SCOTT & JULIE JTS	125 W COMMONWEALTH DR PORTLAND, ME 04103	125 W COMMONWEALTH DR	1
300 E026001	TITCOMB SCOTT	131 W COMMONWEALTH DR PORTLAND, ME 04103	131 W COMMONWEALTH DR	1
300 E039001	HANSON CHARLES H DEVS C/O DORIS M HANSON	193 ALLEN AVE PORTLAND, ME 04103	148 COMMONWEALTH DR	1
301 B001001	BLANCHARD JAMES P & JANE E BLANCHARD JTS	102 VERRILL ST PORTLAND , ME 04103	102 VERRILL ST	1
301 B005001	BURNHAM NANCY L	43 IFFLEY ST PORTLAND , ME 04103	45 IFFLEY ST	1
301 B008001	KEMPTON DONNA J	169 BELFORT ST PORTLAND, ME 04103	169 BELFORT ST	1
301 C001001	CARKHUFF BRIAN J & NANCY E OR SURV	164 BELFORT ST PORTLAND, ME 04103	164 BELFORT ST	1
301 C003001	WELLS FARGO BANK	3476 STATEVIEW BLVD FORT MILL, SC 29715	170 BELFORT ST	1
301 C007001	HURTUBISE DANA & ALEXANDER T HURTUBISE JTS	1476 WASHINGTON AVE PORTLAND , ME 04103	SARSFIELD ST	1
301 E001001	KERLEY MARIA R & NICOLA ALEXANDRA KERLEY JTS	56 IFFLEY ST PORTLAND, ME 04103	56 IFFLEY ST	1
301 F001001	HUYNH DUNG & THU VAN THI LE JTS	44 IFFLEY ST PORTLAND , ME 04103	44 IFFLEY ST	1
301 F004001	PH WARREN AVE LLC	12 WILDWOOD LN SCARBOROUGH, ME 04074	IFFLEY ST	1
301 F007001	FRANKLIN WAYNE H & MARY M JTS	5 HIDDEN BROOK DR GORHAM, ME 04038	32 IFFLEY ST	1
301 F010001	STANDISH CHARLES E & MARY C JTS	18 MAINS RD OTISFIELD, ME 04270	24 IFFLEY ST	2
301 F014001	BARKHUFF ELLEN G & JAMES A II JTS	140 PAQUAWKET PATH GROTON, MA 01450	IFFLEY ST	1
301 G001001	JENSEN C RUSSELL & VIVIAN E JENSEN	6 MURRAY LN WINSLOW, ME 04901	IFFLEY ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	45	UNITS	46	

