



PORTLAND MAINE

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Jeff Levine - Director of Planning and Urban Development

Marge Schmuckal, Zoning Administrator

July 31, 2012

Mrs. Deanna Johnson
99 Birchvale Drive
Portland, ME 04102-1301

RE: 1698 Forest Avenue – 310-B-032 – R-3 Zone

Dear Mrs. Johnson,

I am in receipt of your second request for a determination letter concerning the property located at 1698 Forest Avenue. My determination is based upon information provided by you and a survey performed by Robert T. Greenlaw, P.L.S. dated 4/11/2007, job #2007-026. The survey has Mr. Greenlaw's seal on the plans.

The new house is to be a single story, single family dwelling 28' x 48'. The property is located in a R-3 residential zone. The submitted information indicates that all the R-3 zone requirements can be met based upon the proposal, which includes setbacks, lot size, lot width, building height, lot coverage and parking.

Please note that this determination letter does not substitute for the required building permit process for a new single family dwelling. Inspection Services has applications on-line which details what must be submitted for a new single family application. Such applications can be down loaded for our web site, or picked up at our front counter in room 315 City Hall.

If you have any questions regarding this letter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Applicant: Mrs Deanna Johnson

Date: 7/31/12

Address: 1698 Forest Ave.

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Vacant lot currently

Zone Location - R-3 Zone

Interior or corner lot -

Proposed Use/Work - For New Single Fam Dwelling on A Vacant lot 28' x 78'

Sewage Disposal - City

Lot Street Frontage - 50' min - 65, 11' shown on Survey

Front Yard - 25' min - 142' given (usually way over 25')

Rear Yard - 25' min - 115' given ^{both} combined 7/31/12 with owner

Side Yard - 8' min for 1 story - showing 8' & 22' on sides
~~14' min for 2 story~~
Projections -
$$\begin{array}{r} 75 \\ - 48 \\ \hline 27 \end{array}$$
 Direct Side

Width of Lot - 65' min where the principal building is located - 75' scaled

Height - 35' MAX - should be able to meet

Lot Area - Min +6500[#] - 24,856.2[#] per Survey

Lot Coverage Impervious Surface - 35% - should be able to meet this

Area per Family - 6,500[#] min - 24,856.2 given

Off-street Parking - requires 2 pkg - shows pkg lot in rear ^{over 50' back} - No side setback required for pkg

Loading Bays - N/A

Site Plan - Not applied for yet

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6C - Zone X

Bob Greenlaw Survey - dated 4/13/2007 - #2007026
1" = 20' scale

Dale & Deanna Johnson
99 Birchvale Drive,
Portland, Maine. 04102-1301
Telephone: (207) 774-3585

July 22nd 2012

Marge Schmuckal,
Inspections Division,
Portland City Council,
Congress Street,
Portland, Maine.

Ref: Request for Zoning Determination

Dear M. Schmuckal,

I am writing to you with reference to an application for Zoning Determination of the following property/land --

CLS Number: 310-B-032-001
Address: 1698 Forest Avenue, Portland

R-3 Zone

Please find enclosed a scaled down copy of our property plans, on which I have drawn out a scaled drawing of the house we wish to build.

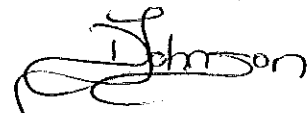
It is a 3 bed, 2 bathroom property -- size 28ft x 48ft

The building will be stick built on a slab -- no basement. We will incorporate a drive way from the edge of the property up to and around the back of the house for a large turnaround.

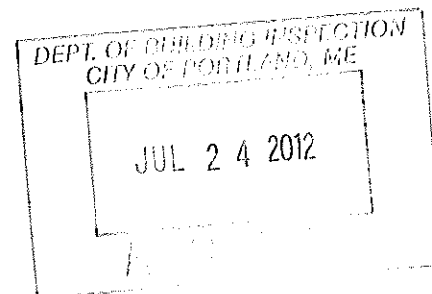
I hope this meets requirements for the determination so I may proceed for the planning permission.

Thank you for all your help in this matter and look forward to your reply

Yours sincerely,



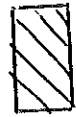
Deanna Johnson (Mrs.)

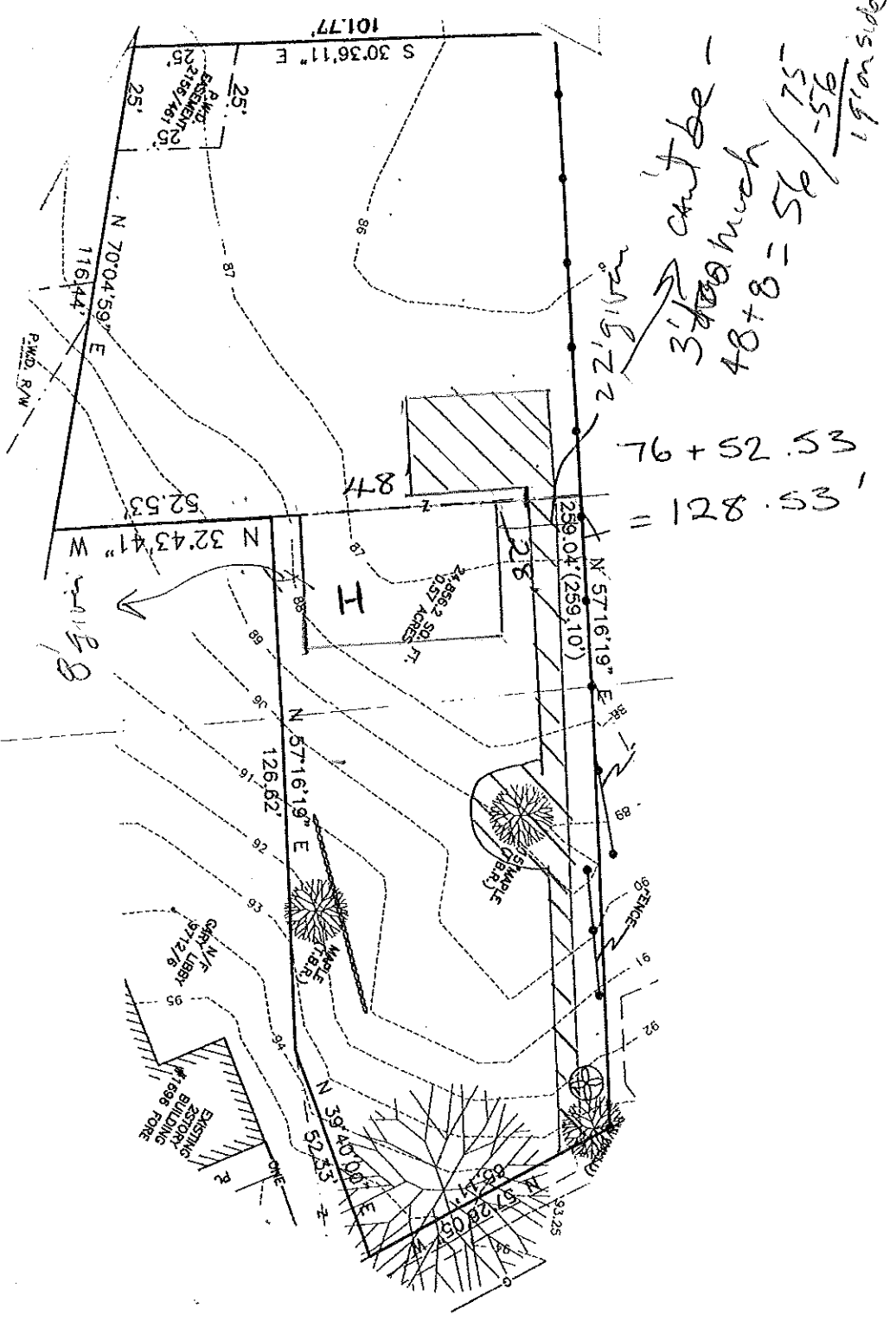


SET BACKS FROM BOUNDARY

- 22' from edge of house to boundary - right side
- 8' from edge of house to boundary - left side
- 115' from back of house to back boundary
- 142' from edge of property to front of house

H = HOUSE

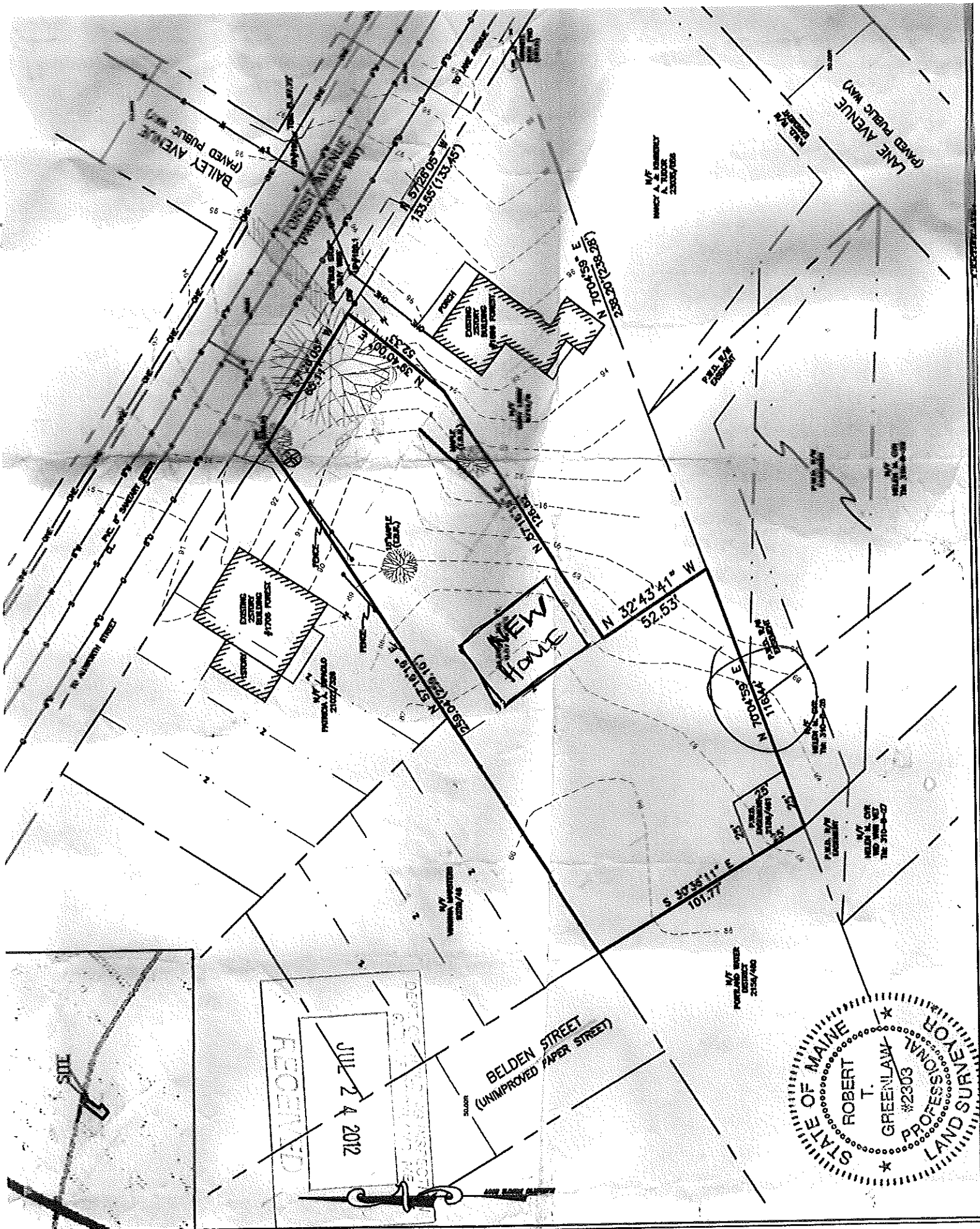
 = DRIVEWAY



76 + 52.53 = 128.53

cut be -
3400 much
48+8 = 56
75/-56
19 on side

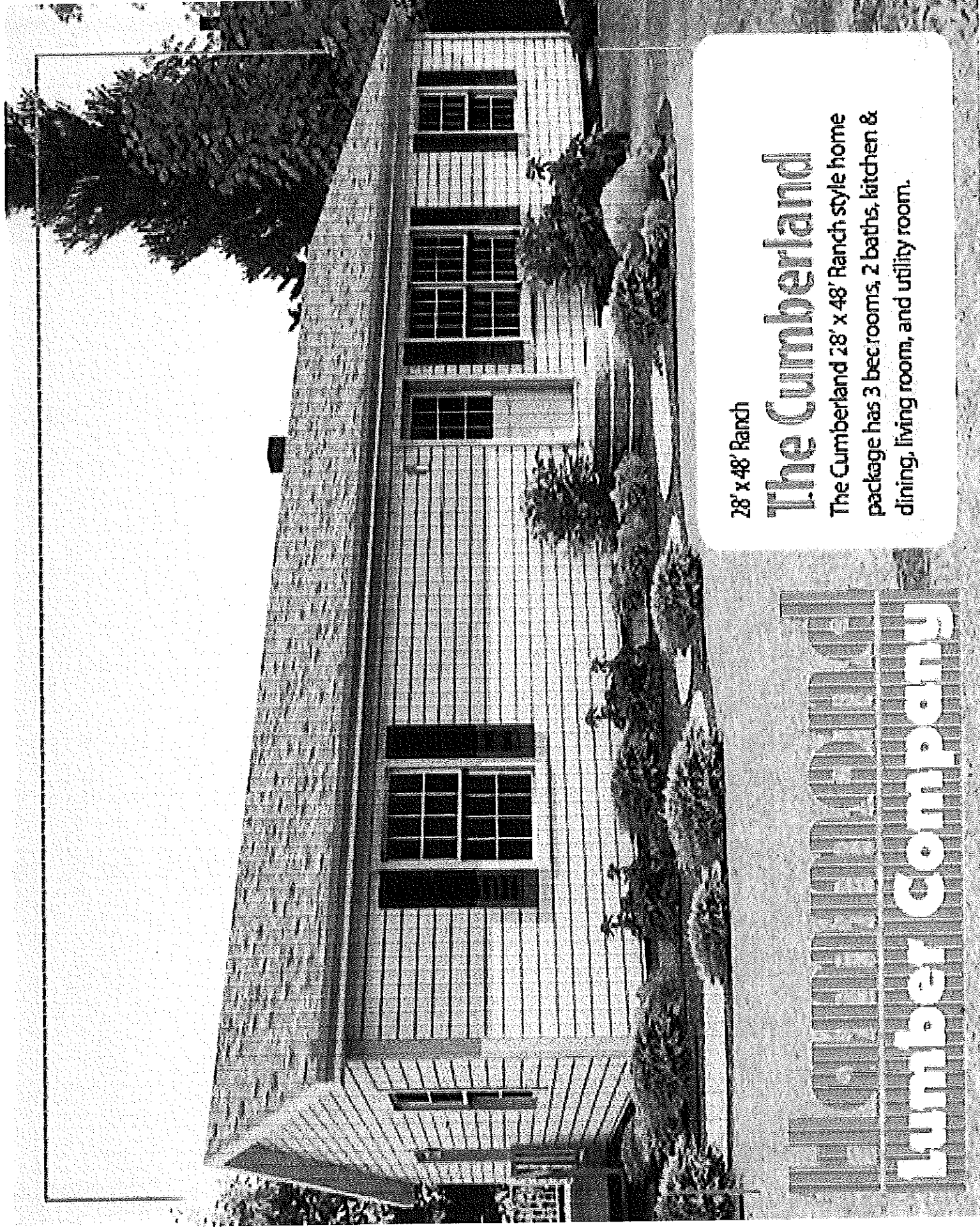
DEPT. OF BUILDINGS INSPECTION
CITY OF PORTLAND, ME
JUL 24 2012



RECEIVED
 JUL 24 2012
 DEPT. OF CONSERVATION AND FORESTRY
 LAND SURVEYOR

BELDEN STREET
 (UNIMPROVED PAPER STREET)

STATE OF MAINE
 ROBERT T. GREENLAW
 #2303
 PROFESSIONAL LAND SURVEYOR

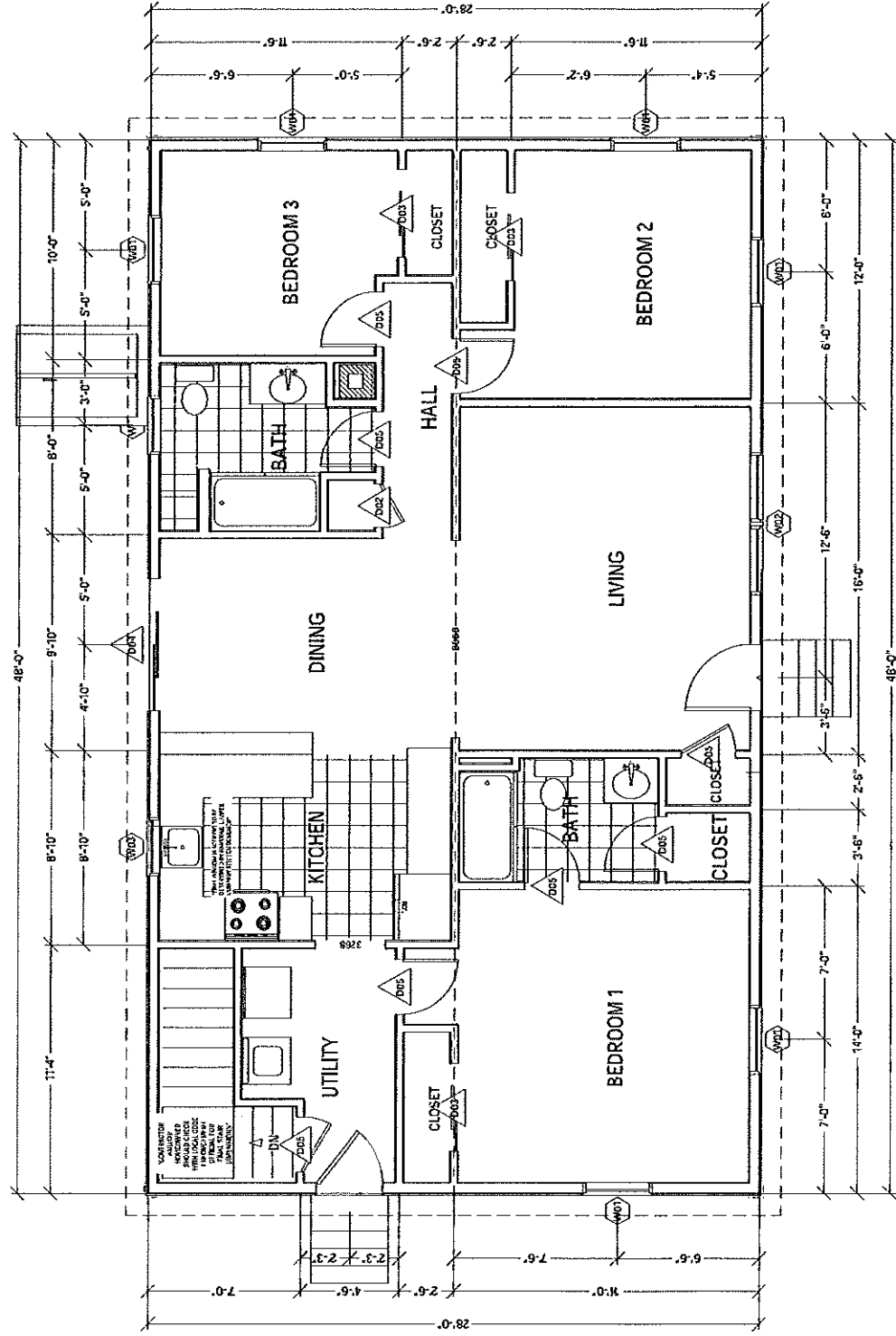


28' x 48' Ranch

The Cumberland

The Cumberland 28' x 48' Ranch style home package has 3 bedrooms, 2 baths, kitchen & dining, living room, and utility room.

CUMBERLAND
Lumber Company



FIRST FLOOR

LIVING AREA
1285 sq. ft.

Hammond
Lumber Company

The Cumberland

ON SIDE STREET: 20 FT
 MINIMUM LOT SIZE: 6,500 SQ FT
 MINIMUM LOT FRONTAGE: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 25%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 6C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

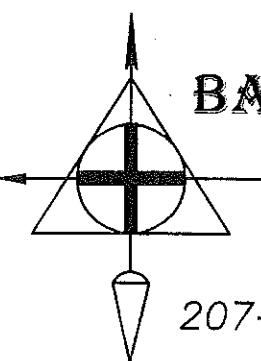
- | | | | | |
|-----------|---|-------------------------|--------------|---------------------------------------|
| CRF | ⊙ | Capped 5/8" Rebar Found | (50.00') | Distance from reference Plan or deed. |
| IPF | ○ | Iron Pipe Found | | |
| SMH | ⊗ | Sewer Manhole | N/F | Now Or Formerly |
| WG | ⊗ | Water Gate | 12345/99 | Deed Book/Page of Local Registry |
| --- | | Abutter Line | TM: 310-B-28 | Tax Map-Block-Lot Number |
| --- | | Property Line | --- | Edge of traveled way |
| --- | | Street Line | --- | Overhead Utility |
| --- | | Setback Line | ⊙ | Utility Pole |
| --- | | Old Lot Line | → | Direction of Bearing |
| ---101--- | | Contour Line | --- | Indicates Ownership In Common |

**BOUNDARY RETRACEMENT/SITE PLAN
 EXISTING CONDITIONS
 1698-1702 FOREST AVENUE, PORTLAND, ME**

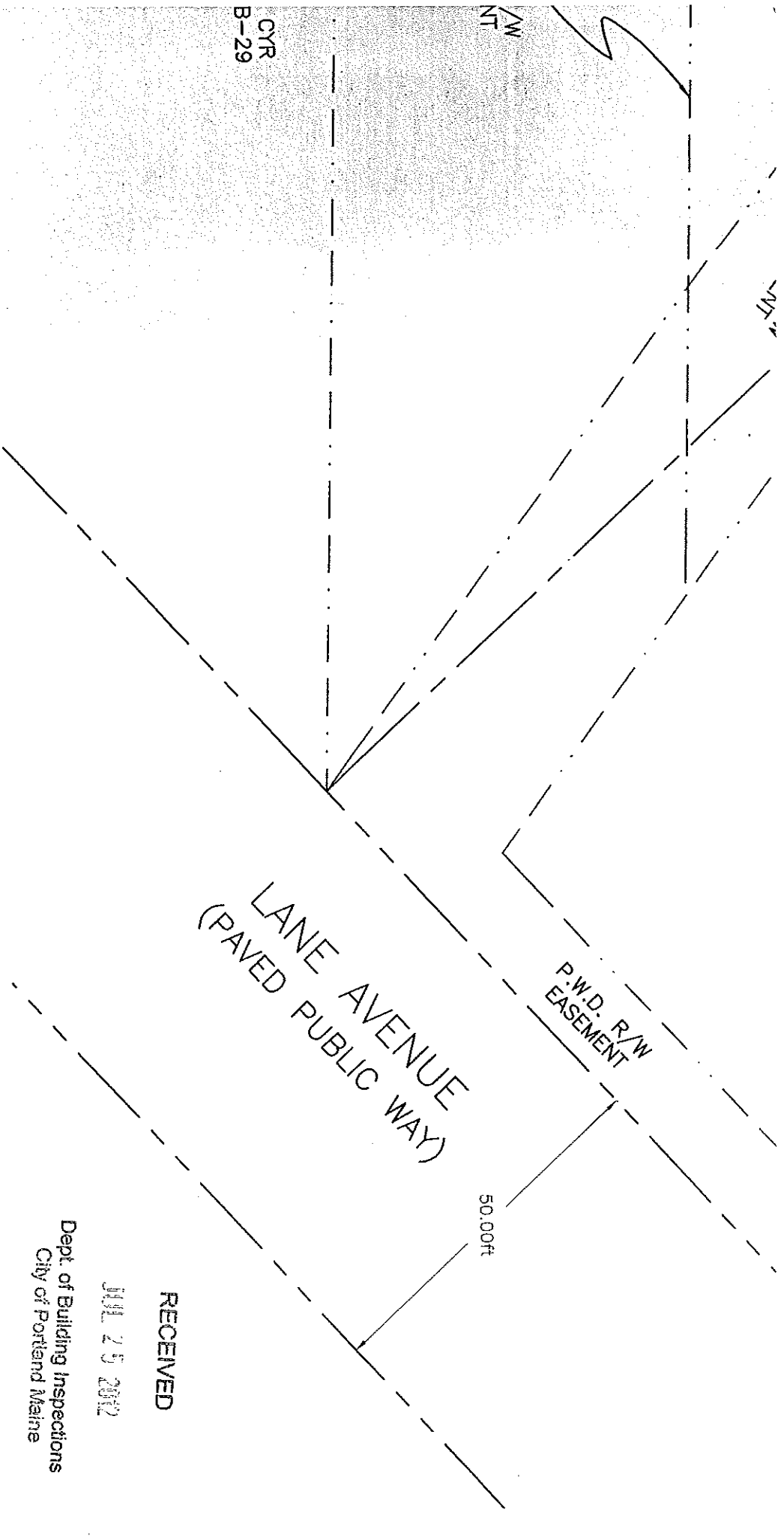
FOR: **DALE JOHNSON**

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING

643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346
 WWW.BACKBAYBOUNDARY.COM



DRAWN BY: PJM
CHECKED BY: GAS / RTG
SCALE: 1" = 20'
DATE OF SURVEY: 04/11/2007
JOB NUMBER: 2007026
SHEET: 1 OF 3
DRAWER: 2007 NO: 026



RECEIVED

JUL 25 2002

Dept. of Building Inspections
City of Portland Maine

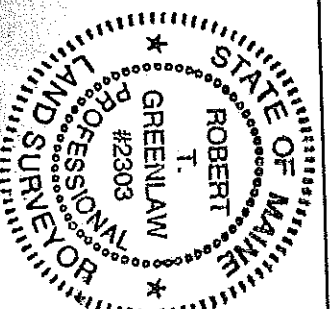
CERTIFICATE:

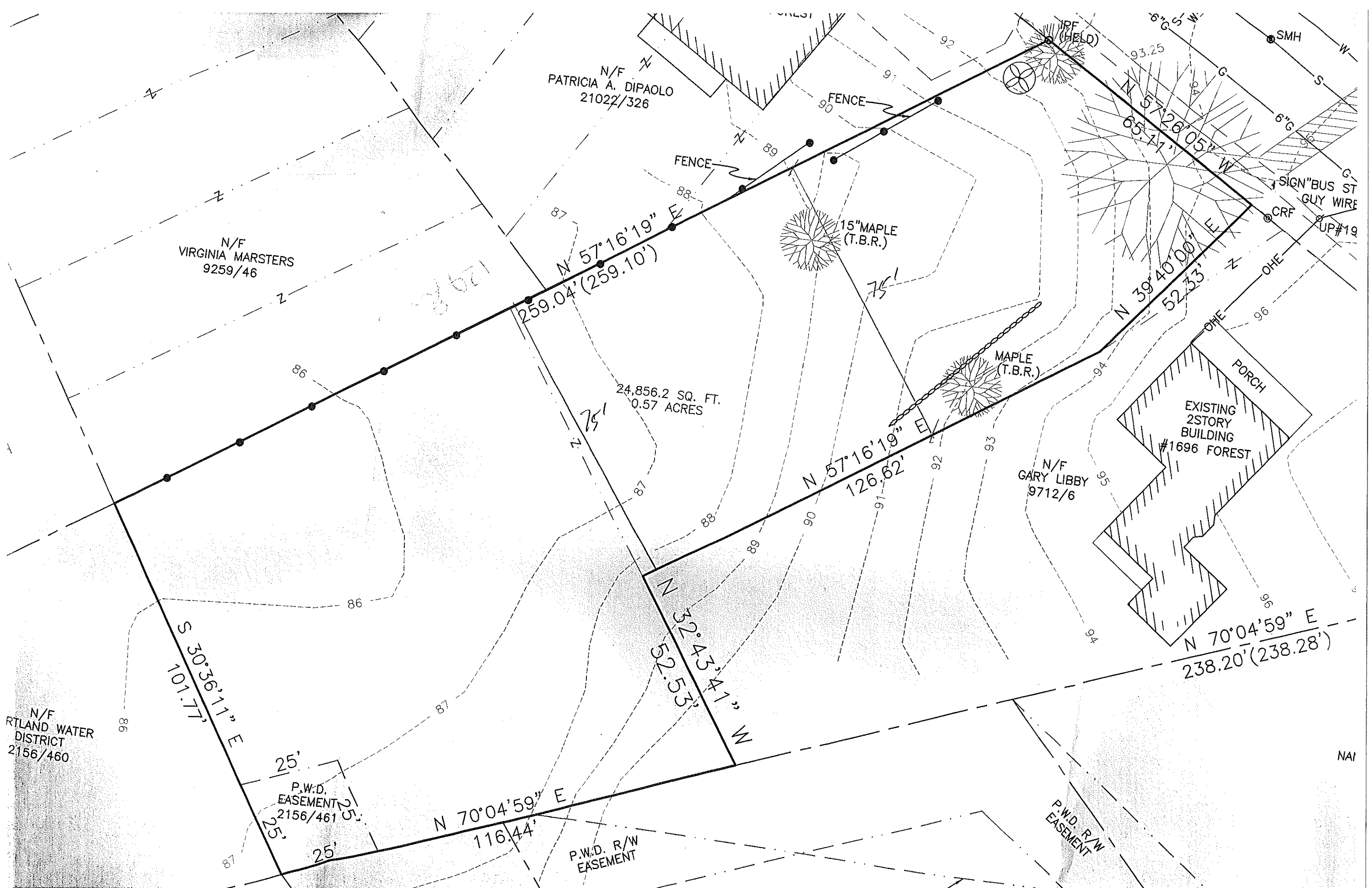
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- b) NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: APRIL 13, 2007





N/F
PATRICIA A. DIPAULO
21022/326

N/F
VIRGINIA MARSTERS
9259/46

24,856.2 SQ. FT.
0.57 ACRES

N/F
GARY LIBBY
9712/6

N/F
RTLAND WATER
DISTRICT
2156/460

P.W.D.
EASEMENT
2156/461 U.

P.W.D. R/W
EASEMENT

P.W.D. R/W
EASEMENT

EXISTING
2STORY
BUILDING
#1696 FOREST

N 70°04'59" E
238.20' (238.28')

SIGN"BUS ST
GUY WIRE
CRF
UP#19

NAI