



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Greg Mitchell - Acting Director of Planning and Urban Development

Marge Schmuckal, Zoning Administrator

May 24, 2012

Mrs. Deanna Johnson
99 Birchvale Drive
Portland, Maine 04102

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

Dear Mrs. Deanna Johnson,

I am in receipt of your request for a determination concerning the land located at 1698 Forest Avenue, Portland, Maine. This property is located entirely within the R-3 residential zone. This is basically a single family zone.

The R-3 zone requires a minimum of 50 foot of street frontage. The Assessor's information shows the lot to have 65.11 feet which is more than the minimum required. The R-3 zone requires a minimum lot size of 6,500 square foot of land area. The Assessor's information show the lot to have 25,120 square foot of land which is more than the minimum required.

I have not been given a proposed plot plan showing where you would like to build a 2bedroom/2bathroom ranch style home on the lot. However, because of the size of the lot, it appears that you have the ability to meet the other R-3 residential zone requirements, such as lot width, setbacks, building height and parking. This can be considered a buildable lot if your specific proposal meets all the underlying R-3 zone requirements.

Please note that this determination is not a substitute for the required submissions for review and approvals. Applications for the construction of a new single family dwelling are available on-line and in our office in room 315 City Hall. Your submission is reviewed by several departments within City Hall for compliance at that time.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

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

May 8th 2012

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

Ref: Request for Zoning Determination

Dear M. Schmuckel,

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

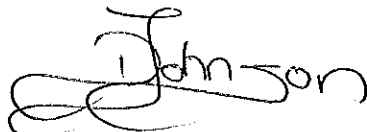
CLS Number: 310-B-032-001
Address: 1698 Forest Avenue, Portland

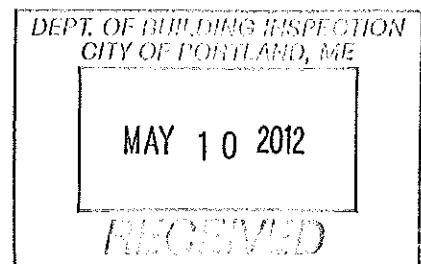
We would like to build a 2 bedroom/2 bathroom Ranch style home of approx 1200 sq ft on the land

Please forward all correspondence to Deanna Johnson, 99 Birchvale Drive, Portland, Maine 04102

Please do not hesitate to contact me regarding this matter

Yours sincerely,


Deanna Johnson (Mrs.)



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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 310 B032001
Land Use Type VACANT LAND
Property Location 1698 FOREST AVE
Owner Information JOHNSON DALE & DEANNA JOHNSON JTS
 99 BIRCHVALE DR
 PORTLAND ME 04103
Book and Page 24551/047
Legal Description 310-B-32
 FOREST AVE 1698-1700
 25120 SF
Acres 0.577

Current Assessed Valuation:

TAX ACCT NO.	34208	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$77,600.00	JOHNSON DALE & DEANNA JOHNSON JTS
BUILDING VALUE	\$0.00	99 BIRCHVALE DR
NET TAXABLE - REAL ESTATE	\$77,600.00	PORTLAND ME 04103
TAX AMOUNT	\$1,418.54	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

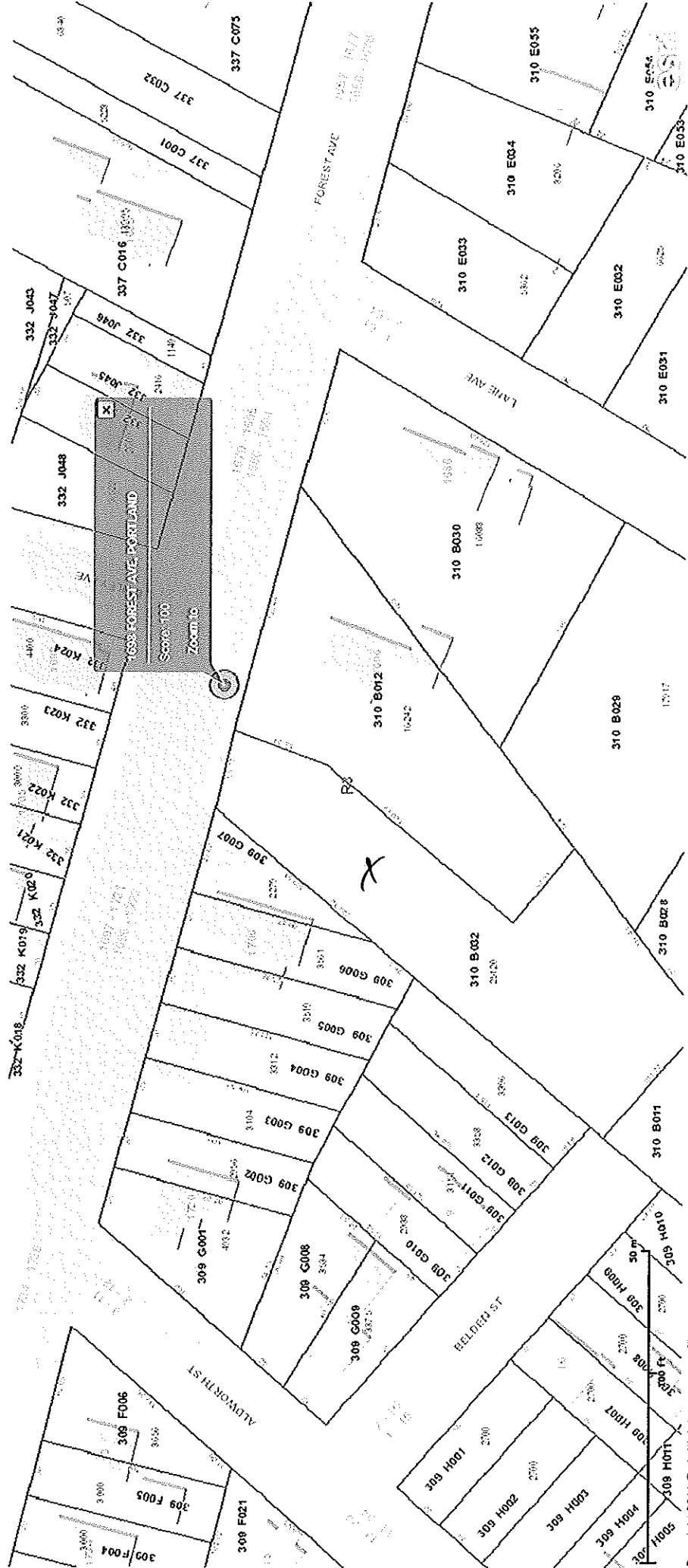
*This house is on an about 1/2 acre piece of property
 5/10/12 spoke to Dale - I need some sort of plot plan first*

Sales Information:

Sale Date	Type	Price	Book/Page
11/8/2006	LAND + BUILDING	\$58,000.00	24551/47
6/19/1991	LAND + BUILDING	\$0.00	9603/14

[New Search](#)

Forest Ave



1638 FOREST AVE, PORTLAND
S200-100
Zoom In