



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

January 21, 2014

David Banks  
Re/Max by the Bay  
281 Veranda Street  
Portland, ME 04103

RE: 1670 Forest Avenue – 310-E-30 thru 34 (the "Property") – R-3 Residential Zone

Dear Mr. Banks,

I am in receipt of your request for a determination letter. The Property is located entirely within the R-3 residential zone. My determination is based in part on a submitted signed survey sketch by Robert A. Yarumian II, PLS with Maine Boundary Consultants dated December 23, 2013.

The five (5) described parcels are owned in common and are not individual "grandfathered" lots. These lots cannot be developed as separate residential lots. The Land Use Zoning Ordinance of the City of Portland describes a lot of record considered to be "buildable" if any lot is described as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet. These lots do not meet the definition allowance of a "lot of record" because they have not been held separate and distinct in ownership from each other. They are held in common under the name of Jean B. Dunnell. The parcels have merged into one lot.

The R-3 residential zone is a single family zone. It does not allow multi-family uses. The Land Use Zoning Ordinance does not grant the right to the Zoning Board of Appeals to allow multifamily uses in a single family zone. Therefore, appealing a multifamily use would be futile.

You have also asked about the possibility of a curb cut off Forest Avenue for Lot "A" as noted on the proposed property boundary sketch. Please note that curb cut requests are a function of our Public Services Department. I do note that the Lot "A" house is denoting a new curb cut off of Lane Avenue and not Forest Avenue. Lane Avenue is probably the preferable location for a driveway instead of Forest Avenue. However, David Margolis-Pineo in Public Services is the contact person and has the final say concerning the availability of curb cuts. His number is (207) 874-8850.

Your determination request does not mention any comment on the suggested lot division as shown on the submitted survey sketch. However, I will offer my comments on the division of land. Dividing one lot (composed of several parcels) into two lots does not require a subdivision review under State or City Ordinance. However, I have reviewed both lots "A" and "B" for compliance with the R-3 zone and section 14-422 of the Land Use Zoning Ordinance. Proposed lot "A" meets the dimensional requirements of the R-3 Zone. The proposed new line does not create any violation of the R-3 zone



Planning &amp; Urban Development Department

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Pg. 2

dimensional standards. The only violation is the loss of the required number (2) of parking spaces for lot "A". The survey sketch does show a proposal for a new driveway off of Lane Avenue which would suffice for the two required parking spaces. Therefore prior to actually dividing the lot and selling the lot, the new driveway would need to be created. If it is not done prior to the division and selling of the land, Lot "A" will be in violation of the Land Use Zoning Ordinance.

My review of lot "B" indicates that all dimensional requirements of the R-3 Zone are being met. However, the use of the garage on a new, vacant lot is considered to be a violation of the Land Use Zoning Ordinance. The Ordinance considers a garage as an accessory use and accessory structure. It is not an allowable principal use of an R-3 lot. Again, prior to the actual division and selling of the lot, the garage is required to be removed, or it will be a violation of the Land Use Zoning Ordinance.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695. Please also note that separate site plan reviews and building permits are required prior to the construction of a single family dwelling ,

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style and extends across the width of the page.

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

**Sec. 14-432. Swimming pools.**

Outdoor swimming pools accessory to dwellings, apartment houses, hotels or motels shall be permitted on lots, provided the following conditions are met:

(a) No swimming pool shall be sited in the front yard.

(b) No part of any swimming pool shall be located closer than ten (10) feet from the principal structure, nor closer than ten (10) feet from the side or rear lot lines.

(Code 1968, § 602.19.K; Ord. No. 271-77, 5-16-77; Ord. No. 90-88, 7-19-88)

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\*Editor's note—Ord. No. 90-88, adopted July 19, 1988, amended § 14-432 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 90-88.  
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→ **Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.**

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the city council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided,

City of Portland  
Code of Ordinances  
Sec. 14-412

Land Use  
Chapter 14  
Rev.3-4-13

shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

(Code 1968, § 602.18.I; Ord. No. 277-77, 11-7-77; Ord. No. 548-85, § 1, 5-6-85; Ord. No. 76-85, § 1, 7-1-85; Ord. No. 66-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90; Ord. No. 240-09/10, 6-21-10)

Sec. 14-411. - Sec. 14-420. Reserved.

## DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

### Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

(Code 1968, § 602.19.A)

### → Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.

(Code 1968, § 602.19.A)

### Sec. 14-423. Reserved.

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\*Editor's Note: Pursuant to Council Order No. 240-09/10, passed on June 21, 2010, Section 14-423 (Joint occupancy) was repealed in its entirety.  
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### Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.

(Code 1968, § 602.19.C)

### Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not

# RE/MAX BY THE BAY

THE DAVID BANKS TEAM

O: 207.773.2345 D: 207.553.7302

February 4, 2014

Marge Schmuckal  
City of Portland  
Planning & Urban Development Department  
389 Congress St. Room 308  
Portland, ME 04101

Re: Proposed Lot Division, 1670 Forest Avenue, Portland, Maine.

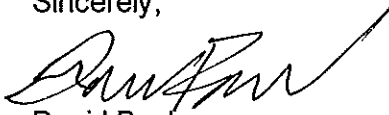
Dear Marge,

I am inquiring about the above-noted parcel at the corner of Forest Avenue and Lane Avenue in the Estate of Jean B. Dunnell. I am representing the seller of the property, Barbara Howe, who is the personal representative of Ms. Dunnell. Please see our attached Exclusive Right to Sell Agreement.

I am seeking a determination as to whether these 5 lots are grandfathered. I would also like to establish whether or not it is possible to add an additional curb-cut off Forest Avenue for Lot A as noted on the proposed property boundary sketch. My clients would also like to know about the potential for building multi-family units on the site.

I have included all the materials that had been originally sent to you at the end of December 2013. Please let me know if there are any other materials you need or questions you have before making this determination.

Sincerely,



David Banks  
Broker/Owner  
RE/MAX By The Bay

Used for Review

# BOUNDARY SURVEY SKETCH MAP

For Marketing and Planning Purposes Only - Prepared For The

## Estate of Jean B. Dunnell

Of The

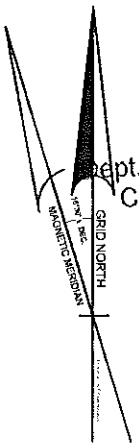
### Proposed Division

Situated in the

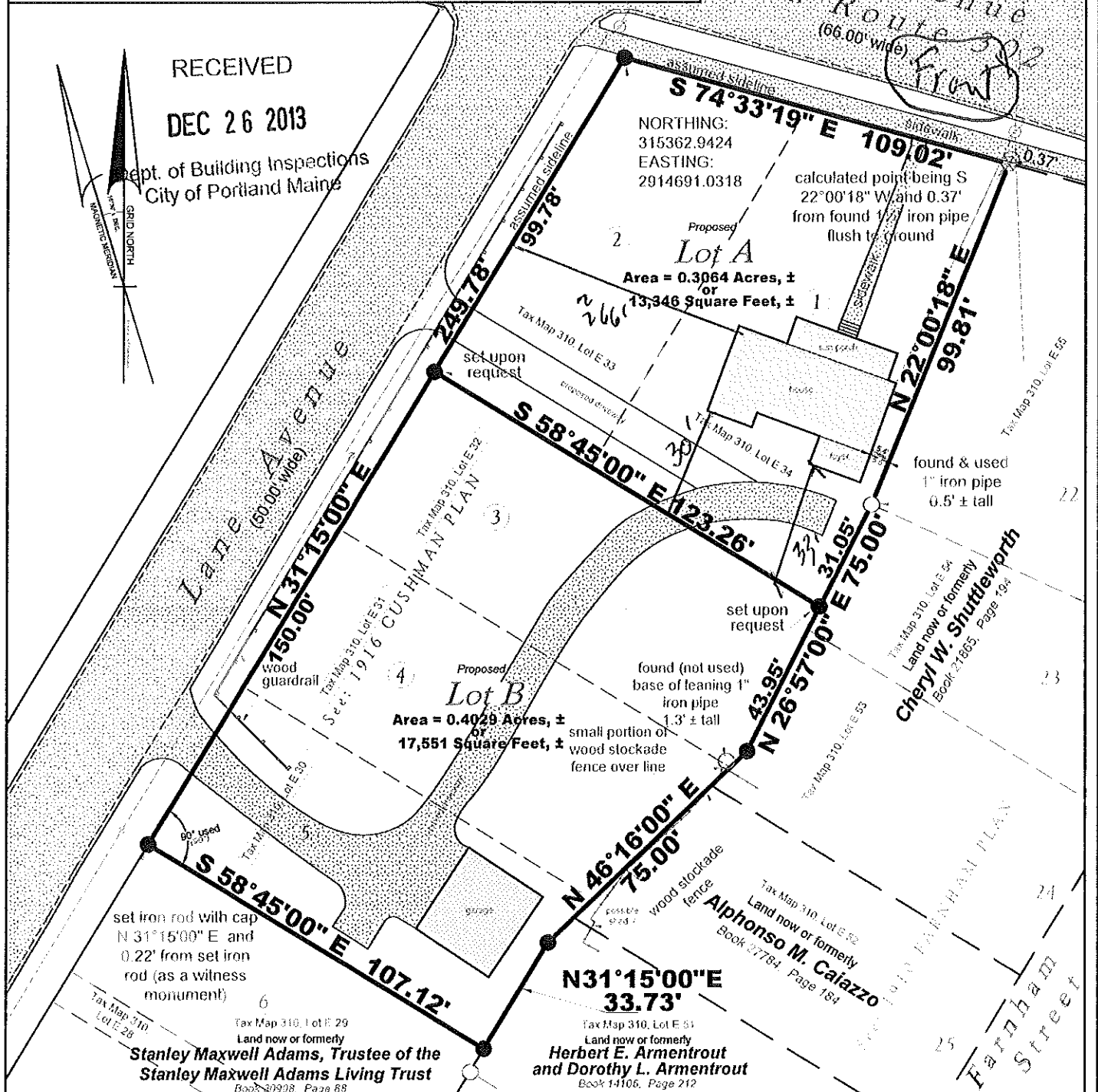
CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE

RECEIVED

DEC 26 2013

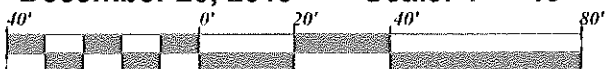


Dept. of Building Inspections  
City of Portland Maine



NOTE: The purpose of the Boundary Survey Sketch Map is to show the Proposed Division of the Estate of Jean B. Dunnell parcel into two separate Lots, to be used for Planning and Marketing purposes only. Reference is made to the Boundary Survey Map for the Estate of Jean B. Dunnell, dated December 23, 2013, by Robert A. Yarusman II, PLS 1303, of Maine Boundary Consultants. The Boundary Survey Monuments between Lot A and Lot B will be set upon request, and Proposed Legal Descriptions will be prepared upon request.

December 23, 2013 - Scale: 1" = 40'



MAINE BOUNDARY CONSULTANTS

Professional Land Surveyor  
ROBERT A. YARUSMAN II, PLS

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For Marketing and Planning Purposes Only - Prepared For The

## Estate of Jean B. Dunnell

Of The

### Proposed Division

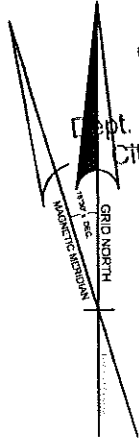
Situated in the

CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE

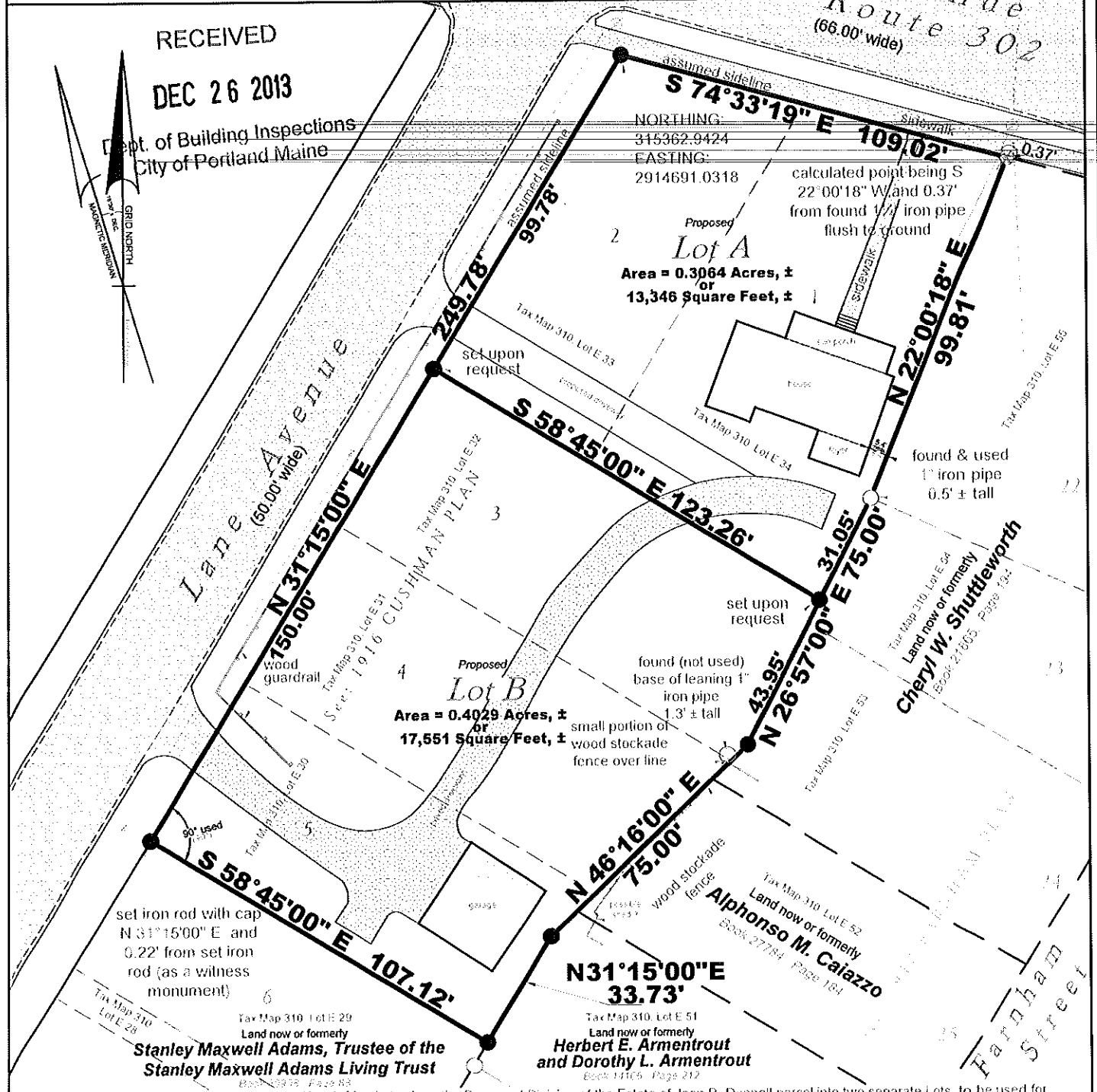
RECEIVED

DEC 26 2013

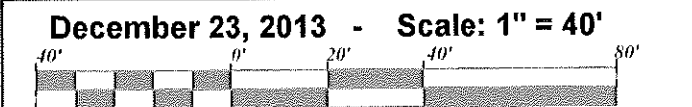
Dept. of Building Inspections  
City of Portland, Maine



Forest Avenue  
a.k.a. Route 302  
(66.00' wide)



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MAINE BOUNDARY CONSULTANTS  
Professional Land Surveyor  
ROBERT A. YURUMIAN II, PLS

MAINE BOUNDARY CONSULTANTS

Robert A. Yarumian II, PLS  
Professional Land Surveyor  
Est. 1988

December 23, 2013

Marge Schmuckal  
City of Portland  
Planning & Urban Development Department  
389 Congress St. Room 308  
Portland, ME 04101

RECEIVED

DEC 26 2013

Dept. of Building Inspections  
City of Portland Maine

Re: Proposed Lot Division, 1670 Forest Avenue, Portland, Maine.

Dear Marge,

310- E-30, 31, 32, 33, 34 R-3

As per your request please find enclosed two (2) copies of the Boundary Survey Sketch Map for Marketing and Planning Purposed Only - Prepared for the Estate of Jean B. Dunnell, of the Proposed Division, dated December 23, 2013. The property currently has an address of 1670 Forest Avenue, and is shown on Tax Map 310, as Lots E 30, E 31, E 32, E 33, & E 34.

At this point I am unsure if the current owner is going to proceed with this division, it is my understanding that this will be going on the market as one lot with the potential to be divided.

Please do not hesitate to call me if you have any questions and/or concerns with this configuration for a division of this property.

I will be more than happy to discuss this matter further with you over the phone if you have any questions or concerns. You may reach me at 207-727-5359, thank you for your time and consideration.

Sincerely yours,



Robert A. Yarumian II, PLS  
MAINE BOUNDARY CONSULTANTS

cc1: Barbara B. Howe  
1670 Forest Avenue  
Portland, ME 04103

cc2: Chris Lavoie, Broker  
The Lavoie Group  
50 Sewall St, 2nd Floor  
Portland, ME 04101



# MAINE BOUNDARY CONSULTANTS

Robert A. Yarumian II, PLS  
Professional Land Surveyor  
Est. 1988

December 23, 2013

Marge Schmuckal  
City of Portland  
Planning & Urban Development Department  
389 Congress St. Room 308  
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Re: Proposed Lot Division, 1670 Forest Avenue, Portland, Maine.

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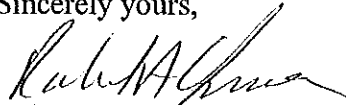
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✓ 1670 Forest Avenue  
Portland, ME 04103

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The Lavoie Group  
50 Sewall St, 2nd Floor  
Portland, ME 04101

# 1670 Forest Ave



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (202) 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:**

<b>Services</b>	<b>CBL</b>	310 E030001
	<b>Land Use Type</b>	SINGLE FAMILY
	Verify legal use with Inspections Division	
<b>Applications</b>	<b>Property Location</b>	1670 FOREST AVE
<b>Doing Business</b>	<b>Owner Information</b>	DUNNELL JEAN B 1670 FOREST AVE PORTLAND ME 04103
<b>Maps</b>	<b>Book and Page</b>	
<b>Tax Relief</b>	<b>Legal Description</b>	310-E-30 TO 34 FOREST AVE 1670-1676 LANE AVE 2-20 31747 SF
<b>Tax Roll</b>	<b>Acres</b>	0.7689
<b>Q &amp; A</b>		

*R-3*

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	34276	<b>OWNER OF RECORD AS OF APRIL 2013</b>
<b>LAND VALUE</b>	\$84,300.00	DUNNELL JEAN B
<b>BUILDING VALUE</b>	\$130,500.00	1670 FOREST AVE
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	PORTLAND ME 04103
<b>NET TAXABLE - REAL ESTATE</b>	\$204,800.00	
<b>TAX AMOUNT</b>	\$3,975.18	



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

**Building Information:**

Building 1	
<b>Year Built</b>	1900
<b>Style/Structure Type</b>	CAPE
<b># Stories</b>	1.5
<b># Units</b>	1
<b>Bedrooms</b>	3
<b>Full Baths</b>	1
<b>Half Baths</b>	1
<b>Total Rooms</b>	7
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1478

[View Sketch](#)      [View Map](#)      [View Picture](#)

**Outbuildings/Yard Improvements:**

Building 1	
<b>Year Built</b>	1990
<b>Structure</b>	GARAGE-WD/CB
<b>Size</b>	24X26
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

[New Search!](#)

# BOUNDARY SURVEY SKETCH MAP

For Marketing and Planning Purposes Only - Prepared For The

## Estate of Jean B. Dunnell

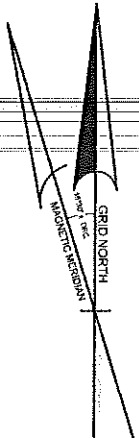
Of The

### Proposed Division

Situated in the

CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE

Forest Avenue  
a.k.a. Route 302  
(66.00' wide)



NORTHING  
315362.9474  
EASTING  
2914691.0318

calculated point being S  
22°00'18" and 0.37'  
from found 1" iron pipe  
flush to ground

Proposed  
**Lot A**  
Area = 0.3064 Acres, ±  
or  
13,346 Square Feet, ±

Lane Avenue  
(80.00' wide)

1916 CUSHMAN PLAN

Proposed  
**Lot B**  
Area = 0.4029 Acres, ±  
or  
17,551 Square Feet, ±

set iron rod with cap  
N 31°15'00" E and  
0.22' from set iron  
rod (as a witness  
monument)

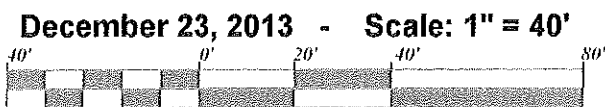
Land now or formerly  
**Stanley Maxwell Adams, Trustee of the  
Stanley Maxwell Adams Living Trust**

Land now or formerly  
**Herbert E. Armentrout  
and Dorothy L. Armentrout**

Land now or formerly  
**Cheryl W. Shuttleworth**

Land now or formerly  
**Alphonso M. Calazzo**

NOTE: The purpose of the Boundary Survey Sketch Map is to show the Proposed Division of the Estate of Jean B. Dunnell parcel into two separate Lots, to be used for Planning and Marketing purposes only. Reference is made to the Boundary Survey Map for the Estate of Jean B. Dunnell, dated December 23, 2013, by Robert A. Farman II, PLS 1363, of Maine Boundary Consultants. The Boundary Survey Monuments between Lot A and Lot B will be set upon request, and Proposed Legal Descriptions will be prepared upon request.



MAINE BOUNDARY CONSULTANTS

Professional Land Surveyor  
**ROBERT A. FARMAN II, PLS**

EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

AGENCY: RE/MAX By The Bay

DATE: 2/3/2014

DISCLOSURE PROVISIONS
APPOINTED AGENT:

Agency has a policy of appointing a specific agent(s) (hereinafter "Appointed Agent") within the Agency to represent you. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. The Appointed Agent(s) representing you is/are Broker: David Banks, Assoc. Brokers: Peter Blake, Jessica Vamvakias, Ted Piper Sales Assoc and holds a Sales Assoc: C. Gunderson, H. Douglas Maine real estate license. The Appointed Agent(s) will owe you, the client, fiduciary duties, which include among other things, the obligation not to reveal confidential information obtained from you to other licensees, except the designated broker or the designated broker's designee for the purpose of seeking advice or assistance for your benefit. This Agency may be representing both the Seller and the Buyer in connection with the sale or purchase of real estate. Should the appointed agent named above be unable to fulfill the terms of the brokerage contract, or by agreement between you and the designated broker, another agent from this Agency may be appointed during the term of your brokerage contract with this agency. Appointment of another agent as a new or additional agent does not relieve the agent named above of any fiduciary duties owed to you.

Client has read Appointed Agent Disclosure prior to entering into a brokerage contract with Agency, and hereby consents to the appointment to the Agent(s). Yes No

DISCLOSED DUAL AGENT:

Client(s) acknowledge they have been informed by Agency that the Agency has a policy that permits Disclosed Dual Agency. This practice is authorized under Maine State law and is regulated by the Maine Real Estate Commission. In a transaction where a Buyer Client desires to purchase a Seller Client's listing, Disclosed Dual Agency may arise. In serving as a Disclosed Dual Agent, Agency:

- 1. represents two clients, the Buyer and the Seller, whose interests are adverse and the agency duties are limited;
2. may disclose to Buyer any information provided by Seller and may disclose to Seller any information provided by Buyer except:
- the willingness or ability of Seller to accept less than the asking price;
- the willingness or ability of Buyer to pay more than has been offered;
- confidential negotiating strategy not disclosed in the sales offer as terms of the sale;
- the motivation of Seller for selling and the motivation of Buyer for buying.

Client has read and understood the Agreement. Client understands they may choose to consent, or not consent, to Agency serving as a Disclosed Dual Agent. Client hereby voluntarily consents to the Agency and Appointed Agent acting as a Disclosed Dual Agent. Yes No

In consideration of Agency's agreement to list and promote the sale of (all part of; If 'part of' see explanation or description attached hereto) Seller's property situated in municipality of Portland, County of Cumberland, State of Maine, located at 1670 Forest Ave and described in deed(s) recorded at said County Registry of Deeds in Book(s) 2176, Page(s) 81, the undersigned as Seller, hereby gives the Agency the exclusive right to sell or exchange said property at a price of \$, and on the terms herein stated, or at any other price or terms to which Seller may authorize or consent. If, during the term of this agreement, a Buyer is produced who is ready, willing and able to purchase at said price, or any other price or terms to which the Seller may agree, or if the property is sold or exchanged by anyone, including the Seller, then Seller agrees to pay Agency a commission of % of contract price. This Agreement begins on 2/3/2014 and will expire on 8/3/2014. If at such expiration date Seller has placed the property under any type of contract and the transaction is still pending, the expiration date of this Agreement shall be extended until completion of that transaction by either closing/transfer of title or termination/expiration of the contract.

The commission as provided above shall be due if the property is sold, conveyed, exchanged, optioned or otherwise transferred within 6 months after the expiration of this Agreement to anyone with whom Agency has negotiated unless listed in good faith with another real estate brokerage agency. Negotiation shall include providing information about the property, showing the property, or presenting offers on the property. All rights under this paragraph shall expire on 2/3/2015.

SUBAGENCY

- Yes No This Agency's policy is to cooperate with other agencies acting as subagents of you the Seller.
Yes No This Agency's policy is to share compensation with subagents.

BUYER'S AGENCY

- Yes No This Agency's policy is to cooperate with other agencies acting as Buyer's agents.
Yes No This Agency's policy is to share compensation with Buyer's agents.

TRANSACTION BROKERS

- Yes No This Agency's policy is to cooperate with other agencies acting as transaction brokers.
Yes No This Agency's policy is to share compensation with transaction brokers.

DISCLOSURE OF AGENCY COMPENSATION POLICIES

- Yes No This Agency's policy is to compensate all other real estate brokerage agencies in the same manner. If no, Seller acknowledges this policy may limit the participation of other agencies in the marketplace.
Yes No This Agency's policy on paying commissions to its affiliated licensees is to provide a greater commission for an in-house sale versus sales involving a cooperating real estate brokerage agency.

Agency has disclosed its policies regarding cooperation and compensation so as to inform Seller of any policy that would limit the participation of any other Agency.

Page 1 of 2 - ERTS Seller's Initials [Signature]

Seller acknowledges and/or agrees:

- A continuing duty between the signing of this listing agreement and the final closing to disclose to Agency all information about the property, adverse or otherwise, and understands that all such information shall be disclosed by Agency to Buyer.
- To hold Agency harmless for any claim which may result from the Seller's failure to disclose information about the property.
- To refer all inquiries to Agency.
- To convey property by Warranty deed.
- To authorize a "For Sale" sign on the property.  Yes  No
- To authorize the advertising of the property.  Yes  No
- To authorize use of a key and/or a lock box on the property.  Yes  No
- To authorize Agency to divulge the existence of offers on the property.  Yes  No
- To authorize publication of property and applicable disclosure attachments in the MLS and use of information for marketing, appraisal and statistical purposes.  Yes  No
- To authorize the Agency to use and make exterior and interior photographs of said property in promoting its sale.  Yes  No
- To authorize inclusion of street address of the property on Internet display to the public.  Yes  No
- To authorize inclusion of automated estimate of market value (AVM) on the property shown on virtual office websites.  Yes  No

• To authorize inclusion of allowing comments or reviews about the listing on virtual office websites.  Yes  No

- That Agency has discussed with Seller safeguarding of personal property and valuables located within the Property. Seller acknowledges that the Agency is not an insurer against loss of or damage to personal property.
- That the State of Maine law requires Buyers of property owned by non-resident Sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Service.
- That the State of Maine law says that the owner of property as of April 1 is legally responsible to pay the property taxes even if the property is later sold and any tax lien filed for non-payment will be in the name of the owner as of April 1 which could have a negative effect on their credit rating.
- To seek legal, tax, and other professional advice as necessary in connection with sale of property.
- Receipt of a copy of this agreement.
- That Agency has informed Seller of his/her obligation to provide buyers with information developed by the Department of Health and Human Services (Bureau of Health) regarding what homeowners should know about arsenic in private water supplies and arsenic in treated wood.
- That Agency has informed Seller of his/her disclosure and certification obligations regarding the presence of lead-based paint and lead-based paint hazards and a Buyer's right to conduct a risk assessment or inspection of the property to determine the presence of lead-based paint or lead-based paint hazards.
- Any property management services are only provided by Agency if agreed to by separate written agreement.
- If any earnest money is forfeited by a Buyer, it shall be distributed one half to Seller, and one half to Agency. In no event shall the Agency portion exceed the agreed upon commission set forth above. *DMG 2/3/2014*

Seller agrees to hold Agency harmless from any loss or damage that might result from authorizations provided in the Agreement.

FIXTURES: The Seller agrees that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump, and electrical fixtures are included with the sale except for the following: \_\_\_\_\_

PERSONAL PROPERTY: The following items of personal property may be included with the sale at no additional cost, in "as is" condition with no warranties if specified in the Purchase & Sale Agreement: \_\_\_\_\_

Other Conditions: \_\_\_\_\_

Seller acknowledges receipt of a copy of the Residential Property Transaction Booklet  Yes  No

Agency and Seller agree that Agency shall represent Seller and that this Agreement creates an agency/client relationship as defined in the Real Estate Brokerage License Act.

Agency and Seller each agree that this property is to be offered without regard to race, color, religion, sex, handicap/disability, familial status (families with children), ancestry, sexual orientation, or national origin.

I hereby consent to receive fax or other electronic transmissions from Agency to fax number(s) and/or email address(es) provided herein.

SELLER(S) *REA Barbara B. Howe P.R.*

Accepted by *David Banks* (REAL ESTATE LICENSEE) on behalf of RE/MAX By The Bay (AGENCY)

SELLER(S) Mailing Address: \_\_\_\_\_

SELLER(S) Phone Number(s): \_\_\_\_\_

SELLER(S) E-mail Address: \_\_\_\_\_ SELLER(S) Fax Number(s): \_\_\_\_\_



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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1860	<b>Applicant:</b> DUNNELL JEAN B
<b>Project Name:</b> 1670 FOREST AVE	<b>Location:</b> 1670 FOREST AVE
<b>CBL:</b> 310 E030001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 02/10/2014	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	<b>Total Current Fees:</b>	<b>+ \$150.00</b>
	<b>Total Current Payments:</b>	<b>- \$150.00</b>
	<b>Amount Due Now:</b>	<b>\$0.00</b>

**CBL** 310 E030001  
**Bill to:** DUNNELL JEAN B  
1670 FOREST AVE  
PORTLAND, ME 04103

**Application No:** 0000-1860  
**Invoice Date:** 02/10/2014  
**Invoice No:** 44130  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

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>