



February 8, 2016
15513

RECEIVED
FEB 08 2016
Dept. of Building Inspections
City of Portland Maine

Ann Machado, Zoning Administrator
Zoning Administration
389 Congress St | Room 315
Portland, Maine 04101

Portion of Map 373 Block A Lot 003 – 1637 Washington Ave

P-3

Dear Ann:

On behalf of Stan and Sandy Towle we are requesting a letter of determination regarding a proposed house on Washington Avenue. Stan and Sandy Towle are proposing to purchase a portion of the property located at 1637 Washington Avenue in Portland. The property is shown as Lot 3 within Block A on Tax Map 373. *been split off - 373-A-016 (owner Jerry Cabanae 1643 Wash 32835/152 Dec 31, 2015.*

We have provided two sketches showing the proposed lot together with the proposed house. The first sketch shows the proposed house dimensions and extension dimensions to the property lines. The second sketch shows an overall view of the lot and surrounding lots.

As we discussed last month, the proposed home is 2 stories on the left (northwesterly) side of the lot. The right (southeasterly) side of the home will be 1 story. We've shown the 2 story setback dimension on the left and the 1 story setback dimension on the right. The front of the 2 story house will be a 2 car garage, thus providing the 2 off-street parking spaces outside of the front setback. *changed w/ revised Exhibit 2*

The Towles are anxious to build. Please let us know as soon as possible if you have any questions. We look forward to your determination regarding this homes suitability to meet the city zoning criteria.

SEBAGO TECHNICS, INC.

Matthew W. Ek
Matthew W. Ek, PLS
Senior Survey Manager

*-left voicemail - 2/17/16
-received revised plan 2/20/16*

MWE:mwe
Enc.
cc. Stan Towle

Exhibit A
1st vacant lot north of 1637 Washington Ave

A certain portion of a lot or parcel of land, situated on the easterly sideline of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a position on the easterly sideline of Washington Avenue, said Point of Beginning being located North 53-41'-49" West, distance of 110.00 feet from a 2 inch iron pipe found set in the ground at the land of the herein grantor, Heirs of Beatrice Edna Lowell as first described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 1831, Page 275 and the land now or formerly Shana M. Walsh as described in a deed recorded in the Registry in Deed 31068, Page 096, said point of commencement also being found a distance of 15.75 feet from an angle point in the easterly side of said Washington Avenue;

Thence, North 36-24'-21" East, a distance of 55.24 feet;

Thence, North 54-09'-02" East, a distance of 26.25 feet;

Thence, North 75- 50'-09" East, a distance of 57.72 feet;

Thence, North 35-55'-46" West, a distance of 71.13 feet;

Thence, South 59-01'-40" West, a distance of 158.78 feet to the easterly sideline of Washington Avenue;

Thence, by and along the aforementioned easterly sideline of Washington Avenue, South 53-41'-49" East, a distance of 84.19 feet to the Point of Beginning.

The above described parcel of land contains 9540.8 square feet or 0.22 acres of land.

Bearings are based upon the bearings shown on a plan titled Study of Lot Development of land on Washington Avenue Portland Maine. Plan developed for Stanley N. Lowell 74 Powers Rd, South Portland Maine. No surveyor or date is shown on the supplied plan.

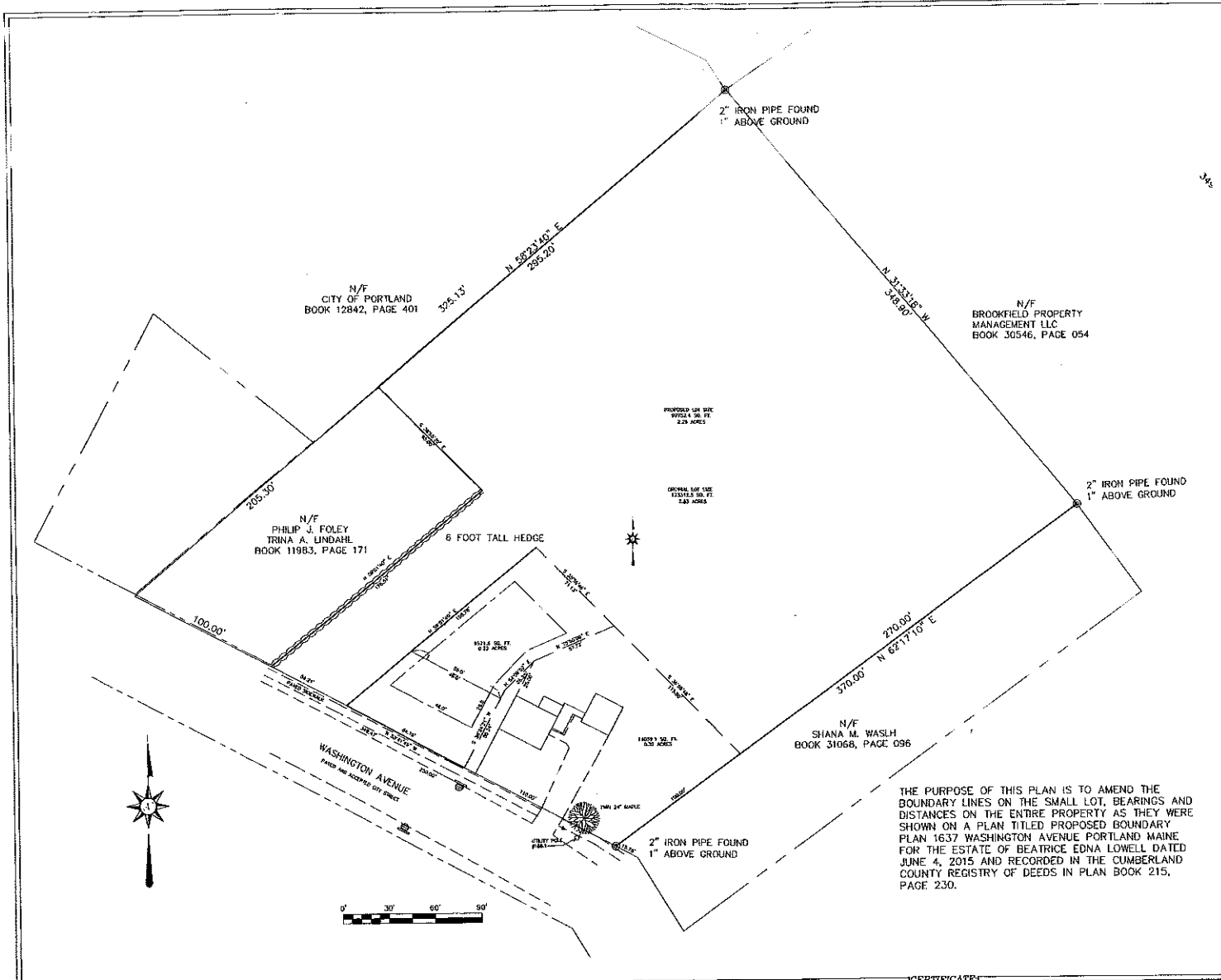
Reference is made to "Amended Boundary Plan" for Estate of Beatrice Edna Lowell prepared by Robert T. Greenlaw P.L.S., dated October 10, 2014 as recorded in the Cumberland County Registry of Deeds in Plan Book 215, Page 500.

Applicant:		Date:	2/17/16 - revised plan 2/24/16
Address:	1643 (1637) Washington Ave	C-B-L:	373-A-016
Permit #:	Determination letter		

CHECKLIST AGAINST ZONING ORDINANCE

Date	
Zone Location	R3
Interior/Corner Lot	interior
Proposed Use/Work	build two story - 20'x35' w/ one story section 6x20 - w/detached garage
Sewage Disposal	
Lot Street Frontage	50' min - 94.19' given OK
Front Yard	25' min - 25.51' to structure - front steps must meet 14'-42.5'
Rear Yard	25' min - 26' to garage. ~ 85' to house
Side Yard	two spans 14' - {14.61 on left } 14.55 on right
Projections	one story 8' - 8.37'
Width of Lot	65' min. - OK
Height	38' n/k must be 35' max
Lot Area	6500 ϕ (deed 9540.8 ϕ) OK
Lot Coverage/Impervious	$\frac{9540.8}{4534.3}$ (35%) = 3339.28 ϕ - 1396 ϕ proposed - OK
Area per Family	
Off-Street Parking	two spans
Loading Bays	
Site Plan	
SLZ/Stream Protection	
Flood Plains	
Notes	garage - left side setback 9.13'

$$\begin{array}{r}
 24 \times 24 = 576 \\
 35 \times 20 = 700 \\
 6 \times 20 = 120 \\
 \hline
 1396 \phi
 \end{array}$$



GENERAL NOTES:

- RECORD OWNER OF PARCEL: HEIRS OF BEATRICE EDNA LOWELL BOOK 1831, PAGE 275 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE BASED UPON A DIGITAL OBSERVATION TAKEN AT THE TIME OF THIS SURVEY. THE SURVEY WAS MADE UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SOKK 24/33 DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 123312.5 SQ. FT. OR 2.83 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN FOR STANLEY N. LOWELL, 74 POWERS ROAD SOUTH PORTLAND MAINE. STUDY OF LOT DEVELOPMENT OF LAND OF (SUBMITTED ONLY) ON WASHINGTON AVENUE PORTLAND, MAINE SCALE 1" = 1 FOOT. NO DATE OR SURVEYOR NOTED.
b.) CITY OF PORTLAND ONLINE ZONING MAPS AND PARCEL YEKER.
c.) LOT SHOWN ON CITY OF PORTLAND ASSESSORS MAP 373, LOT SHOWN AS BLOCK A, LOT 003.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

ZONING:

R-3 RESIDENTIAL ZONE
 MINIMUM SQUARE FOOTAGE FOR SINGLE FAMILY DWELLING = 6,500 SQUARE FEET
 MINIMUM STREET FRONTAGE = 50 FEET
 MINIMUM LOT WIDTH = 65 FEET
 MAXIMUM LOT COVERAGE = 25%
 MINIMUM FRONT SETBACK = 25 FEET
 MINIMUM REAR SETBACK = 25 FEET
 MINIMUM SIDE SETBACKS:
 SIDE UP TO 1-1/2 STORIES = 8 FEET,
 2 STORIES = 14 FEET

SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR UPDATES AND MORE PARTICULAR RESTRICTIONS.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No. 230051000 2C WHICH BEARS AN EFFECTIVE DATE OF 12-08-1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

● Capped 5/8" Rebar Found.	CE Common Element
○ With Registration Number or Noted	LCE Limited Common Element
● Sexer Monolith	N/F Not Of Formerly
● Monolith	TYP Typical
	U Utility Pole
--- Abutter Line	— Overhead Utility Line
--- Property Line	Z Denotes Common Ownership
--- Street Line	
--- Edges of traveled way	

THE PURPOSE OF THIS PLAN IS TO AMEND THE BOUNDARY LINES ON THE SMALL LOT, BEARINGS AND DISTANCES ON THE ENTIRE PROPERTY AS THEY WERE SHOWN ON A PLAN TITLED PROPOSED BOUNDARY PLAN 1637 WASHINGTON AVENUE PORTLAND MAINE FOR THE ESTATE OF BEATRICE EDNA LOWELL DATED JUNE 4, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 215, PAGE 230.

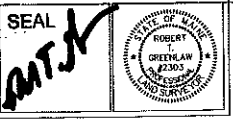
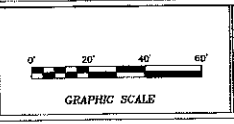
REVISIONS:

REVISION 12/10/15: REVISED BEARINGS AND DISTANCES AROUND ALL PARCELS
REVISION 12/24/15: REVISED BEARINGS AND DISTANCES AROUND SMALL LOT
REVISION 03/24/15: REVISED PROPOSED BOUNDARY BETWEEN SMALL LOTS
REVISION 08/15/15: REGISTERED PLAN.
REVISION 08/07/15: REVISED AREA OF LOT WITH EXISTING HOUSE.

LOCATION: 1637 WASHINGTON AVENUE, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED December 10, 2015
 AT 1: 01 P. M. AND RECORDED IN
 PLAN BOOK 215 PAGE 500



CERTIFICATE:

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

- NO WRITTEN REPORT
- NO NEW PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S., #22303
 PRESIDENT BACK BAY BOUNDARY, INC. DATE: December 10, 2015

AMENDED BOUNDARY PLAN
 1637 WASHINGTON AVENUE
 PORTLAND, MAINE

FOR: ESTATE OF BEATRICE EDNA LOWELL
 1637 WASHINGTON AVE PORTLAND MAINE

PREPARED BY:
ROBERT T. GREENLAW PLS
 LAND SURVEYING

32 Old Orchard Street
 Old Orchard Beach, Maine 04064
 207-268-8556

DRAWN BY: RTG
 CHECKED BY: KDC
 SCALE: 1" = 20'
 DATE OF DRAWEY: 10-10-2014
 JOB NUMBER: 2014010
 SHEET 1 OF 1
 DRAWER: 2014 HQ:010