

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers

November 16, 2015

Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RECEIVED

NOV 17 2015

Dept. of Building Inspections
City of Portland Maine

378-A-021

RE: Proposed Lot Division, 112 Summit Street, Portland, Maine (2151625L1)

Dear Ann,

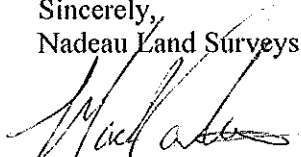
Please accept this letter and attached plan for your formal zoning determination. Our clients desire to divide property they acquired October 1, 2015 per Cumberland County Registry of Deeds (CCRD) Book 32639, Page 263. The Locus Parcel is comprised of Lot 1, Block A, per City of Portland Assessor's Map 378. Further reference is made to the "Proposed Conveyance" and "Remaining Land of Dambrie" as depicted on the attached plan entitled "*Plan Depicting The Results Of A Boundary Survey & Proposed Lot Division Made For Nicholas Dambrie & Fred Joseph Dambrie III Southwesterly Sideline Of Summit Street, Portland, Maine*", dated November 12, 2015 by Nadeau Land Surveys, Portland, Maine, for more information.

The Locus Parcel has 134.58 feet of road frontage and nearly 62,000 square feet of parcel area. The majority of the parcel's buildable area is situated in the back of the lot, behind two out sales (#120 and #122 Summit Street) conveyed in 1950. The shape of the "Proposed Conveyance" was developed due to the location of the existing dwelling (3 story duplex) and garage to stay with the remaining land.

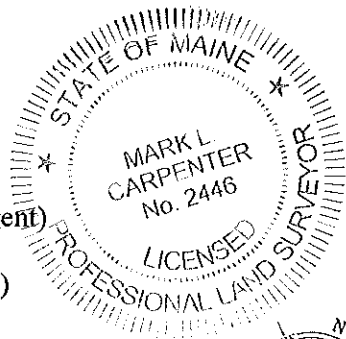
The Locus Parcel is located in the R-2 Residential Zoning District. The "Proposed Conveyance" provides 52 feet of road frontage, approximately 134 feet of lot width, and is proposed having 26,249 square feet of area. A portion of the "Proposed Conveyance" narrows to a 25 foot strip between the existing dwelling and the northwesterly sideline adjacent to land now or formerly Johnson. The southerly sideline of the "Proposed Conveyance" passes no closer than 18 feet to the northerly side of the existing 3 story dwelling. Access to the "Proposed Conveyance" will utilize the northerly existing curb cut. The "Remaining Land Of Dambrie" provides 82.58 feet of road frontage, approximately 109 feet of lot width measured at the existing dwelling, and is proposed having 35,673 square feet of area. Access to the "Remaining Land of Dambrie" will utilize the existing southerly curb cut.

Please confirm that our interpretation of City of Portland Land Use Ordinance, Section 14-80, Dimensional Requirements within the R-2 Residential Zoning District is correct and our proposed reconfiguration is compliant. We have enclosed a check for \$150 for your review with intention of obtaining a formal determination in writing confirming that our proposed land division is in compliance to the City of Portland Zoning Ordinance. Our client understands that this request does not secure a building permit. Thank you for your time and please do not hesitate to call if you have any questions.

Sincerely,
Nadeau Land Surveys



Mark L. Carpenter, P.L.S., C.F.M. (agent)



cc: Nicholas and Fred Dambrie (client)

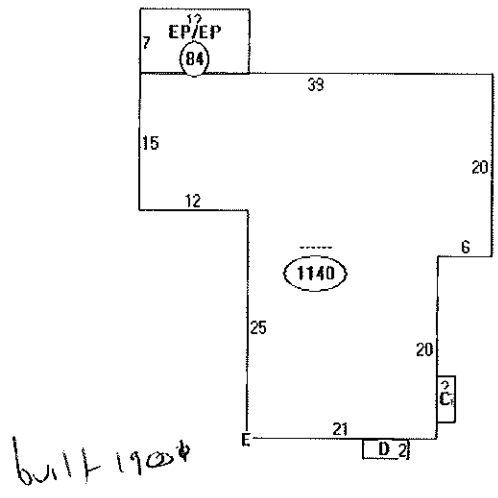


918 Brighton Avenue
Portland, Maine 04102

www.nadeaulandsurveys.com

Phone (207) 878-7870

Fax (207) 878-7871



| Descriptor/Area | |
|-----------------|-----------|
| A: --- | 1140 sqft |
| B: EP/EP | 84 sqft |
| C: 2FBAY/B | 10 sqft |
| D: 2FBAY/B | 10 sqft |
| E: RG1 | 528 sqft |

| | | | |
|------------|---------------|--------|-----------|
| Applicant: | | Date: | 11/23/15 |
| Address: | 112 Summit St | C-B-L: | 378-A-001 |
| Permit #: | | | |

lot split-

EXISTING LARGE LOT PROPOSED LARGE LOT

built no building

CHECKLIST AGAINST ZONING ORDINANCE

| Date | Existing large lot | Proposed large lot |
|-------------------------|---------------------------------------|-------------------------------------------------------------|
| Zone Location | R-2 | |
| Interior/Corner Lot | | |
| Proposed Use/Work | split lot. | |
| Sewage Disposal | public. | |
| Lot Street Frontage | 50' 134.50' lot | 52' |
| Front Yard | 25' or more min | N/A existing 33' to front |
| Rear Yard | 25' min | N/A existing |
| Side Yard | 1 or 1/2 @ sides - 12' 2 sides 14' | left - existing on right - 15.2' @ corner (ok) |
| Projections | | |
| Width of Lot | 80' min | 112' @ bay window |
| Height | N/A | 154' wide @ back |
| Lot Area | 10,000 ϕ min (61,522 ϕ) | 35,673 ϕ |
| Lot Coverage/Impervious | 20% | 35,673 ϕ 26,249 ϕ |
| Area per Family | 10,000 ϕ | 26,249 ϕ 5249.8 ϕ allowed ok for single family |
| Off-Street Parking | 2 spaces | |
| Loading Bays | N/A | N/A |
| Site Plan | N/A | |
| SLZ/Stream Protection | | |
| Flood Plains | no | |
| Notes | panel 2-2015 | |

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

| | |
|------------------------------------|-----------------------------------------------|
| Application No: 0000-2541 | Applicant: BEAL ELEANOR E |
| Project Name: 112 SUMMIT ST | Location: 112 SUMMIT ST |
| CBL: 378 A001001 | Application Type: Determination Letter |
| Invoice Date: 11/17/2015 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due | Payment Due Date |
| \$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 |
| | | <u>\$150.00</u> |
| Total Current Fees: | + | \$150.00 |
| Total Current Payments: | - | \$150.00 |
| Amount Due Now: | | \$0.00 |

CBL 378 A001001
Bill To: BEAL ELEANOR E
 126 SUMMIT ST
 PORTLAND, ME 04103

Application No: 0000-2541
Invoice Date: 11/17/2015
Invoice No: 51568
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/792/Permit-Status>

[Click Here to Pay On Line](#)