



# PORTLAND MAINE

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*Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

February 17, 2012

David McGovern  
35 Allen Ave Ext  
Falmouth, ME 04105

RE: 25 Sumac Street – 378-A-21 & 22 – R-2 Zone

Dear Mr. McGovern,

I am in receipt of your request for a determination letter concerning the rear, vacant described lot behind the single family developed lot located at 25 Sumac Street. Both the developed and undeveloped lots are located in an R-2 residential zone.

My determination is based upon a signed and sealed survey performed by Robert N. Farthing, PLS, and dated June, 2003 and called a “boundary survey, proposed lot split”.

Based upon the submitted survey, the vacant rear lot (378-A-22) is meeting or can meet, when it is built upon, all the Land Use R-2 dimensional requirements. The rear lot is considered to be “buildable” at this time. Further, the front lot retains its conformity even with the proposed lot split.

It is noted that there is an encroachment of the driveway for 25 Sumac Street onto the newly proposed lot at the street line. It is recommended that prior to the finalization of the lot split by conveyance, that an easement be prepared for the driveway encroachment.

This determination is not an approval to build at this time. Separate permits are required for review and approval prior to any construction.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

file

To the Zoning department of the city of Portland,

Could you please write a zoning determination letter for a single family home, on the property of Brent Braasch. The property is located at 20 Sumac Street, rear (vacant lot). Chart/block/lot 378-A-22. Would you please send the letter in any standard form that you please.

Sincerely,  
David McGovern  
35 Allen Ave Ext Falmouth, ME 04105 207-699-9585  
Will you please forward this to my Falmouth Address

*backlot being buildable  
The banks want to know*

RECEIVED

FEB 08 2012

Dept. of Building Inspections  
City of Portland

*I received 2/9/12*

Applicant: DAVIS McGovern

Date: 2/17/12 <sup>check Bedg</sup>

Address: Rear lot of 25 Sumac St

C-B-L: 378-A-21 & 22 <sup>vac lot</sup>

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - <sup>Determination letter</sup>

Sewage Disposal - City

Lot Street Frontage - 50' min

Front Yard - 25' min

Rear Yard - 25' min

Side Yard - 12' / 14' <sup>1st story 2nd story</sup>

Projections -

Width of Lot - 80' min

Height - 35' MAX

Lot Area - 10,000 sq ft

Lot Coverage/Impervious Surface - 20% MAX

Area per Family - 10,000 sq ft

Off-street Parking - 2 Reg

Loading Bays - N/A

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

25 Sumac  
378-A-21

R. 25 Sumac  
378-A-22

Existing House

VACANT lot

80' shown

50' shown

28' scaled

can be met

36' scaled

can be met

? 25' x 19' & 25' scaled

can be met

114.99' shown

130' shown

existing - under

can be met

10,100 sq ft per survey

15,770 sq ft per survey

2020 sq ft MAX show 1520 sq ft

3,154 sq ft MAX HAS AB duty to meet

2 change NO charge

- has AB duty to show 2 PKG etc

N/A

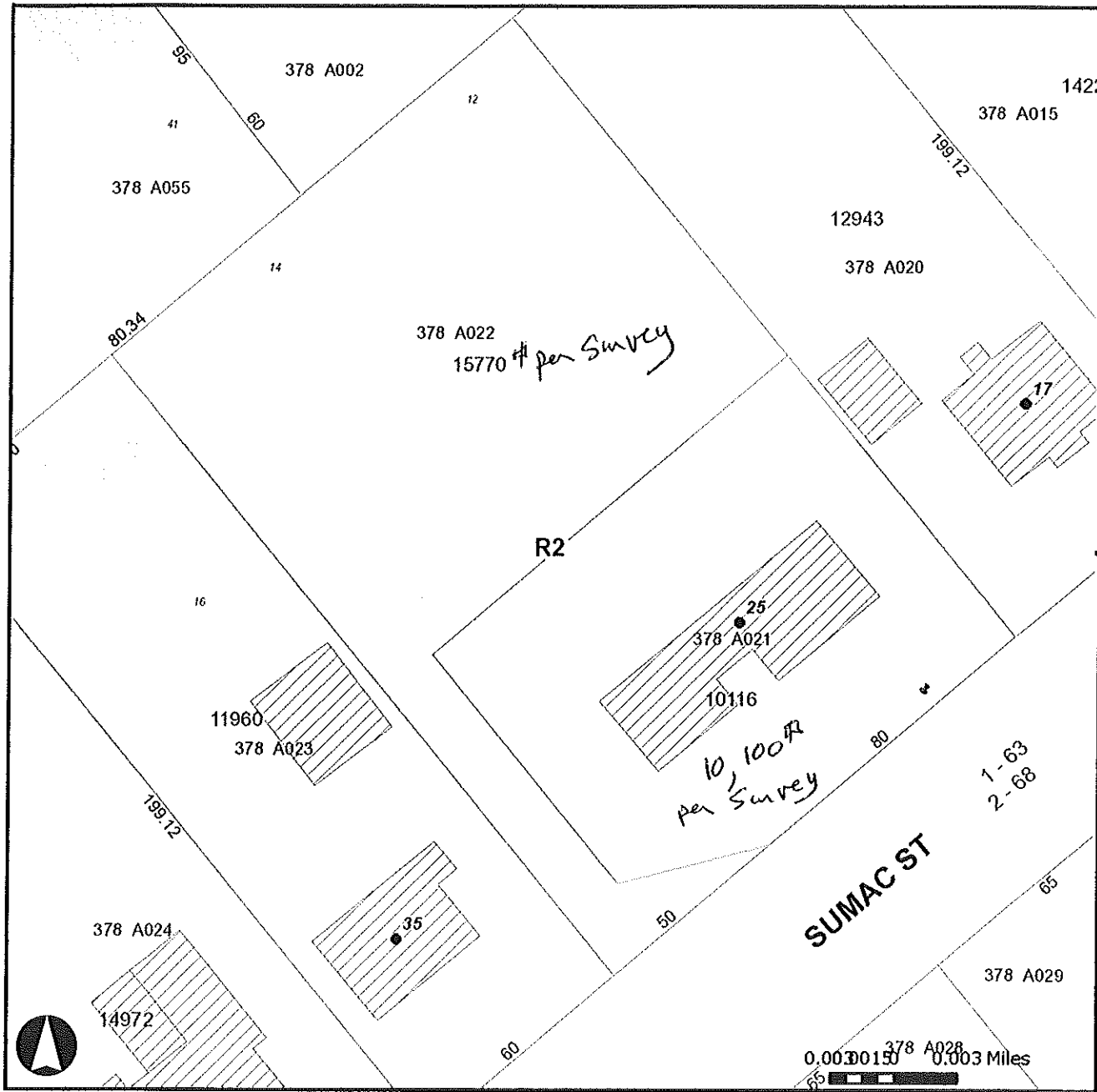
N/A

Zone X

Zone X

NOTE: ENCROACHMENT of DRIVEWAY onto "New" lot should have an easement

# Map



Address Candidates



Interstate



Streets

Buildings



Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)



Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (202) 874-8486

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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** 378 A021001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 25 SUHAC ST  
**Owner Information** BRAASCH BRENT D  
 25 SUHAC ST  
 PORTLAND ME 04103  
**Book and Page** 21632/348  
**Legal Description** 378-A-21  
 SUHAC ST 23-27  
 10116 SF  
**Acres** 0.232

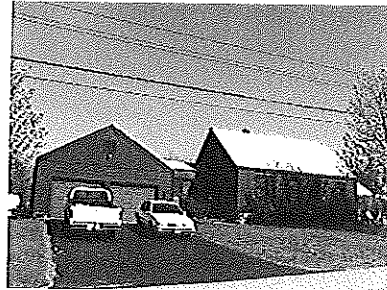
**Current Assessed Valuation:**

**TAX ACCT NO.** 38788 **OWNER OF RECORD AS OF APRIL 2011**  
 BRAASCH BRENT D  
**LAND VALUE** \$86,100.00 25 SUHAC ST  
**BUILDING VALUE** \$106,400.00 PORTLAND ME 04103  
**NET TAXABLE - REAL ESTATE** \$192,500.00  
**TAX AMOUNT** \$3,518.90

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

**Building Information:**

**Building 1**  
**Year Built** 1952  
**Style/Structure Type** CAPE  
**# Stories** 1  
**Bedrooms** 3  
**Full Baths** 1  
**Total Rooms** 7  
**Attic** FULL FINISH  
**Basement** FULL  
**Square Feet** 1243



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

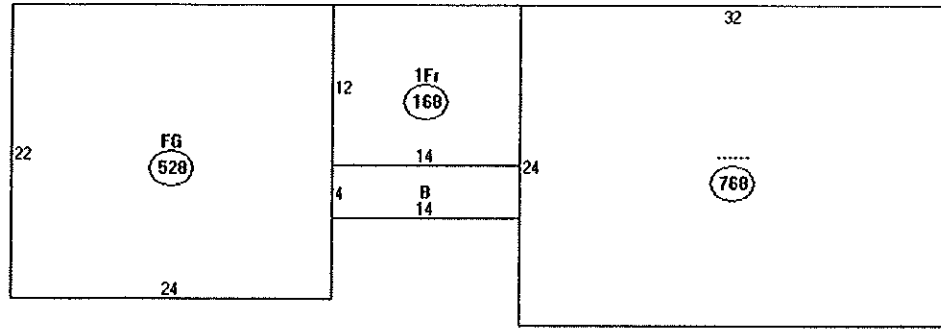
**Sales Information:**

Sale Date	Type	Price	Book/ Page
8/4/2004	LAND + BUILDING	\$210,000.00	21632/348
9/1/1999	LAND + BUILDING	\$0.00	15020/343
9/1/1999	LAND + BUILDING	\$129,900.00	15020/342

[New Search!](#)



Best viewed at 800x600, with Internet Explorer



Descriptor/Area	Area
A:.....	3
B:V/D	2768
C:1Fr	56
D:FG	168
	528
	<u>1520</u>

10,100<sup>sq ft</sup> x 20% = 2020<sup>sq ft</sup> MAX lot cov,

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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:**

R-2 Zone

**Services**

Applications

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Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 378 A022001  
**Land Use Type** VACANT LAND  
**Property Location** 0 SUMAC ST  
**Owner Information** BRAASCH BRENT D  
 25 SUMAC ST  
 PORTLAND ME 04103  
**Book and Page** 23378/191  
**Legal Description** 378-A-22  
 SUMAC ST 29-31  
 15770 SF  
**Acres** 0.362

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	48656	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		BRAASCH BRENT D
<b>LAND VALUE</b>	\$72,700.00	25 SUMAC ST
<b>BUILDING VALUE</b>	\$0.00	PORTLAND ME 04103
<b>NET TAXABLE - REAL ESTATE</b>	\$72,700.00	
<b>TAX AMOUNT</b>	\$1,328.96	

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



ADODB.Recordset error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

[/searchdetail.asp](#), line 455

Best viewed at 800x600, with Internet Explorer

2730

MECAP, LLC  
5 MILK STREET  
PORTLAND, MAINE 04101  
(207) 650-6164

Norway Savings Bank  
52-7451-2112

2/7/12

PAY TO THE ORDER OF  
*City of Portland*  
*one hundred forty*

\$ 150.00

DOLLARS

*[Signature]*

MEMO 25 Sumo C

AUTHORIZED SIGNATURE

⑈002730⑈ ⑆211274515⑆ 801 0137970⑈

Security features. Details on back.





**CITY OF PORTLAND, MAINE**

Department of Building Inspections

**Original Receipt**

3/8/2012

Received from: MECAP LLC / David McNamee

Location of Work: 25 Spring St. (10)

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

zoning Determination Total: 150

Building (IL) \_\_\_ Plumbing (IS) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: 378-A-22

Check #: 2730 Total Collected \$ 150

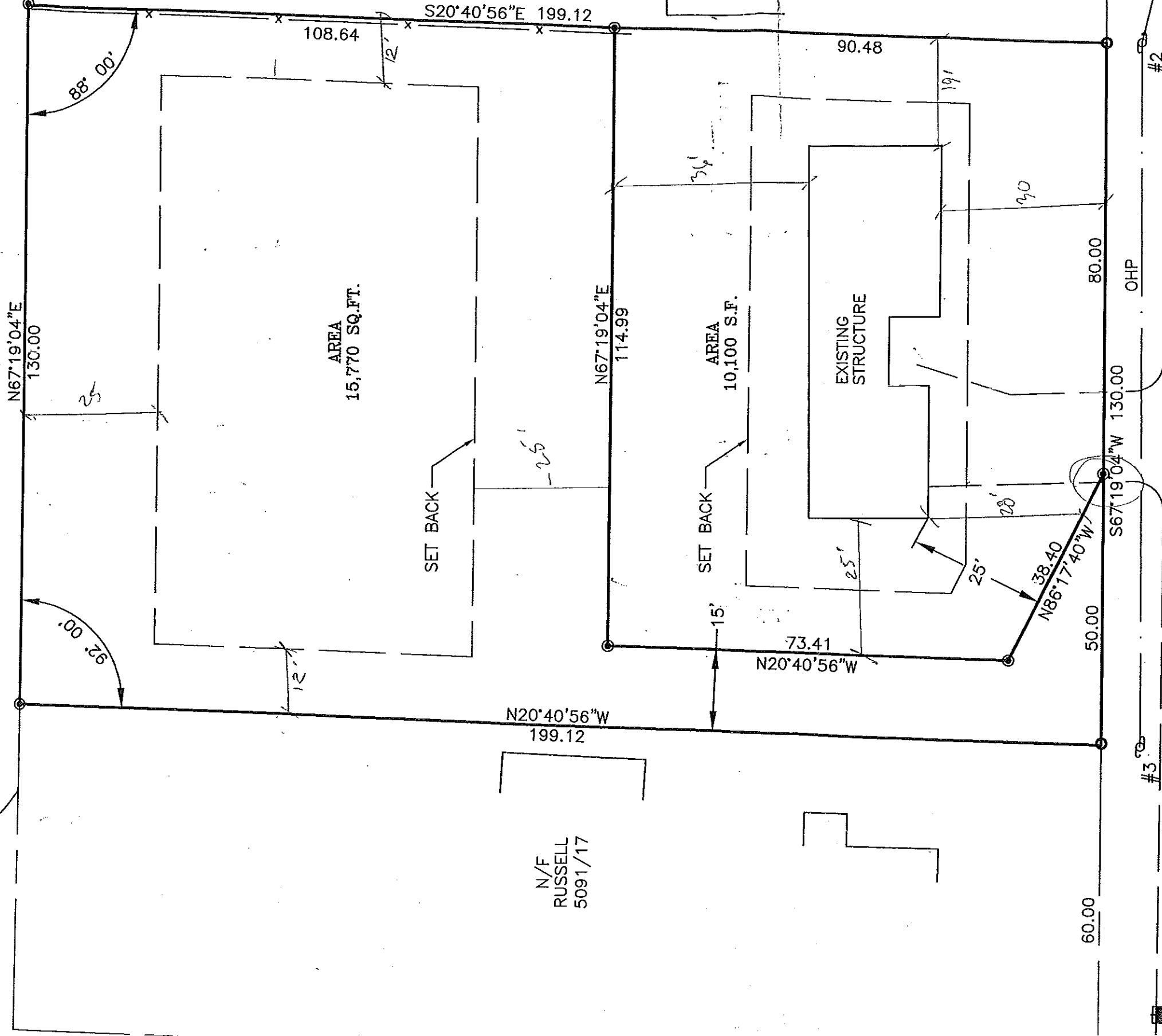
**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

N/F  
FLANNIGAN  
15442/310

N/F  
MARIACHI  
13867/221



SUMAC STREET

50' RIGHT-

1" PIPE

60.00

50.00

S67°19'04"W 130.00

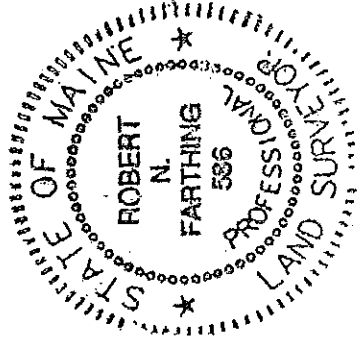
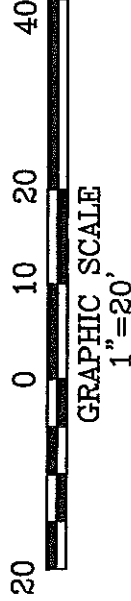
80.00

267.70' TO

OHP

#3

#2



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF PROFESSIONAL LAND SURVEYORS AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, BELIEF AND OPINION.

*Robert N. Farthing*  
ROBERT N. FARTHING

NEW YORK  
SIDE YARD 12'

# BOUNDARY SURVEY PROPOSED LOT SPLIT

FOR:

## BRENT D. BRAASCH

25 SUMAC STREET  
PORTLAND, MAINE

SURVEY BY:

### SURVEY, INC.

P.O. BOX 210

WINDHAM, ME 04062

(207) 892-2556 (207) 892-2557 FAX

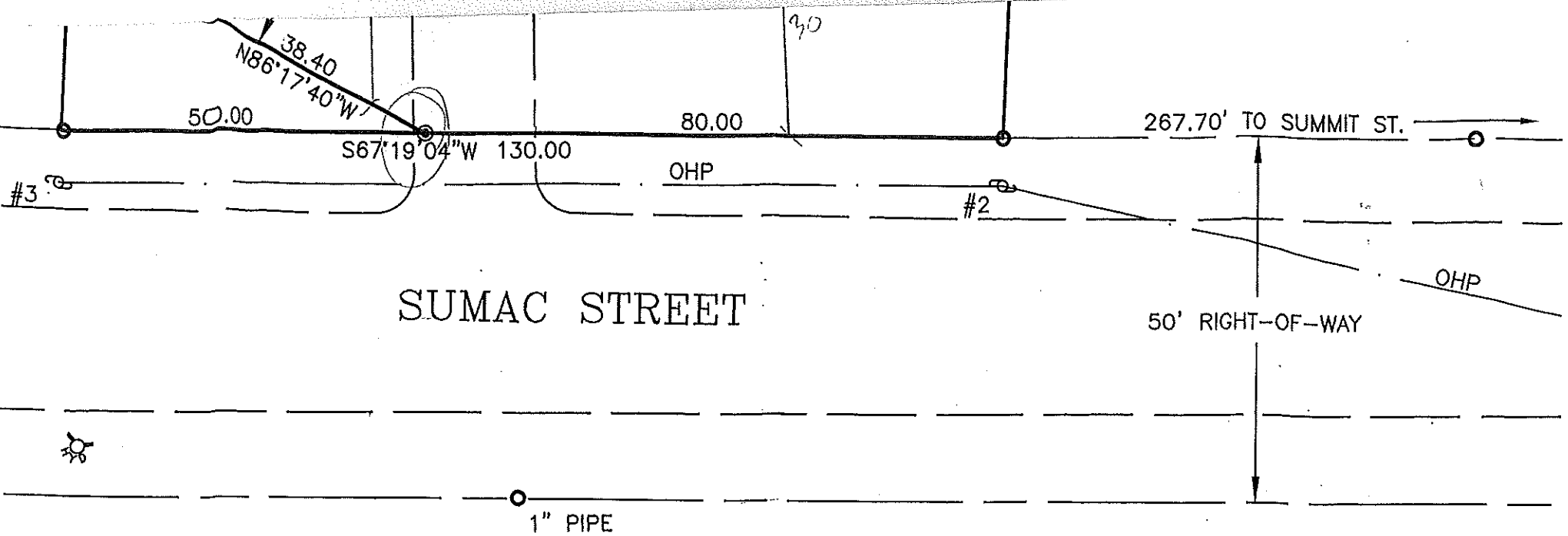
~~SURVEY.INC@VERIZON.NET~~

PLAN BY:

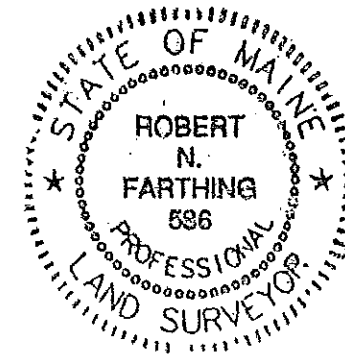
RAS @ SURVEY, INC.

DATE: JUNE 2003

INFO @ SURVEY, INC. PORTLAND, ME 03-139



### SUMAC STREET



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

ROBERT N. FARTHING

P.L.S. 586

