



CITY OF PORTLAND

CERTIFICATE OF SETBACK REDUCTION

I, Marge Schmuckal, the Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 21st day of November, 2012, the following setback reductions was granted pursuant to the provisions of Section 14-437 of the City of Portland's Code of Ordinances.

1. **Current Property Owner:** Adrienne B. Opalka
2. **Address and Assessor's Chart, Block and Lot of Subject Property:**
179 Christy Road, Portland, ME CBL: 378-A-051
3. **Recordation:** Cumberland County Registry of Deeds, Book: 29629 Page: 002
Last recorded deed in chain of Title: 6/1/2012
4. **Setback Reduction Granted:** This instrument is to authorize an approximate twenty (20) foot front yard setback in the R-2 Zone instead of the required twenty-five (25) foot front yard setback; and to also authorize an approximate eight (8) foot side yard setback instead of the required twelve (12) foot side yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 21st day of November, 2012

Marge Schmuckal
Marge Schmuckal,
Zoning Administrator

State of Maine
Cumberland, ss.

Then personally appeared above-named Marge Schmuckal and acknowledged the above certificate to be her free act and deed in her capacity as Zoning Administrator for the City of Portland, Maine.

Ronda E. Jones
RONDA E. JONES, NOTARY PUBLIC
STATE OF MAINE Ronda E. Jones
MY COMMISSION EXPIRES 4/12/2018 [Printed or typed name of Notary Public]

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH ALL REQUIRED ATTACHMENTS (I.E. SURVEY) FOR THE SETBACK REDUCTION TO BE VALID.

Verrill Dana^{LLP}

Attorneys at Law

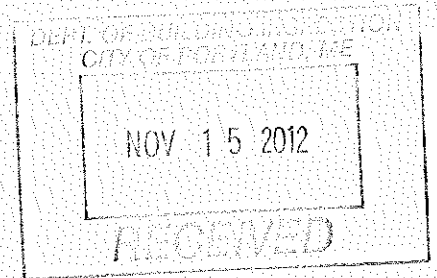
CHARLES M. KATZ-LEAVY
ATTORNEY
ckatzleavy@verrilldana.com
Direct: 207-253-4920

ONE PORTLAND SQUARE
PORTLAND, MAINE 04112-0586
207-774-4000 • FAX 207-774-7499
www.verrilldana.com

November 14, 2012

Via Hand Delivery

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101



Re: 179 Christy Road, Setback Abatement Application

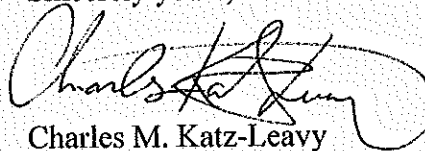
Dear Marge,

Thank you for meeting with me on Tuesday, November 13. Enclosed is a Setback Reduction Application for Existing Structures for 179 Christy Road, Portland, Maine. I also have enclosed the \$50 application fee.

As we discussed, the home was built in 1977. The property is located in the R-2 Zone, where the general front yard setback requirement is 25 feet and side yard setback is 10 feet. As indicated on the enclosed mortgage loan inspection plan, the front setback may be 20 feet and the side setback may be 8 feet. Therefore, we request an abatement of at least 5 feet on the front yard setback and at least 2 feet on the side yard setback.

There is a pending sale of the property, which is scheduled to close on November 30, 2012. Therefore, your prompt attention to this matter is greatly appreciated. Please contact me with any questions.

Sincerely yours,


Charles M. Katz-Leavy

CMK/erg
Enclosures

cc: Bert Orlov
Adrienne Opalka
Jane Reynolds



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: Adrienne B. Opalka

62 West 62nd Street, Apt. 23B, New York, NY 10023

Applicant's interest in property (e.g. owner, purchaser, etc.):

owner

Owner's name and address (if different):

Address of property and Assessor's chart, block, and lot number:

179 Christy Road, Portland, ME Map 378, Block A, Lot 51

Zone: R-2 Yes

Present Use: single family dwelling

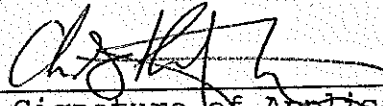
Setback Reduction from: Section 14-437

Future Use: single family dwelling

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: November 14, 2012



Signature of Applicant
Attorney for Opalka



FOR MORTGAGE LENDER USE ONLY

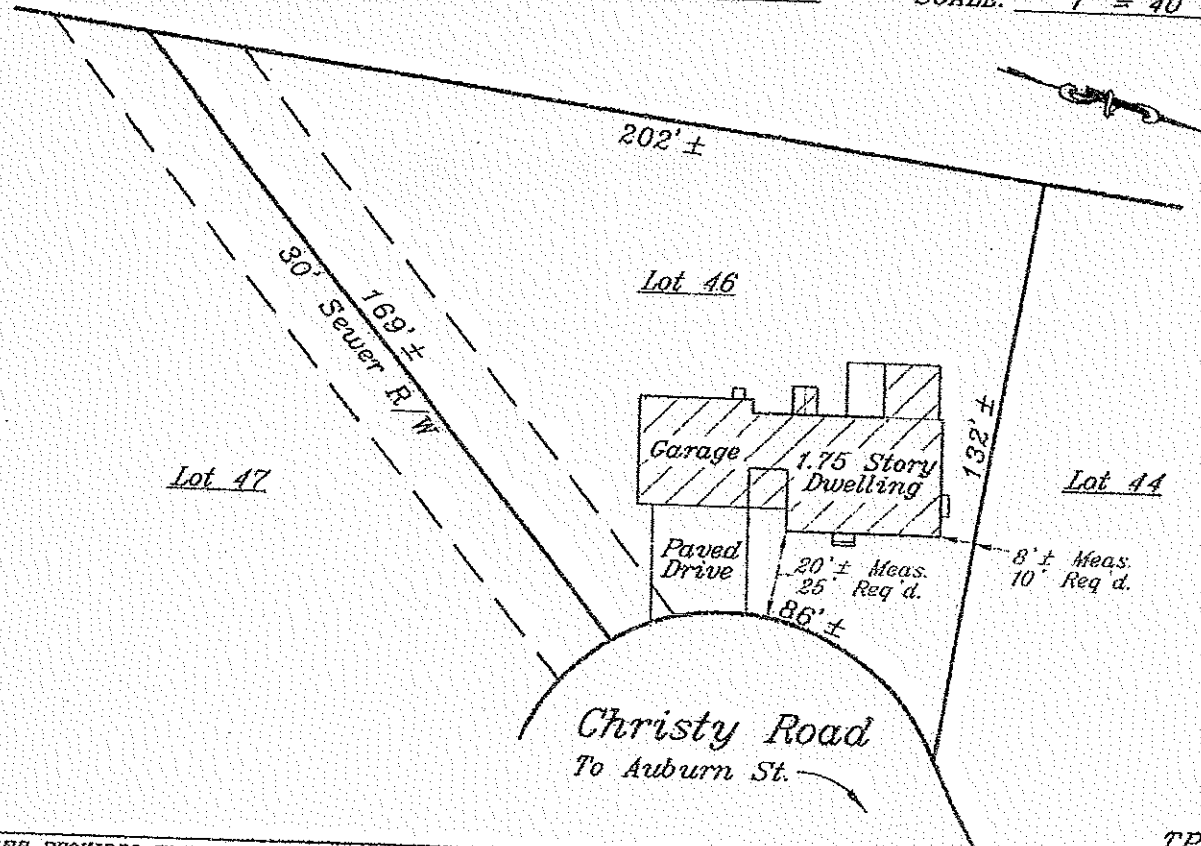
GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 07/18/2012

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 179 Christy Road
Portland, Maine

INSP. DATE: 10/23/2012
SCALE: 1" = 40'



TPB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Abigail & Todd Robbins FILE#: 21225107
OWNER: Adrienne B. Opalka CLIENT#: 2012-102782
LENDER: Bangor Savings Bank
REQ. PARTY: Cumberland Title Services, Inc.

TITLE REFERENCES: COUNTY: Cumberland
DEED BOOK: 29629 PAGE: 2
PLAN BOOK: 115 PAGE: 79 LOT: 46

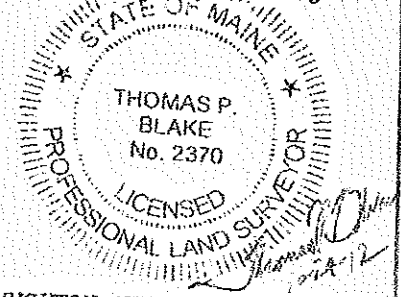
MUNICIPAL REFERENCE:
MAP: 378 BLOCK: A LOT: 51

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0002C
ZONE: X DATE: 12/8/1998

THE DWELLING WAS NOT IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers



918 BRIGHTON AVE. PH. (207) 878-7870
PORTLAND, ME. 04102 F. (207) 878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Current Owner Information:

Services

Applications

Doing Business

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Tax Relief

Tax Roll

Q & A

CBL 378 A051001
Land Use Type SINGLE FAMILY
Property Location 179 CHRISTY RD
Owner Information OPALKA ADRIENNE B
 179 CHRISTY RD
 PORTLAND ME 04103
Book and Page 29629/002
Legal Description 378-A-51
 CHRISTY RD 175-181

Acres 15836 SF
 0.3636

Current Assessed Valuation:

TAX ACCT NO. 38828 **OWNER OF RECORD AS OF APRIL 2012**
 OPALKA ADRIENNE B
LAND VALUE \$91,000.00 **179 CHRISTY RD**
BUILDING VALUE \$155,700.00 **PORTLAND ME 04103**
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$236,700.00
TAX AMOUNT \$4,454.70

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

Building Information:

Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 1977
Style/Structure Type CAPE
Stories 1.5
Units 1
Bedrooms 3
Full Baths 2
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 1643

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



Sales Information:

Sale Date	Type	Price	Book/Page
6/1/2012	LAND + BUILDING	\$0.00	29629/002
8/31/1998	LAND + BUILDING	\$122,220.00	14105/348

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