



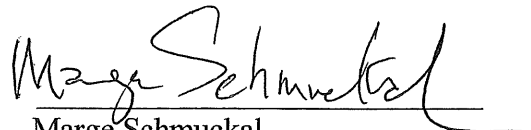
CITY OF PORTLAND

CERTIFICATION OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 21<sup>st</sup> day of May, 2004, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

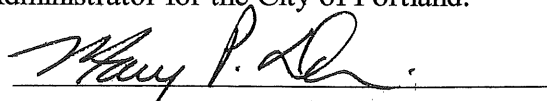
1. **Property Owner:** Marsha E. & Owen V. Blaisdell
2. **Address and Assessor's Chart, Block and Lot of subject property:**  
174 Christy Road, Portland, ME 04103                      CBL: 378-A-054
3. **Property:** Cumberland County Registry Book 4232, Page 191.  
(Last recorded    Deed in Chain of Title):
4. **Setback Reduction Granted:** This is to authorize an appropriate nine (9) foot side yard setback in the R-2 Zone instead of the required twelve (12) foot side yard setback. It is also recognized by this department that the use of this property is only a single family and only contains one area of kitchen facilities.

In WITNESS WHEREOF, I have hereto set my hand and seal this 21st day of May, 2004.

  
Marge Schmuckal  
Zoning Administrator

State of Maine  
Cumberland, ss.

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

  
Mary P. Davis, Notary Public  
State of Maine  
Printed on File: My Commission Expires 07/27/2010

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.



# CITY OF PORTLAND, MAINE

## SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: OWEN BLAISDELL

71 BANCROFT STREET, PORTLAND, ME 04102

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

OWNER (SELLER)

Owner's name and address (if different): \_\_\_\_\_

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

174 CHRISTY ROAD

378A54

Zone: RR

Present Use: SINGLE-FAMILY RESIDENCE

Setback Reduction from: Section 14-437 Future Use: SINGLE-FAMILY RESIDENCE

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: 5/18/04

  
Signature of Applicant

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 4232 PAGE 191 COUNTY Cumberland  
PLAN BOOK 116 PAGE 23 LOT 45

ADDRESS: 174 Christy Road, Portland, Maine

Job Number: 468-05

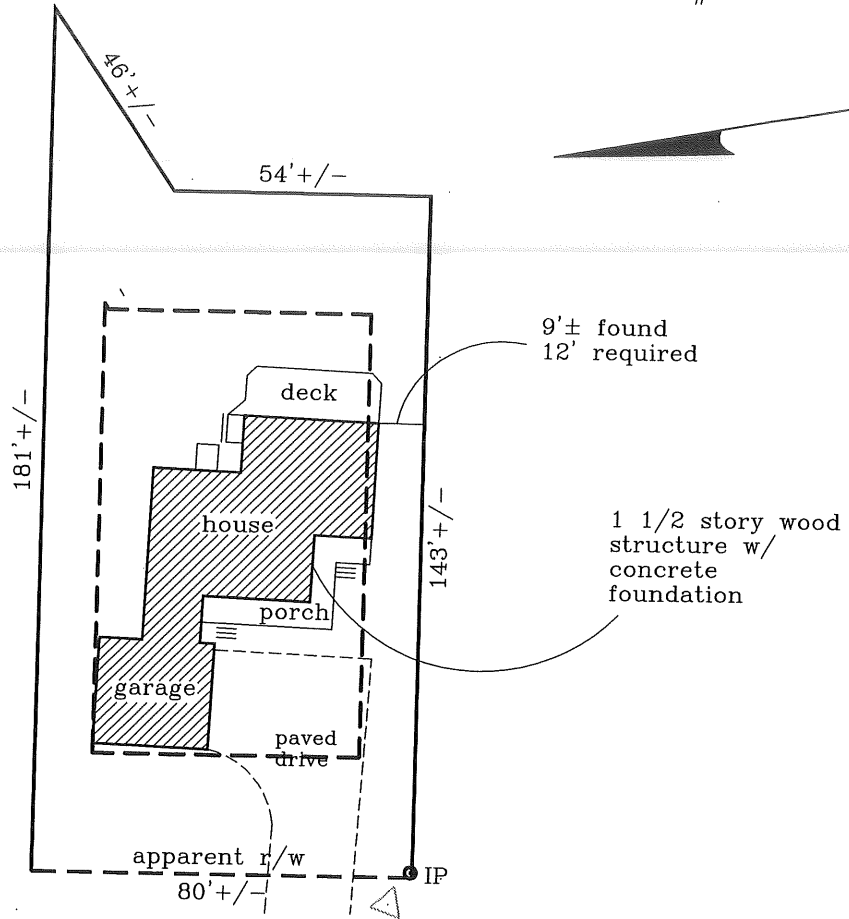
Inspection Date: 5-17-04

Scale: 1" = 40'

Client File#: 24-0877uc 916590

Buyers: Dan & Terri Fasulo

Sellers: Owen & Marsha Blaisdell



to Rustic Ln.

Christy Road

IP ◻ granite monument

◻ granite monument

I HEREBY CERTIFY TO: Guaranty Title Co.; True North Mortgage  
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do ~~XXX~~ violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0002 C

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

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

Card Number 1 of 1  
 Parcel ID 378 A054001  
 Location 174 CHRISTY RD  
 Land Use SINGLE FAMILY  
  
 Owner Address BLAISDELL MARSHA E & OWEN V JTS  
 174 CHRISTY RD  
 PORTLAND ME 04103

Book/Page  
 Legal 378-A-54  
 CHRISTY RD 172-176  
 11930 SF

Valuation Information

|          |           |           |
|----------|-----------|-----------|
| Land     | Building  | Total     |
| \$35,490 | \$139,860 | \$175,350 |

Property Information

|                    |                 |                     |                  |                      |                  |  |
|--------------------|-----------------|---------------------|------------------|----------------------|------------------|--|
| Year Built<br>1978 | Style<br>Cape   | Story Height<br>1.5 | Sq. Ft.<br>2192  | Total Acres<br>0.274 |                  |  |
| Bedrooms<br>4      | Full Baths<br>2 | Half Baths<br>1     | Total Rooms<br>7 | Attic<br>None        | Basement<br>Full |  |

Outbuildings

|      |          |            |      |       |           |
|------|----------|------------|------|-------|-----------|
| Type | Quantity | Year Built | Size | Grade | Condition |
|------|----------|------------|------|-------|-----------|

Sales Information

|      |      |       |           |
|------|------|-------|-----------|
| Date | Type | Price | Book/Page |
|------|------|-------|-----------|

Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

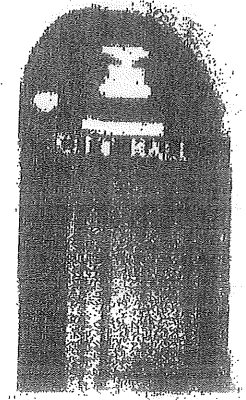
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**

# City of Portland INSPECTION SERVICES

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



## FACSIMILE TRANSMISSION COVER SHEET

|                             |                                       |
|-----------------------------|---------------------------------------|
| TO: <u>DAVID Provost</u>    | FROM: <u>Marge Schmuckal</u>          |
| FAX NUMBER: <u>879-1007</u> | NUMBER OF PAGES, WITH COVER: <u>2</u> |
| TELEPHONE: _____            | RE: <u>Setback reduction for</u>      |
| DATE: <u>5/21/04</u>        | <u>174 Christy Rd</u>                 |

Comments:

*Hope This helps*