



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

October 14, 2014

Richard Eaton
R.W. Eaton Associates
58 Pleasant Street
Westbrook, ME 04092

RE: 32-42 Patricia Lane – 387-A-017 – R-2 Zone

Dear Mr. Eaton,

I am in receipt of your request for a determination letter concerning the property located at 32-42 Patricia Lane. The entire lot is located in the R-2 Residential Zone. My Determination is based upon a signed stamped survey from Richard W. Eaton P.L.S. dated 9/22/2014.

The proposed lot split depicts the southern lot with an existing single family dwelling and a minimum lot size of 12,050 square feet. This southern lot as shown, meets all the minimum R-2 zone requirements and does not create any Land Use violations. However, it is pointed out that there are currently two rear decks with stairways. I could not find any permits on file for either one. These two decks should be legalized with an after the fact building permit.

It is also determined that the vacant lot (called the "North Lot") meets the lot size, lot width and street frontage requirements of the R-2 zone. The dimensional requirements can be met at time of a building permit. It can be built upon and reasonably meet all the R-2 dimensional requirements. It is also noted that currently a pool and a shed are on this proposed "vacant" lot. Prior to firming up the division of land, the shed should be removed or relocated. A permit is required for such actions. Also the pool will need to be removed. Separate lots do not allow a principal use of a pool or shed. They are both considered an accessory use to a principal use, usually a single family dwelling.

This letter is not a substitute for a building permit. It is not allowing the ability to build on the lot prior to the required building permit submission. If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

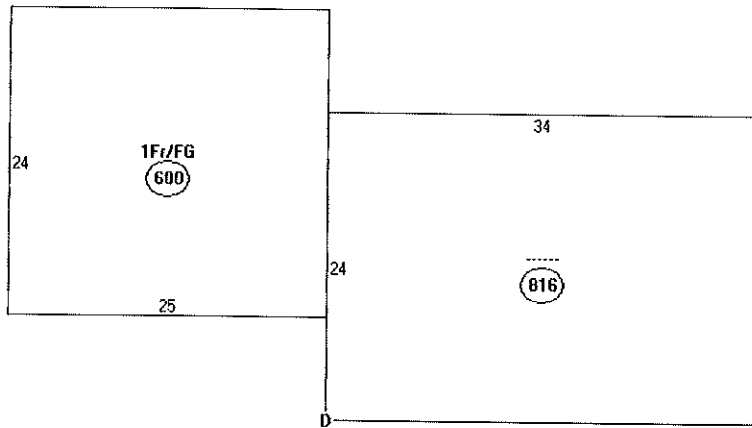
Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Applicant: Richard Eaton
 Address: 34 Patricia Lane

Date: 10/14/14
 C-B-L: 387-A-017

CHECK-LIST AGAINST ZONING ORDINANCE

Date -	South lot with existing 2 story	North lot VACANT
Zone Location - R-2		
Interior or corner lot -		
Proposed Use/Work - Divide lot into 2		
Sewage Disposal -	City	City
Lot Street Frontage - 50' min	89.52'	≈ 60'
Front Yard - 25' min	exist	36' to 80' width
Rear Yard - 25' min	38.5' scaled	
Side Yard - 1 story - 12' min 2 stories - 14' min	2 story 14.5' x 31'	CAN meet
Projections -		
Width of Lot - 80' min where principal bdg is placed	89.52 shown	Accounting on New lot
Height - 35' MAX	existing	- CAN meet
Lot Area - 10,000 ^{sq} min.	12,050 ^{sq} given	12,670 ^{sq} given
Lot Coverage/ Impervious Surface - 20% MAX	2246 ÷ 12050 = 18.6% 1748 ÷ 12050 = 14.5%	VACANT
Area per Family - 10,000 ^{sq}	meets	meets
Off-street Parking - 2 per lot	has a 2 car garage	CAN meet
Loading Bays - N/A		
Site Plan - req for New Single-Fam Dwelling		
Shoreland Zoning/ Stream Protection - N/A		
Flood Plains - Panel 2 - Zone X		
* must remove pool & shed for vacant lot		



Descriptor/Area

- A: -----
 - 816 sqft
 - B: 1Fr/FG
 - 600 sqft
 - C: RP2
 - 600 sqft → Pool now another
 - D: RS1
 - 20 sqft → shed another property
- 9x11 scaled = 99 sqft

816
600

1416 sqft

unpermitted rear

Decks

- 10x20 = 200
- 6x9 = 54
- 6x7 = 42
- 3x12 = 36

332 sqft

$12,050 \text{ sqft} \times 20\% = 2,410 \text{ sqft}$ max coverage

1748 sqft total

14.5% lot cov.



R.W.
EATON
ASSOCIATES
LAND SURVEYING & REAL ESTATE

RECEIVED
OCT 02 2014
Dept. of Building Inspections
City of Portland Maine

September 30, 2014

Dear Code Enforcement,

In behalf of the owner I am requesting a review and determination letter on a lot split located 34 Patricia Lane, Portland ME. 04103. Currently owned by Mark Deane with deed Book 14617 Page 44.

Attached with this letter is a boundary survey with the proposed split. The lot is Tax Map 387 Lot A 017. It is zoned R-2.

Currently there is a 2 story house on one side of the lot to be split. I have a building envelope with 14' foot side setback and 25' rear setback. The front setback is located when the width of the lot exceeds 80' feet.

Thank you for your consideration of this issue.

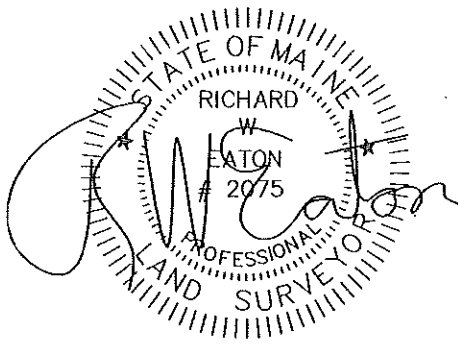
Regards



Richard Eaton

Cell #415-2907

CERTIFICATION



RICHARD W. EATON P.L.S. # 2075

LEGEND

⊙ 5/8" Rebar Set With Cap

○ Rebar/Iron Pipe Found

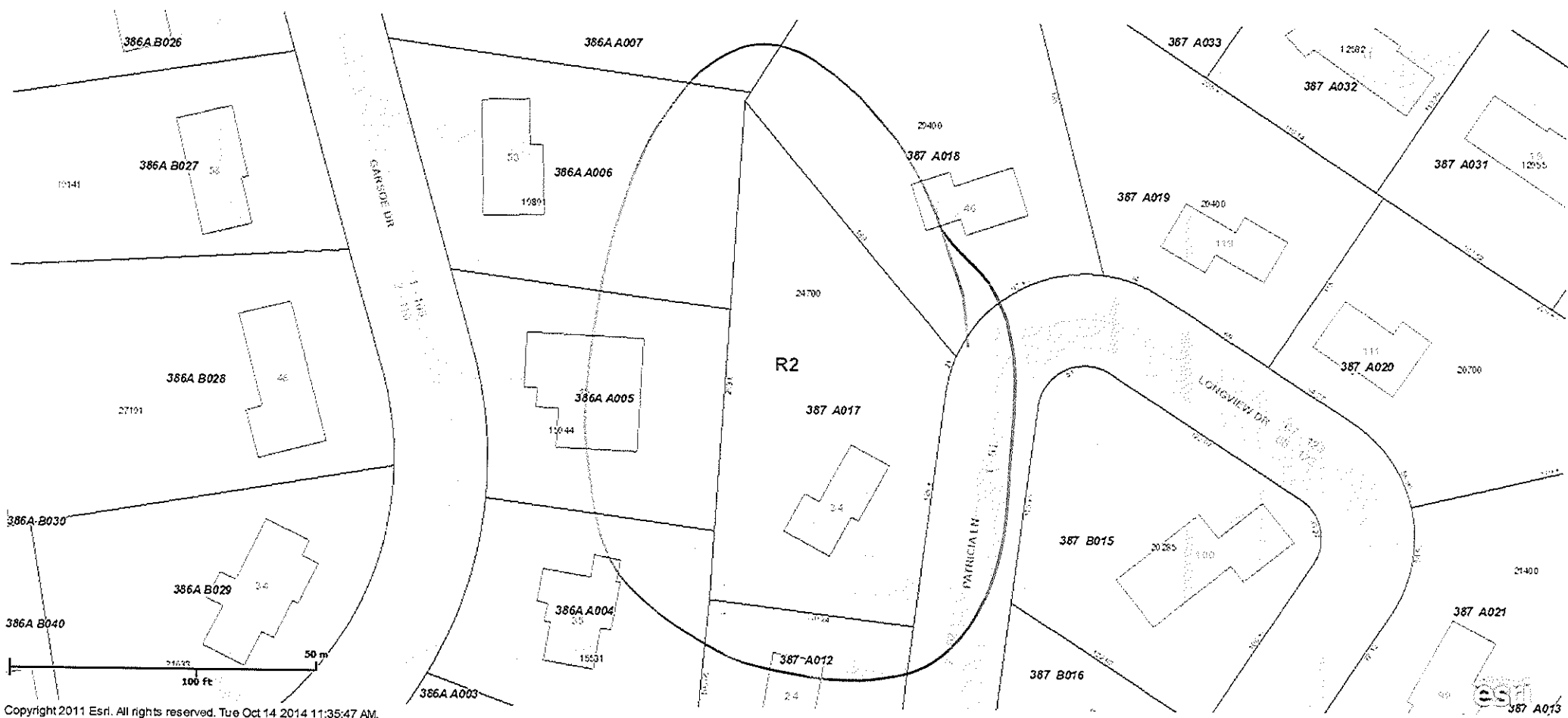
⌚ Utility Pole

N.F. Now or Formerly

1324/98 Book & Page

—□—□—□— Fence

34 Patricia LN



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2053	Applicant: DEANE MARK R
Project Name: 34 PATRICIA LN	Location: 34 PATRICIA LN
CBL: 387 A017001	Application Type: Determination Letter
Invoice Date: 10/02/2014	

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
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 387 A017001
Bill To: DEANE MARK R
 34 PATRICIA LN
 PORTLAND , ME 04103

Application No: 0000-2053
Invoice Date: 10/02/2014
Invoice No: 46780
Total Amt Due: \$0.00
Payment Amount:

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](#)