
291 Summit Street - Permit #00731

Darya I. Zappia <dzappia@nhdlaw.com>
To: Christina Stacey <cstacey@portlandmaine.gov>

Thu, May 25, 2017 at 11:20 AM

Good morning, Chris,

Attached is the plan without comments.

I am also attaching another plan for the same property prepared by Matthew Ek of Sebago Technics. That plan shows the same bearings as the plan you already have on file. The bearing dimensions on the plans do not match the previous description in the deed due to the difference between Magnetic North used in the deed and the Grid North used on the plans. The bearings on the plans match the bearings shown on the attached legal descriptions of the subject property and the driveway and are on the Maine State Plane Coordinate System as required by the City of Portland when performing site plans. Here is a good article on this subject, <https://www.ordnancesurvey.co.uk/resources/maps-and-geographic-resources/finding-north.html>

The parties are finalizing their arrangement regarding the driveway conveyance, and I should be able to update you before the end of the week on when the conveyance will occur. In any event, this is not going to be an issue. I hope the application can proceed to the next stages of examination without delay because of this item which will be addressed shortly.

Finally, a moment ago I forwarded to you a note from my client/the applicant confirming that I am authorized to represent it in connection with its permit application.

At this stage, I understand that access to the road is the only outstanding item from the zoning perspective. Please let me know if you have any other questions or concerns.

As always, thank you for your help.

Darya

Darya I. Zappia | Attorney

Norman, Hanson & DeTroy

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From: Christina Stacey [mailto:cstacey@portlandmaine.gov]

Sent: Thursday, May 25, 2017 7:28 AM

To: Darya I. Zappia

Subject: Re: 291 Summit Street - Permit #00731

Thanks Darya.

On the plan comment boxes, the issue is that when the plans are uploaded into our electronic review system (E-Plan), the feature loses its functionality and you can't read the comments, so it just ends up having red boxes for no reason. If we can get a version without that layer, I think it would be helpful.

On the bearings I know that surveyors often go in different directions but in my experience the the bearing numbers are usually the same, just the directions change (so SW changes to NE, etc.). It seems like the description in the deed might use a whole different bearing system or something. I'm sure a surveyor could explain it – as I said, I just don't know enough about surveying to be able to interpret this!

I will wait to hear back from you on all items.

Best,
Chris

On Wed, May 24, 2017 at 3:53 PM, Darya I. Zappia <dzappia@nhdlaw.com> wrote:

Hi, Chris,

Thank you for your email. This is my client's project, and I will have him send you an email confirming that I indeed represent the applicant in connection with this permit application.

If you move the mouse cursor to the red box, you will see pertinent copies. But if you need a plan without these comments, I can certainly get you one.

I will take a look at the title and get back to you on the road frontage piece.

As to the bearings, I think it is not unusual for a surveyor preparing a plan to go in another direction when describing the bearings than those in an existing legal description but I will get in touch with our person and get back to you with an official explanation.

Thanks again,

Darya

Darya I. Zappia | Attorney

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From: Christina Stacey [mailto:cstacey@portlandmaine.gov]

Sent: Wednesday, May 24, 2017 1:12 PM

To: Darya I. Zappia

Subject: 291 Summit Street - Permit #00731

Hi Darya,

I just did an initial zoning review on the application you submitted to install a modular home at 291 Summit Street. I have a few questions/requests:

1) Are you representing "291 Summit St, LLC" or are you one of the principals? If you are not an owner, we need a letter from one of the principals of the LLC authorizing you to represent them in this application.

2) The Residential Site Plan Sheets C-101, C-300, and C-301 seem to have some kind of mark-up on them (red boxes). See attached for example. Can the consultant provide clean copies? They can be e-mailed directly to me.

3) We need a copy of the deed conveying the strip of land that will run from the lot to the road. Until this conveyance is made, the lot is non-conforming because it has no road frontage. We cannot issue a building permit until the lot is made conforming.

4) I might be misunderstanding (my surveying knowledge is limited), but it appears that the bearings described on the deed that was submitted do not match those shown on the site plan. Can you and/or a surveyor look at this and let me know if it is a discrepancy or provide an explanation?

The application will also be reviewed by the planning department and they may have additional questions, which will be sent to you directly.

Thanks,
Chris

—

Chris Stacey - Zoning Specialist

Permitting & Inspections Department

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Chris Stacey - Zoning Specialist

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4 attachments



16047-des02-Back Lot.docx
16K



16047-des01-driveway.docx
18K



Lot Division Plan (Sebago Technics).PDF
421K



Residential Site Plan Sheet C-101 (Final) (No Comments).PDF
898K