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

May 22, 2012

Patricia Regner  
Contract Change Department  
TD Bank, N.A.  
P.O. Box 1377  
Lewiston, ME 04243

RE: Partial Release, 74 Gertrude Avenue – 402-D-6,7,8,9 - R-3 Zone

Dear Ms. Regner,

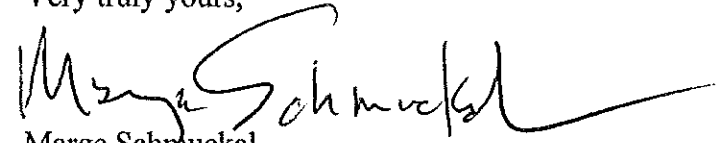
I am in receipt of a zoning determination request in regard to the property located at 74 Gertrude Avenue, Portland, Maine. My determination is based upon a signed and stamped survey prepared by John W. Swan of Owen Haskell, Inc. labeled "Existing conditions survey on Gertrude Avenue, Portland, Maine" made for Timothy Higgins, job No. 2012-033P. I have also depended upon an unsigned and unstamped "Boundary Survey" prepared by John W. Swan of Owen Haskell, Inc., Job No. 92134 P.

Based upon the survey information and City files, I have determined that the lot division that is proposed meets the following criteria:

- 1) The underlying zone used for compliance is the R-3 Residential Zone in which the entire property is located.
- 2) The newly proposed, vacant lot consisting of 6,893 square feet is meeting the R-3 zone requirements for lot size, street frontage and minimum lot width. The other R-3 dimensional requirements will be reviewed when this office receives a building permit application for the construction of a new single family dwelling. The proposed, vacant lot shows the potential of a new single family dwelling being able to meet all the R-3 zone dimensional requirements.
- 3) The remaining lot with the existing single family dwelling, consisting of 12,708 square feet, is also meeting the R-3 zone requirements for lot size, street frontage and minimum lot width.
- 4) My research shows that the original single family building was constructed prior to the basis of the City's Zoning Ordinance of June 5, 1957.
- 5) The records in Inspection Services do not show the required permits for all the improvements that have been done to this property since the principal dwelling was constructed. In addition, several structures are straddling the property line and do not meet the R-3 zone dimensional requirements.
- 6) The single division of land as proposed does not require a subdivision review. However, separate reviews and permits are required for the development of a new single family dwelling on a lot.

If you have any further questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Marge Schmuckal  
Zoning Administrator

Cc to: Stephen & Carol Mackenzie, 74 Gertrude Ave., Portland, ME 04103

Applicant: Stephen & Grol Mackenzie Date: 5/21/12  
 Address: called 74 Gertrude Ave C.B.L.: 402-D-6, 7, 8, 9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Split A lot into 2 lots

built 1950  
 with existing  
 1 family

Zone/Location - R-3 separated  
 VACANT lot

Interior or corner lot -

Proposed Use/Work -

VACANT PLEASANT lot

remaining 1 family

Sewage Disposal - City ASSUMED

200' total  
 Lot Street Frontage - 50' min

70' proposed

130' remains

Front Yard -

None proposed yet

20.25' setback

Rear Yard -

None proposed yet

- 25' for main structure  
 10' x 20' shed - over  
 fence side

Side Yard -

None proposed yet

2 story 1st floor - less than 1'

Projections -

Width of Lot - 65' min

70' proposed

Height - 35' MAX

None proposed yet

19,601 # total  
 Lot Area - 6,500 sq ft

6,893 # per owner  
 Haskell  
 Summary

12,708 # remains

Lot Coverage/Impervious Surface - 35%

None proposed yet

Area per Family - 6,500 sq ft

Off-street Parking - 2 min

Loading Bays - N/A

Site Plan -

Shoreland Zoning/Stream Protection - N/A

N/A

Flood Plains - panel 7 zone X

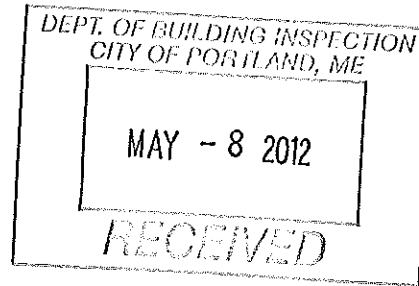
lots of work done  
 without  
 required permits

Stephen A. / Carol MacKenzie  
74 Gertrude Avenue • Portland, ME 04103

7495198

April 30, 2012

Patricia Regner  
Contract Change Department  
TD Bank, N.A.  
P.O. Box 1377  
Lewiston, ME 04243



Re: Partial Release, 74 Gertrude Avenue, Portland, ME 04103

Thank you for your help in guiding us through the many steps required in our effort to release a portion of our property for sale. We will do our best to accommodate your needs in this process as expediently as possible.

#### OVERVIEW

We are the owners of record of this property, the current mortgage for which is recorded in Book 18975, Page 193, a/k/a Lots 71, 72, 73 and 74. Each of these lots is 50' x 100' and the total size of these lots is approximately 20,000 square feet. Our home is located on Lots 73 and 74 and was purchased in 1986. Lots 71 and 72 are vacant land that we purchased in 1992. We now wish to sell 7,500 square feet of this vacant land. This sale will leave us with approximately 12,500 square feet of property on which our home is located; nearly double the minimum lot size in the City of Portland. It should be noted that all of the property referenced in this request is located on an unaccepted street, with no sewer or other appurtenances that would be standard on an accepted street in the City of Portland.

Our reason for wishing to sell a portion of this property is that we have negotiated with the potential buyer to extend the sewer that he will be required to install to our property and to tie us into the City sewer system. This will enable us to get rid of our septic system, thus markedly increasing the value of our home.

#### SPECIFIC ADDRESS TO ITEMS IN YOUR LETTER

- A Copy of the legal descriptions of both the original parcel and the remaining parcel are enclosed.
- A check for the \$300.00 non-refundable bank fee is enclosed.
- In my conversation with you it was my understanding that an appraisal was for the purpose of determining the value of the remaining property and to ensure that that value would be at least equal to or greater than our outstanding mortgage balance. Inasmuch as our remaining mortgage balance is approximately \$62,500.00, and even a cursory look at our home would indicate a value in excess of \$300,000, we are requesting a waiver of an appraisal.

Patricia Regner  
April 30, 2012  
Page 2

•A Partial Release of Mortgage is enclosed.

SUMMARY

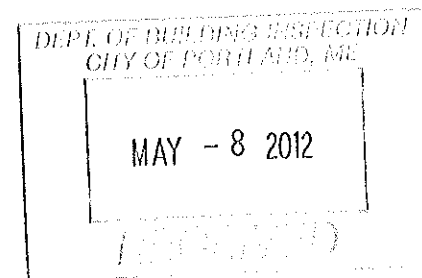
It is our belief that our request is pretty straight forward and does not present some of the sometimes seen issues that would make a decision difficult even in today's regulation driven climate. Please know that we completely understand your need to comply with what we are sure are a myriad of new rules and regulations, and we are willing to work with you to get to our goal of selling this parcel as quickly as possible.

We hope that we have successfully addressed all of the requirements for your consideration of this request for partial release. Of course, if there are omissions or questions regarding the information provided, please do not hesitate to contact either of us. Our e-mail address and phone numbers are provided below.

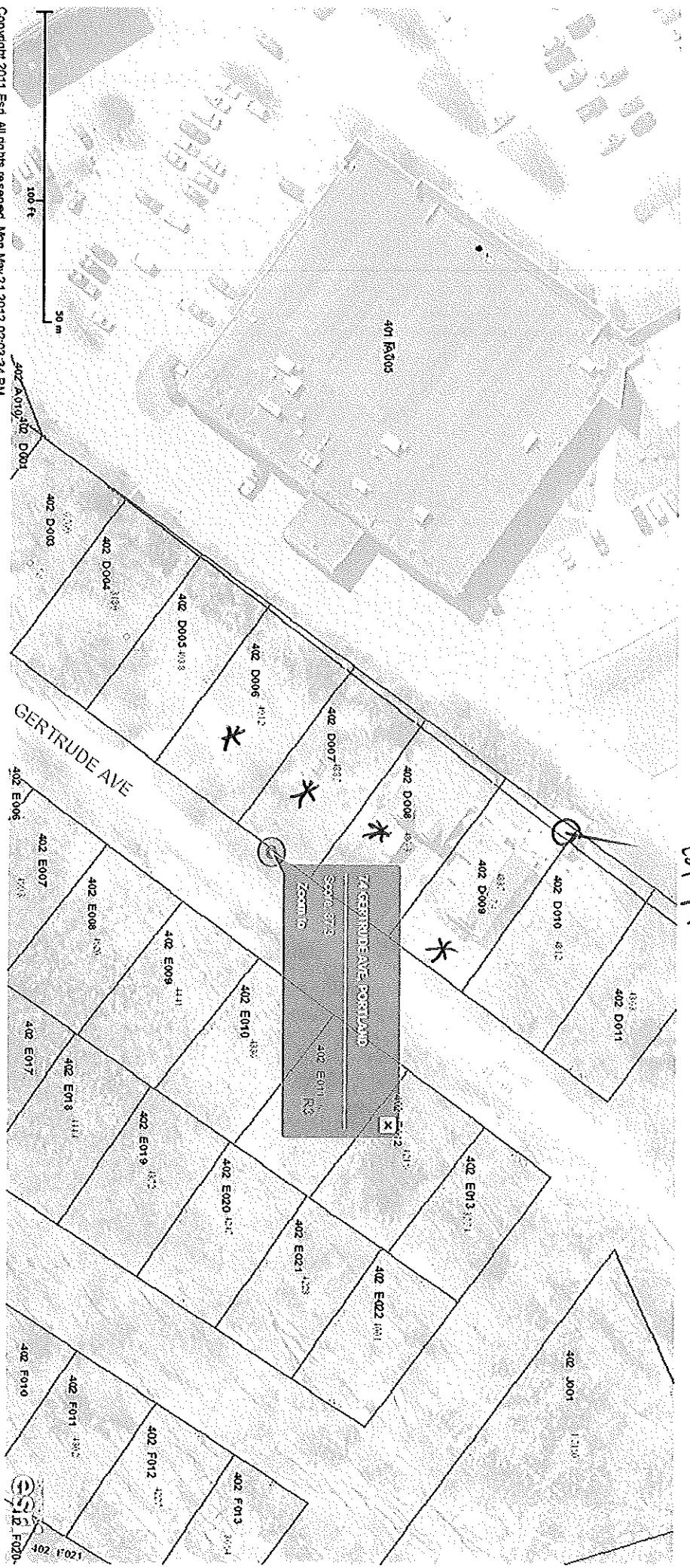
Thank you for your consideration of our request.

Stephen A. MacKenzie  
[cmackenz@maine.rr.com](mailto:cmackenz@maine.rr.com)  
(207) 749-5198

Carol MacKenzie  
[cmackenz@maine.rr.com](mailto:cmackenz@maine.rr.com)  
(207) 749-4765



# 74 Gertrude Ave



# Gertrude Ave



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8186

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:**

<b>Services</b>	<b>CBL</b>	402 D006001
	<b>Land Use Type</b>	SINGLE FAMILY
	<b>Property Location</b>	74 GERTRUDE AVE
	<b>Owner Information</b>	MACKENZIE CAROL A & STEPHEN A JTS 74 GERTRUDE AVE PORTLAND ME 04103
	<b>Book and Page</b>	13811/134
	<b>Legal Description</b>	402-D-6-7-8-9 GERTRUDE AVE CALLED 74
	<b>Tax Relief</b>	19499 SF
	<b>Acres</b>	0.448
	<b>Tax Roll</b>	
	<b>Q &amp; A</b>	

**Current Assessed Valuation:**

<b>Services</b>	<b>TAX ACCT NO.</b>	41356	<b>OWNER OF RECORD AS OF APRIL 2011</b>
	<b>LAND VALUE</b>	\$79,600.00	MACKENZIE CAROL A & STEPHEN A JTS
	<b>BUILDING VALUE</b>	\$212,600.00	74 GERTRUDE AVE PORTLAND ME 04103
	<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	
	<b>NET TAXABLE - REAL ESTATE</b>	\$282,200.00	
	<b>TAX AMOUNT</b>	\$5,158.62	
	<b>NET TAXABLE - REAL ESTATE</b>	\$282,200.00	

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



**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1950
<b>Style/Structure Type</b>	BUNGALOW
<b># Stories</b>	1
<b># Units</b>	1
<b>Bedrooms</b>	2
<b>Full Baths</b>	2
<b>Total Rooms</b>	7
<b>Attic</b>	FULL FINSH
<b>Basement</b>	FULL
<b>Square Feet</b>	2443



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

**Outbuildings/Yard Improvements:**

<b>Building 1</b>	
<b>Year Built</b>	1997
<b>Structure</b>	SHED-FRAME
<b>Size</b>	10X12
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

**Sales Information:**

Sale Date	Type	Price	Book/Page
5/12/1998	LAND + BUILDING	\$0.00	13811/134
7/8/1992	LAND + BUILDING	\$1,500.00	10176/202
11/8/1991	LAND + BUILDING	\$0.00	9793/197

[New Search!](#)

Best viewed at 800x600, with Internet Explorer





Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

## APPLICATION FOR PERMIT TO BUILD (30 CLASS BUILDING)

Portland, Me., SEP 22 1919

TO THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:--

Location lot 74 Cortrudo Avenue Ward 9 Fire Limits? no  
 Name of owner is? Ralph H. Bailey Address 369 Allen Avenue  
 Name of mechanic is? owner Address \_\_\_\_\_  
 Name of architect is? \_\_\_\_\_ Address \_\_\_\_\_  
 Proposed occupancy of building (purpose)? dwelling  
 If a dwelling or tenement house, for how many families? 1  
 Are there to be stores in lower story? \_\_\_\_\_  
 Size of lot, No. of feet front? \_\_\_\_\_; No. of feet rear? \_\_\_\_\_; No. of feet deep? \_\_\_\_\_  
 Size of building, No. of feet front? 20 ft; No. of feet rear? 20 ft; No. of feet deep? 22 ft  
 No. of stories, front? 1; rear? \_\_\_\_\_  
 No. of feet in height from the mean grade of street to the highest part of the roof? 18 ft  
 Distance from lot lines, front? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; rear? \_\_\_\_\_  
 Firetop to be used? yes  
 Will the building be erected on solid or filled land? solid  
 Will the foundation be laid on earth, rock or piles? \_\_\_\_\_  
 If on piles, No. of rows? \_\_\_\_\_ distance on centers? \_\_\_\_\_ length of? \_\_\_\_\_  
 Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_  
 Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rafters 2 x 6 24 O. C. Girders 6 x 8  
 Size of girts 4 x \_\_\_\_\_  
 Size of floor timbers? 1st floor 2:9, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 O. C. " " " " 16, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 Span " " " not over 16 ft, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
 Will the building be properly braced? \_\_\_\_\_  
 Building, how framed? \_\_\_\_\_  
 Material of foundation? concrete thickness of? 12 in laid with mortar? \_\_\_\_\_  
 Underpinning, material of? concrete height of? 2 ft thickness of? 8 in  
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt  
 Will the building be heated by steam, furnaces, stoves or grates? furnace Will the flues be lined? yes  
 Will the building conform to the requirements of the law? yes  
 Means of egress? \_\_\_\_\_

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? \_\_\_\_\_  
 What will be the clear height of first story? \_\_\_\_\_ second? \_\_\_\_\_ third? \_\_\_\_\_  
 State what means of egress is to be provided \_\_\_\_\_  
 Scuttle and stepladder to roof? \_\_\_\_\_

Estimated Cost,

\$ 2,000.

Signature of owner or authorized representative,

Address,

R. H. Bailey  
369 Allen Ave

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. STREET DEVELOPMENT NO. AREA DIST. ZONE CHART BLOCK LOT CURR. DESC.

0350 Gertrude Ave. *Coller* 74 8837 12 102 D 8-9

TAXPAYER ADDRESS AND DESCRIPTION

RECORD OF TAXPAYER

YEAR BOOK PAGE

PROPERTY FACTORS IMPROVEMENTS

BAILEY RALPH L  
74 GERTRUDE AVE.  
CITY

*Coller Gertrude E. 1958*

LAND & BLDG. GERTRUDE AVE. LOTS  
~~74~~ REC. PL. WADCO PARK ASSESS-  
ORS PLAN 402-D-8-9 AREA 9700 SQ.  
FT.

TOPOGRAPHY WATER SEWER GAS  
LEVEL HIGH SEWER  
LOW GAS  
ROLLING ELECTRICITY  
SWAMPY ALL UTILITIES  
STREET TREND OF DISTRICT  
PAVED IMPROVING  
SEMI-IMPROVED STATIC  
DIRT DECLINING  
SIDEWALK  
TILLABLE PASTURE WOODED WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19-56
100	99	1.50	99	1.50	1950	80
50	99	1.50	99	1.50		80
TOTAL VALUE LAND						1.50
TOTAL VALUE BUILDINGS						1760
TOTAL VALUE LAND AND BUILDINGS						2110

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD	INCREASE	DECREASE
LAND	100	
BLDG.	925	
TOTAL	1025	
LAND	100	
BLDG.	1175	
TOTAL	1275	
LAND	50	
BLDG.	1175	
TOTAL	1225	50

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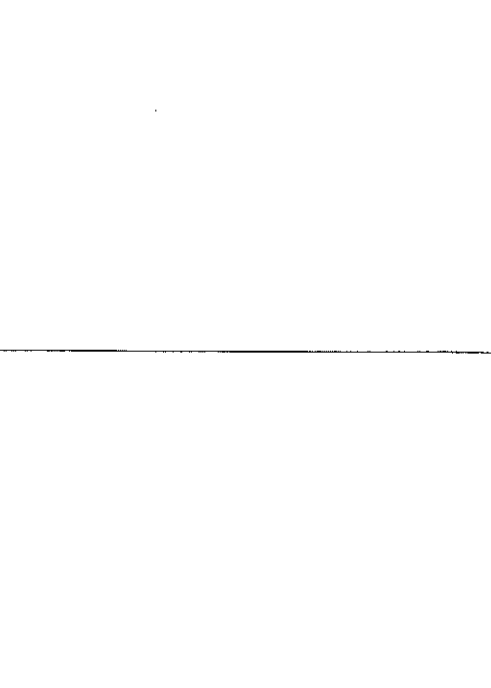
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BLDG.	925	
TOTAL	1025	
LAND	100	
BLDG.	1175	
TOTAL	1275	
LAND	50	
BLDG.	1175	
TOTAL	1225	50

720

RECORD OF BUILDINGS  
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT: B—GOOD: C—AVERAGE: D—CHEAP: E—VERY CHEAP

YEAR 19

YEAR 19



FOUNDATION		FLOOR CONST.		PLUMBING		COMPUTATIONS	
CONCRETE	WOOD JOIST	BATHROOM	UNIT	1951	3160		
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	768 S. F.				
BRICK OR STONE	MILL TYPE	WATER CLOSET	ADDITIONS		7680		
PIERS	REIN. CONCRETE	LAVATORY	BASEMENT		650		
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK	WALLS		100		
1/4 1/2 3/4	B 1 2 3	STD. WAT. HEAT	ROOF				
NO. CELLAR	CEMENT	AUTO. WAT. HEAT	FLOORS				
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.	ATTIC				
CLAPBOARDS	PINE	LAUNDRY TUBS	FINISH				
WIDE SIDING	HARDWOOD	NO PLUMBING	FIREPLACE				
DROP SIDING	TERRAZZO	TILING	HEATING				
NO SHEATHING	TILE	BATH FL. & WCOT.	PLUMBING				
WOOD SHINGLES	✓	TOILET FL. & WCOT.	HEATING				
ASBES. SHINGLES	✓	ELECTRIC LIGHTING	PLUMBING				
STUCCO ON FLAME	ATTIC FLR. & STAIRS	NO LIGHTING	HEATING				
STUCCO ON TILE	INTERIOR FINISH	ELECTRIC	HEATING				
BRICK VENEER	B 1 2 3	NO. OF ROOMS	HEATING				
BRICK ON TILE	PINE	1ST	HEATING				
SOLID BRICK	HARDWOOD	2ND	HEATING				
STONE VENEER	PLASTER	3RD	HEATING				
CONG. OR CIND. D.L.	UNFINISHED	OCCUPANCY	HEATING				
TERRA COTTA	METAL CLG.	SINGLE FAMILY	HEATING				
VITROLITE	RECREAT. ROOM	TWO FAMILY	HEATING				
FLATE GLASS	FINISHED ATTIC	APARTMENT	HEATING				
INSULATION	FIREPLACE	STORE	HEATING				
WEATHERSTRIP	HEATING	THEATRE	HEATING				
ROOFING	PIPELESS FURNACE	HOTEL	HEATING				
ASPH. SHINGLES	HOT AIR FURNACE	OFFICES	HEATING				
WOOD SHINGLES	FORCED AIR FURN.	WAREHOUSE	HEATING				
ASBES. SHINGLES	STEAM	COMM. GARAGE	HEATING				
SLATE TILE	HOT WAT. OR VAPOUR	GAS STATION	HEATING				
METAL	NO HEATING	ECONOMIC CLASS	HEATING				
COMPPOSITION	GAS BURNER	OVER BUILT	HEATING				
ROLL ROOFING	OIL BURNER	UNDER BUILT	HEATING				
INSULATION	STOKER		HEATING				

SUMMARY OF BUILDINGS

YEAR	1951	1951 TOTAL BLDGS.
TAX VAL.		1960
OLD VAL.		
CHANGE		

**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 74 Gertrude Ave		Owner: MacKenzie, Carol	Phone: 774-9891/797-7706	Permit No: 980465
Owner Address: SAA Ptd, ME 04103		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Stephen MacKenzie		Address: 74 Gertrude Ave Ptd, ME 04103		Phone:
Past Use: 1-fam	Proposed Use: Same	COST OF WORK: \$ 20,000.00	PERMIT FEE: \$ 120.00	<b>PERMIT ISSUED</b> Permit Issued: MAY - 8 1998 <b>CITY OF PORTLAND</b>
Proposed Project Description: Construct Breezeway/Familyroom/Garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A3 Type 5 B BOCA Signature: [Signature]	
		Signature: [Signature]	Date: [Date]	
Permit Taken By: Mary Gresik	Date Applied For: 05 May 1998			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH REQUIREMENTS**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: 05 May 1998 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning: CBL: 402-D-006+789  
 Zoning Approval: to remain family  
 Special Zone or Reviews  
 Shoreland No New Kitchen  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  
 Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied  
 Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: \_\_\_\_\_  
 CEO DISTRICT 7  
 K Carroll



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Receipts Details:

**Tender Information:** Check , BusinessName: visa, Check Number: 11826

**Tender Amount:** 150.00

Receipt Header:

**Cashier Id:** gguertin

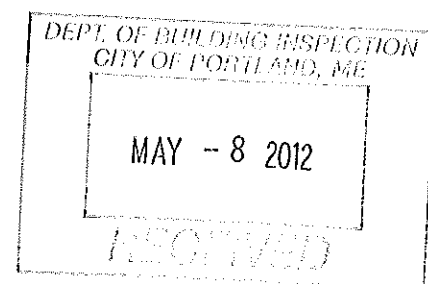
**Receipt Date:** 5/8/2012

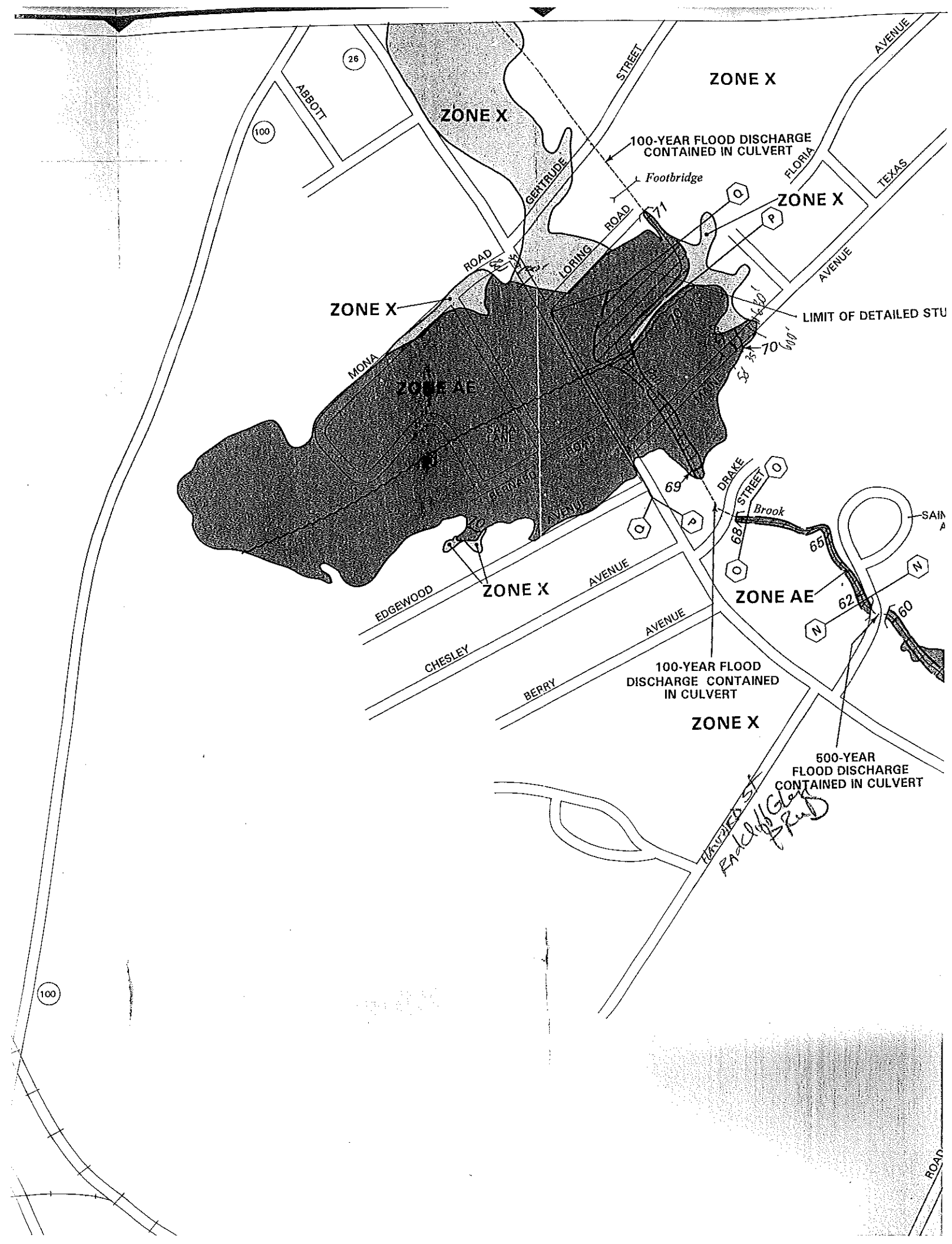
**Receipt Number:** 43701

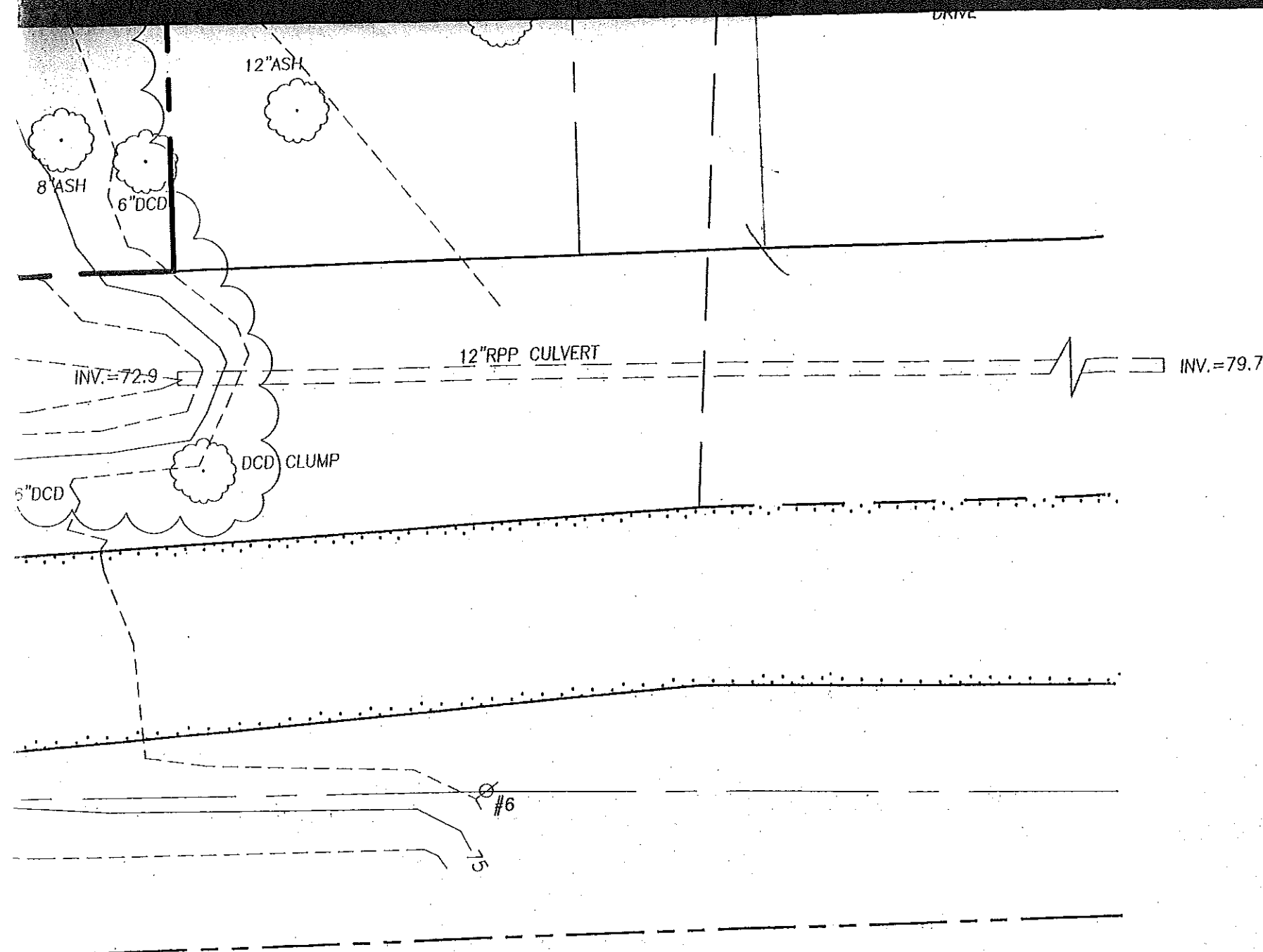
Receipt Details:

Referance ID:	393	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 74 Gertrude Ave.			

Thank You for your Payment!







1 1/2 STORIES	8 FT
2 STORIES	14 FT
2 1/2 STORIES	16 FT
SIDE YARD * ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	N/A
MULTIPLEX OTHER USES	65 FT

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAT.

**UTILITIES NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

MAY - 8 2012

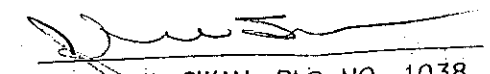
**EXISTING CONDITIONS SURVEY**  
ON  
GERTRUDE AVENUE, PORTLAND, MAINE  
MADE FOR  
**TIMOTHY HIGGINS**  
BAY STREET, PORTLAND, MAINE

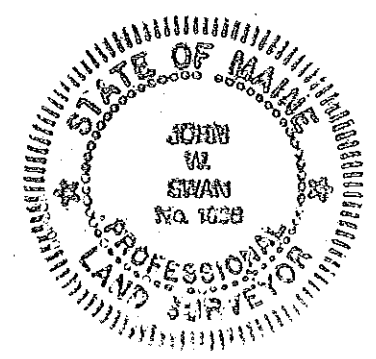
**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	RRL	MARCH 14, 2012	2012-033P
Check By	JWS	Scale	Drwg. No.

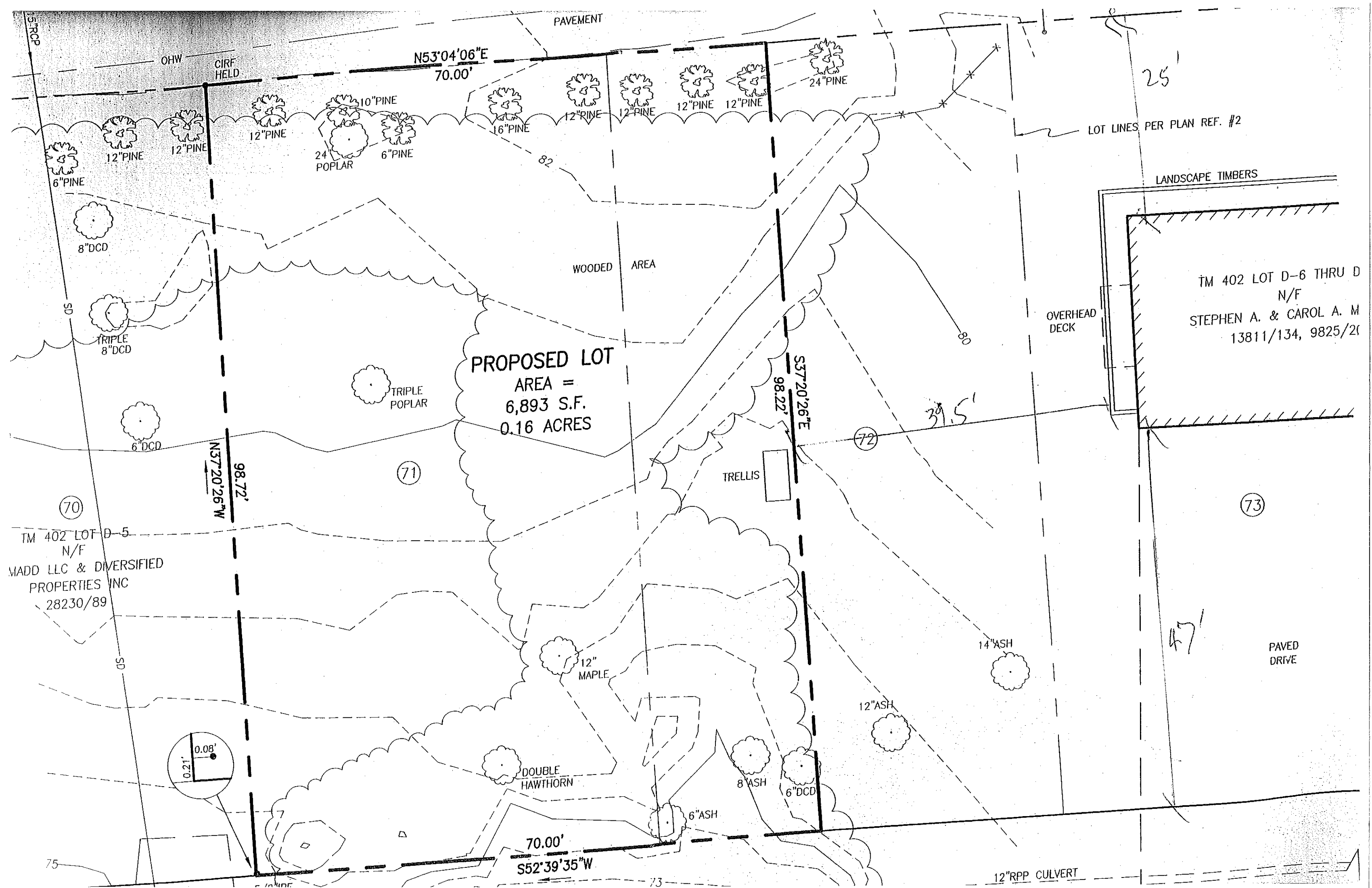
**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 5-2-12  
  
 JOHN W. SWAN, PLS NO. 1038



ROL A. MACKENZIE  
 RT OF D-7 AS SHOWN ON THE CITY  
 NCE 1, MAGNETIC 1942.  
 ED IN THIS AREA.





UTILITY POLE

MANHOLE

CONIFEROUS TREE

DECIDUOUS TREE

GRANITE CURB

OVERHEAD WIRES

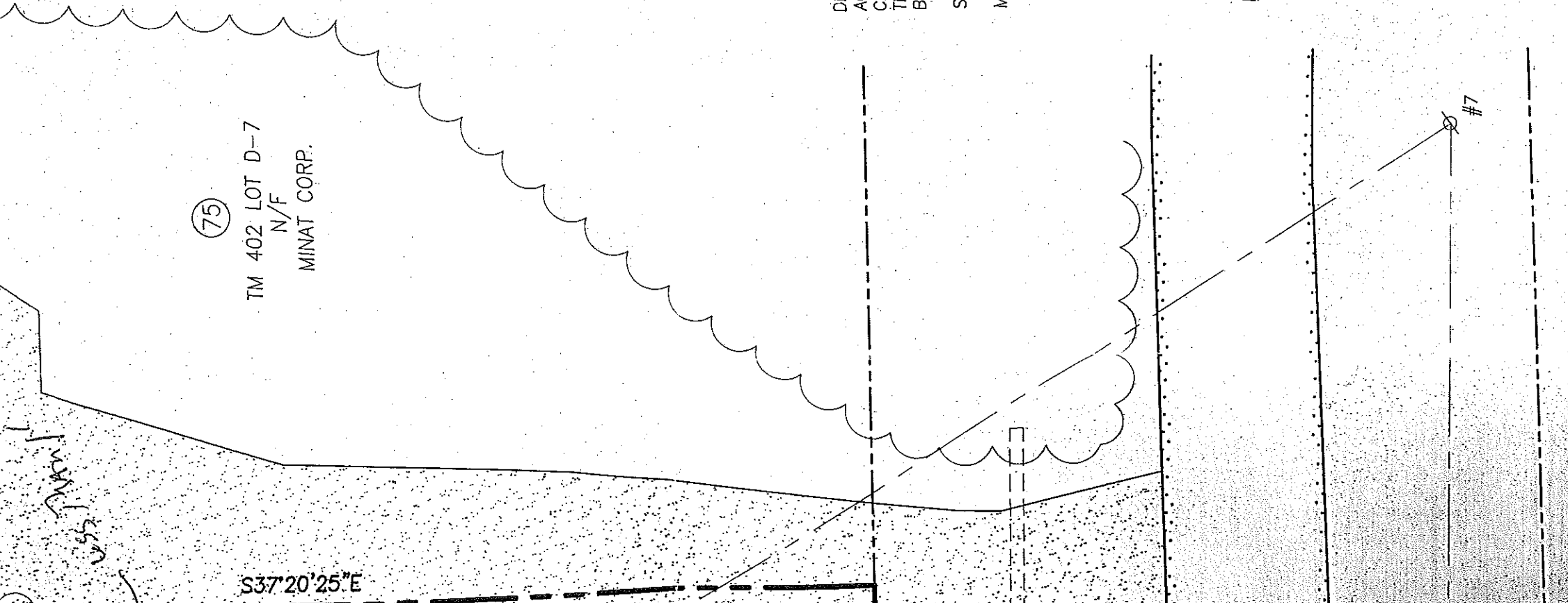
LOT NUMBER PER PLAN REFERENCE 2

①

⑦⑤

TM 402 LOT D-7  
N/F  
MINAT CORP.

S37°20'25"E



### ZONING

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

SPACE AND BULK REQUIREMENTS R-3 ZONE

MINIMUM LOT SIZE

6,500 S.F.  
50 FT

MINIMUM FRONTAGE

MINIMUM SETBACKS:

FRONT YARD

REAR YARD

SIDE YARD \*

1 STORY

1 1/2 STORIES

2 STORIES

2 1/2 STORIES

SIDE YARD \* ON SIDE STREET

MINIMUM LOT WIDTH

MULTIPLEX-  
OTHER USES  
N/A  
65 FT

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAT.

MAY - 8 2012

CERTIFIES THAT THIS PLAN IS BASED ON THE GROUND FIELD SURVEY AND KNOWLEDGE, INFORMATION AND BELIEF, OF LICENSURE FOR PROFESSIONAL STANDARDS OF PRACTICE.

JOHN W. SWAN, PLS NO. 1038

## BOUNDARY SURVEY

ON

GERTRUDE AVENUE, PORTLAND, MAINE

MADE FOR

**STEPHEN A. & CAROL A. MACKENZIE**  
74 GERTRUDE AVE., PORTLAND, MAINE 04103

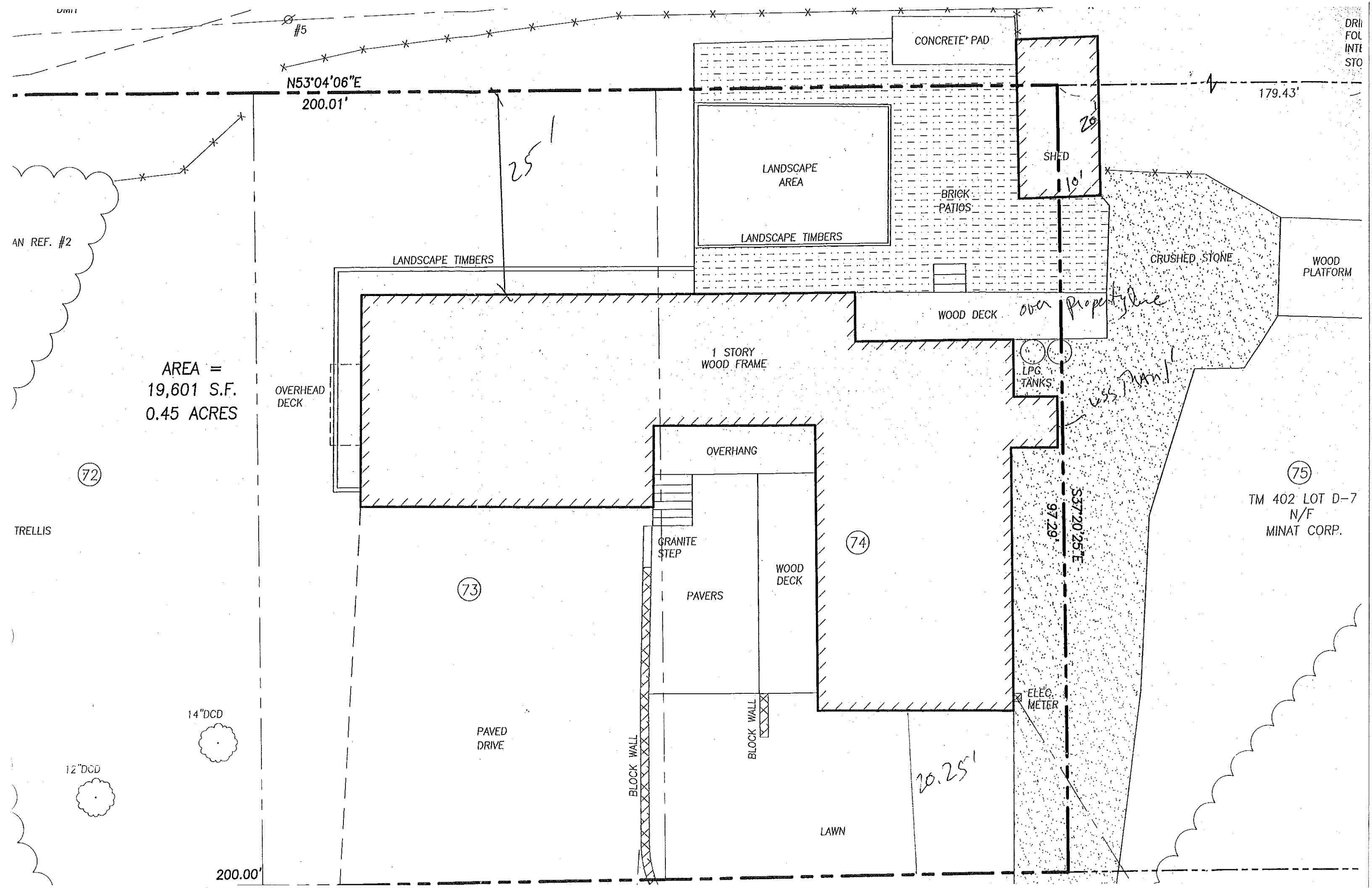


**OWEN HASKELL, INC.**

390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	DECEMBER 19, 2011	Job No.	92134 P
Trace By	RRL			Drwg. No.	1
Check By	JWS				
Book No.	1100	Scale		1" = 10'	



AREA =  
19,601 S.F.  
0.45 ACRES

$N53^{\circ}04'06''E$   
200.01'

179.43'

AN REF. #2

72

TRELLIS

12"DCD

14"DCD

200.00'

LANDSCAPE TIMBERS

LANDSCAPE AREA

LANDSCAPE TIMBERS

CONCRETE PAD

SHED

BRICK PATIOS

CRUSHED STONE

WOOD PLATFORM

WOOD DECK

over property line

1 STORY WOOD FRAME

LPG TANKS

less than 1'

OVERHANG

75

TM 402 LOT D-7  
N/F  
MINAT CORP.

GRANITE STEP

PAVERS

WOOD DECK

74

ELEC. METER

$S37^{\circ}20'25''E$   
97.29'

PAVED DRIVE

BLOCK WALL

BLOCK WALL

LAWN

20.25'