



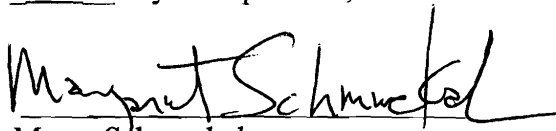
**CITY OF PORTLAND**

**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 18<sup>th</sup> day of September, 2007, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

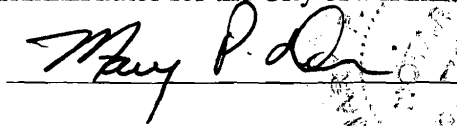
1. **Property Owner:** Lynne P. Hanhilaammi
2. **Address and Assessor's Chart, Block and Lot of subject property:**  
195 Virginia Street, Portland, ME 04103                      CBL: 404-C-4, 5, 6
3. **Property:** Cumberland County Registry Book 17749, Page 71.  
(Last recorded June 2, 2002 Deed in Chain of Title):
4. **Setback Reduction Granted:** This is to authorize an approximate twenty-three and a half (23.5) foot front yard setback in the R-3 Zone instead of the required twenty-five (25) foot front yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 18th day of September, 2007.

  
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 or Typed Name (Notary Public)  
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.

# 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 HAZARD 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, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) 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 ADJACENT'S DEEDS.

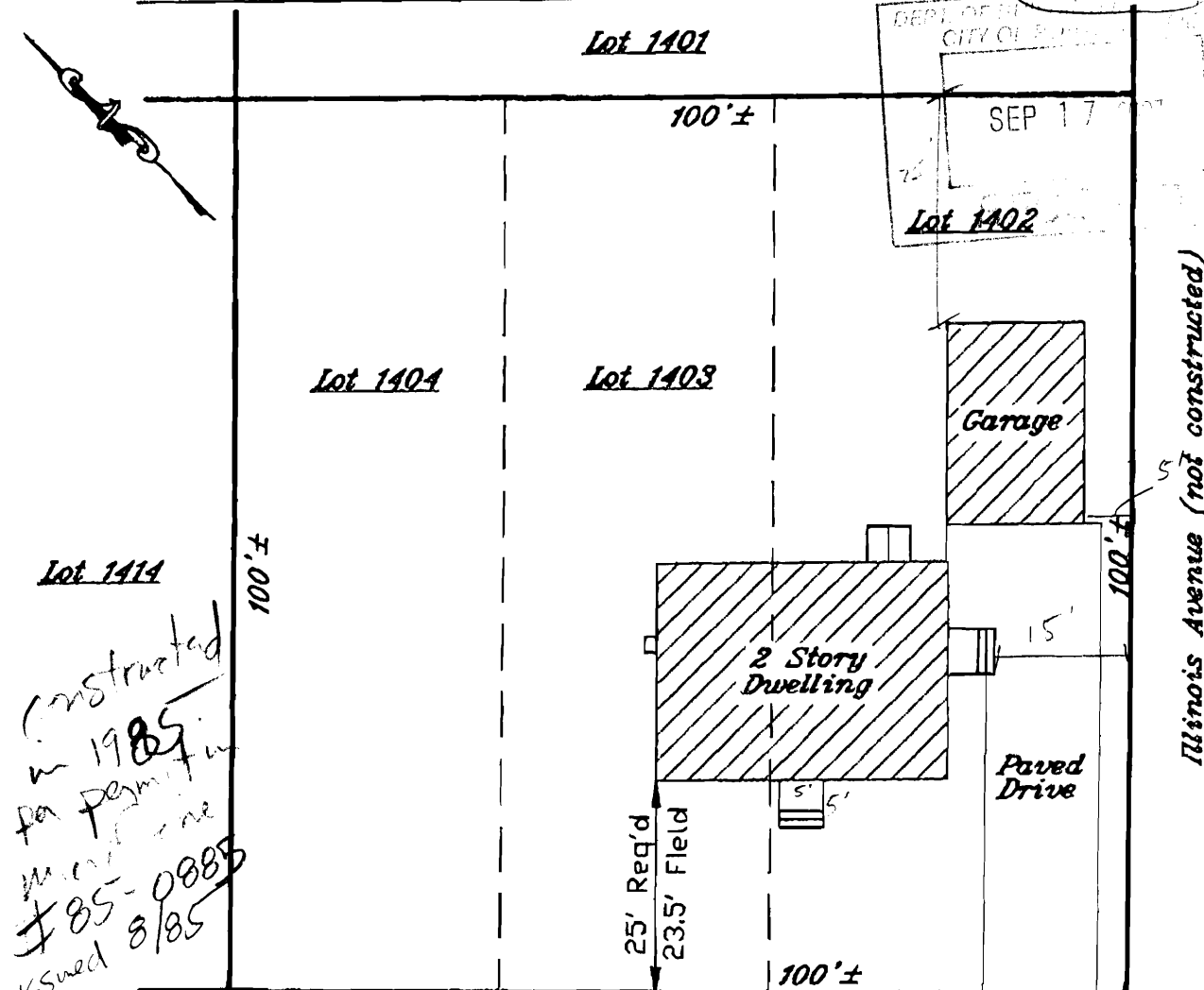
REV. 1/20/08

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.

ADDRESS: 195 Virginia Street  
Portland, Maine

INSPECTION DATE: 8/31/2007

SCALE: 1" = 20'



Illinois Avenue (not constructed)

asked per  
Jennie B.  
on permit  
# 04-0532

← To Allen Ave.

Virginia Street

INSP. BY NDB

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Kevin Monroe REQ. PARTY: Gateway Title of Maine, Inc.

OWNER: Layne P. Hanhiammi ATTORNEY: \_\_\_\_\_

LENDER: Countryside Home Loans, Inc. FILE No. 20720645 CLIENT No. \_\_\_\_\_

## TITLE REFERENCES:

DEED BOOK: 17749 PAGE: 71 LOT: 1402, 1403, 1404  
PLAN BOOK: 17 PAGE: 7  
COUNTY: Cumberland

James D. Nadeau, LLC  
Professional Land Surveyors

AMENDMENT TO PORTLAND CITY CODE  
§14-437 (ZONING ORDINANCE)  
RE: SETBACK REDUCTIONS

SEP 17 2007

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE  
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Section 14-437 of the Portland City Code is hereby enacted,  
said section to read as follows:

**Sec. 14-437. Setback reductions.**

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the City Council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

- (1) The name and address of the applicant and his or her interest in the subject property;
- (2) The name and address of the owner, if different from the applicant;
- (3) The address or location and the city assessor's chart, block and lot number of the subject property;
- (4) The present use and zoning classification of the subject property;
- (5) Plot plan showing sufficient monumentation to indicate the location of all structures existing and proposed in relation to the lot lines. Such a plan must be prepared by a State of Maine Registered Land Surveyor. If, in the opinion of the surveyor, sufficient monumentation is not available, then a standard boundary survey will be necessary to meet the requirements of this section.

(c) *Purpose.* The purpose of setback reductions is to validate the situs of mislocated single-family, owner-occupied residential structures and those structures accessory thereto,

14-437.SETBACK.001

10.06.93 (as passed 11/15/93) 1

which are not otherwise legally sited and which were in existence on (date of passage). November 15, 1993

(d) Conditions for setback reductions. Setback reductions which may be granted by the zoning administrator are subject to the following conditions:

constructed in 1985  
per building permit  
# 65-0885

- (1) The sole use of the property is: (and, if the application should be granted, will remain) as a single-family detached dwelling.
- (2) The property is located in R-1, R-2, R-3, R-4, R-5, R-6, IR-1, IR-2, IR-3 or RP zones.
- (3) The reduction sought can not be reduced by more than the following:

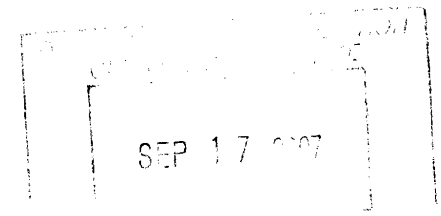
IR-1, IR-2, IR-3, R-3, RP, R-1 R-2, R-4 and R-5 zones:

Front yard: Ten (10) feet  
Rear yard: Ten (10) feet  
Side yard: Five (5) feet

R-6 zone:

Front yard: Five (5) feet  
Rear yard: Ten (10) feet  
Side yard: Five (5) feet

- (4) No relief may be granted under this section in cases where the building authority determines that the setback violation was the result of a willful act by either the applicant or a prior owner.
- (5) This section shall only apply to the inadvertent misplacement of a structure.
- (6) Recording of setback reduction. The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds. The abuttor's affidavit will also be recorded.



14-437.SETBACK.001  
10.06.93

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>Card Number</b>	1 of 1
<b>Parcel ID</b>	404 C004001
<b>Location</b>	195 VIRGINIA ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	HANHILAMMI LYNNE P 193 VIRGINIA ST PORTLAND ME 04103
<b>Book/Page</b>	17749/071
<b>Legal</b>	404-C-4-5-6 VIRGINIA ST 189-195 10000 SF



### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$71,500	\$133,600	\$205,100

### Property Information

<b>Year Built</b> 1985	<b>Style</b> Gambrel	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1536	<b>Total Acres</b> 0.23	
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	2004	15X22	C	A
SHED-FRAME	1	1990	8X8	D	F

### Sales Information

<b>Date</b> 06/02/2002	<b>Type</b> LAND + BLDING	<b>Price</b> \$159,900	<b>Book/Page</b> 17749-71
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### Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[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!**

## APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

0 885

AUG 14 1985

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION .....

PORTLAND, MAINE July 26, 1985

City Of Portland

To the CHIEF OF BUILDING &amp; INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... Lot 189-191 &amp; 193-195 Virginia Street ... Fire District #1 □ #2 □

1. Owner's name and address ... Thomas Bakker, 717 Peary Terrace, S. Telephone 799-8922

2. Lessee's name and address ... Telephone

3. Contractor's name and address ... Telephone

... No. of sheets

Proposed use of building ... single family w. no garage ... No. families 1

Last use ... VACANT LOT ... No. families

Material ... No. stories ... Heat ... Style of roof ... Roofing

Other buildings on same lot

Estimated contractual cost \$42,000.00

FIELD INSPECTOR Mr. ...

@ 775-5451

Appeal Fee \$

Base Fee \$50.00 Site

Late Fee Plan, R.

TOTAL \$230.00

\$280.00

To construct single family dwelling, 24' x 32', Gambrel Style, as per plans.

ISSUE PERMIT TO #1

Summary of Special Conditions  
**PERMIT ISSUED  
 WITH LETTER**

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

## DETAILS OF NEW WORK

Is any plumbing involved in this work? ... **yes** ... Is any electrical work involved in this work? ... **yes** ...  
 Is connection to be made to public sewer? ... **yes** ... If not, what is proposed for sewage? ...  
 Has septic tank notice been sent? ... Form notice sent? ...  
 Height average grade to top of plate ... 9' ... Height average grade to highest point of roof ... 21' ...  
 Size, front ... 32' ... depth ... 24' ... No. stories ... 2 ... solid or filled land? ... **earth or rock? earth** ...  
 Material of foundation ... **concrete** ... Thickness, top ... 10" ... bottom ... **cellar** ... **yes** ...  
 Kind of roof ... **pitch** ... Rise per foot ... 5/12 ... Roof covering ... **asphalt shingle** ...  
 No. of chimneys ... 1 ... Material of chimneys ... **brick** ... Kind of heat ... **elec. & coal stove** ...  
 Framing Lumber—Kind ... **SPRUCES** ... Dressed or full size ... **dressed** ... Corner posts ... **built up 2x6** ...  
 Size Girder ... 3-2x10 ... Columns under girders ... **ally** ... Size ... 3 1/2 ... Max. on centers ... 8' ...  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ... **2x8** ... 2nd ... **2x8** ... 3rd ... **2x8** ...  
 On centers: 1st floor ... **16"** ... 2nd ... **16"** ... 3rd ... **16"** ...  
 Maximum span: 1st floor ... **12'** ... 2nd ... **12'** ... 3rd ... **12'** ...  
 If one story building with masonry walls, thickness of walls? ... height?

## IF A GARAGE

No. cars now accommodated on same lot ... to be accommodated ... number commercial cars to be accommodated ...  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ...

## APPROVALS BY:

DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ... **no** ...ZONING: **OK** ... 8/19/85

BUILDING CODE: ...

Fire Dept: ...

Health Dept: ...

Others: ...

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ... **yes** ...

Signature of Applicant

Thomas Bakker (Builder)

Phone # 799-8922

Type Name of above

Thomas Bakker

12 20 30 40

Other

and Address

PERMIT ISSUED



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

August 9, 1985

Thomas Bakker  
17 Peary Terrace  
South Portland, Maine 04106

RE: 189 - 191 & 193 - 195 Virginia Street, Portland, Maine

Dear Sir:

Your application to construct a 24' x 32' single family dwelling has been reviewed and a building permit is herewith issued, subject to the following requirements:

### SITE PLAN REVIEW REQUIREMENTS

Inspection Services                      Approved              Mr. M. Ward              8/9/85

Public Works Dept.                      Approved with conditions:

1. The applicant should be aware that the site has a seasonal high watertable and will likely experience standing water during wet periods and possible cellar floods.
2. The existing drainage swale shall not be filled, encroached upon or altered in any way without prior City site plan approval.
3. There shall be no additional filling or grading of the lot, other than that shown on the plan.
4. The sewer connection shall be made by the Sewer Division of Public Works.....Mr. R. Roy      8/8/85

### BUILDING CODE REQUIREMENTS

1. All lot lines shall be clearly marked before calling for a foundation inspection.
2. See attached Building Code Sections 809.4 - 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,

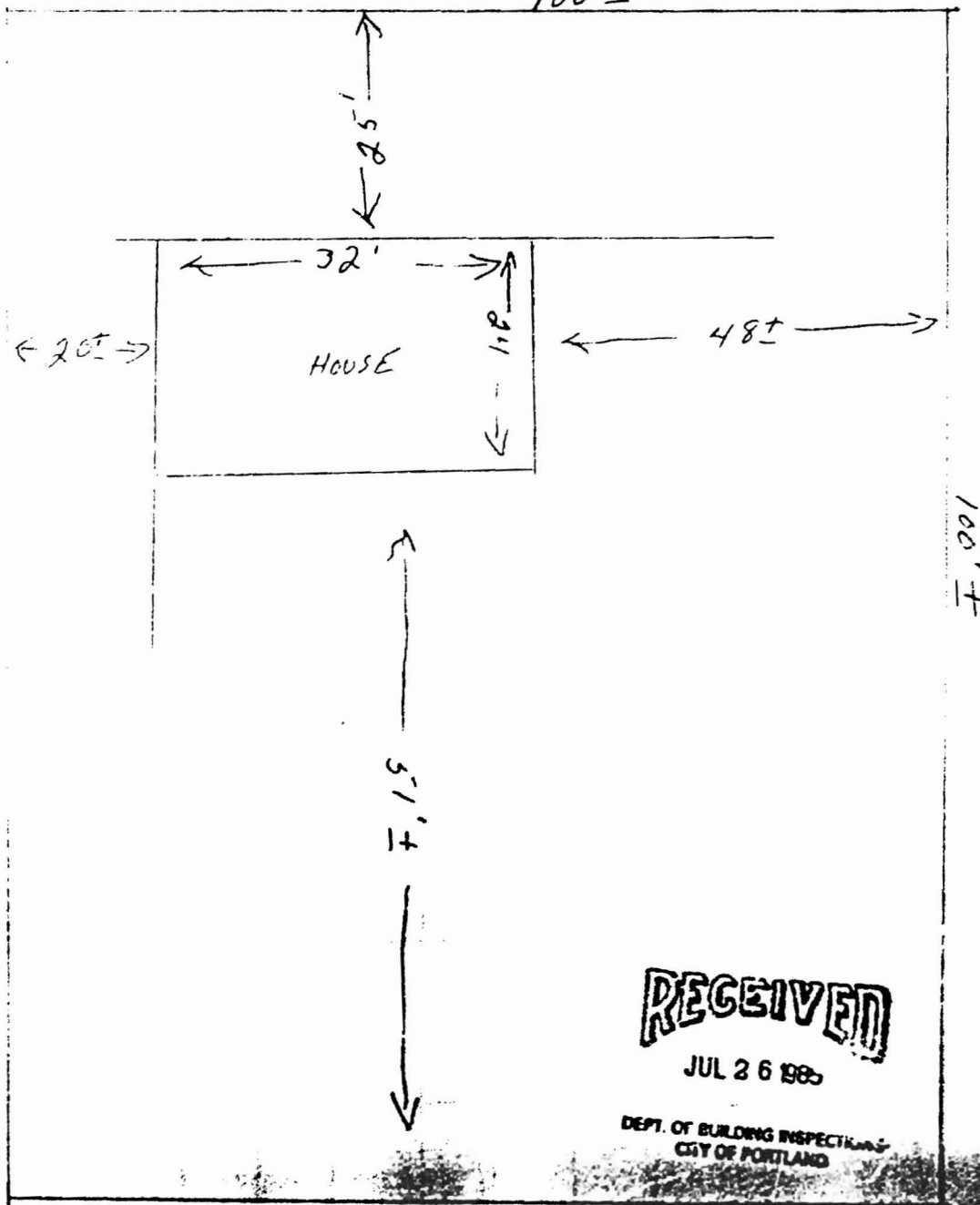
  
P. SAMUEL HOFFES  
CHIEF OF INSPECTION SERVICES

PHS/mlb 309 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE 287-7773 EXT. 241

VIRGINIA.

100'±

LOT 189-191 (40' front)  
193-195 (60' front)



RECEIVED

JUL 26 1965

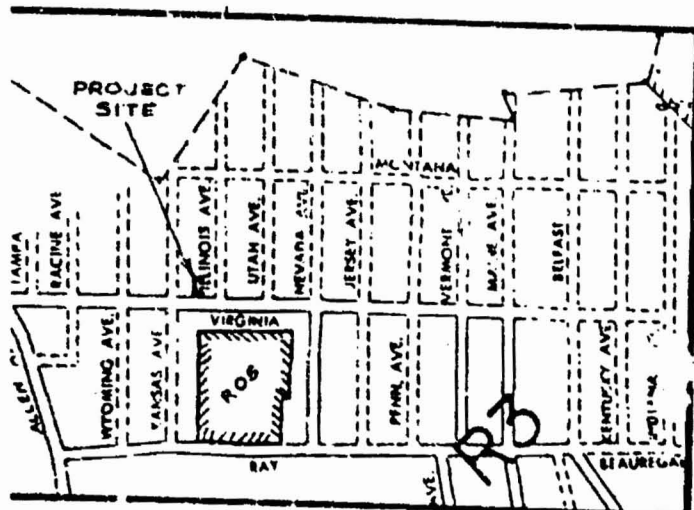
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND



RECEIVED

DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND

Lat  
189-191  
193-195



# LOCATION MAP

SCALE 1"=800'

## GENERAL NOTES

CT IS LOCATED IN THE RESIDENTIAL-3 ZONE.  
D OWNER OF PROPERTY IS THOMAS G.  
D. BAKKER, SOUTH PORTLAND, MAINE.

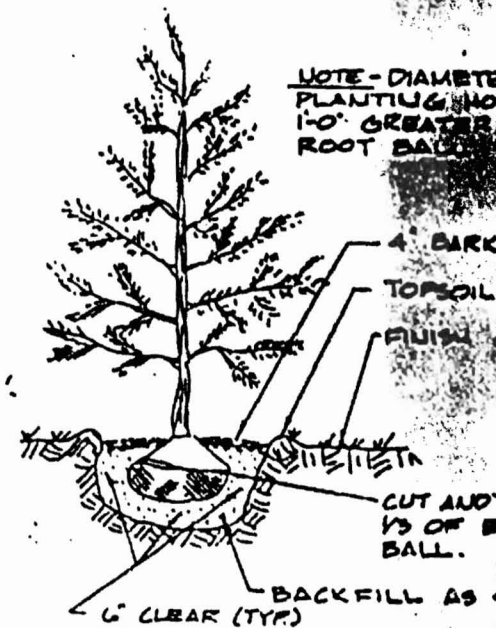
RTY IS SHOWN AS LOTS 4, 5 AND 6 ON CITY  
RTLAND TAX MAP 404.

TO CONSTRUCTION, THE CONTRACTOR SHALL  
ALL UTILITY LOCATIONS AND CONNECTIONS.

BOOK 66

## LEGEND

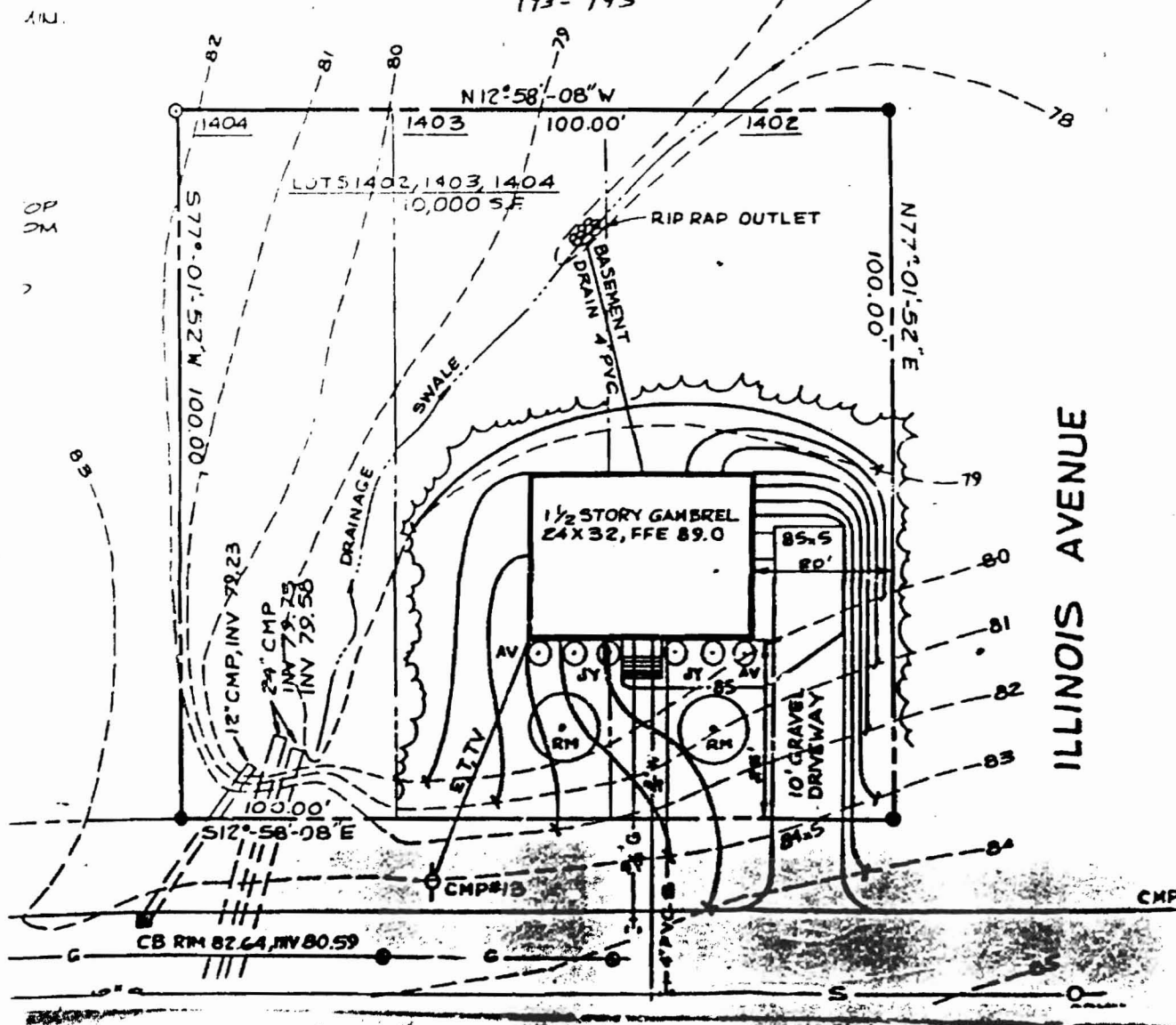
PROPOSED	DESCRIPTION
—80—	CONTOUR LINE
○	SHRUB
●	TREE
—	UTILITY POLE



## TYPICAL PLANTING DETAIL

NOT TO SCALE

ENUE



# SITE PLAN REVIEW

## Processing Form

Thomas Bakker  
 Applicant  
17 Peary Terrace, S. P.  
 Mailing Address  
Single Family Dwelling  
 Proposed Use of Site  
100 x 100 / 768 sq. ft.  
 Acreage of Site / Ground Floor Coverage  
July 26, 1985  
 Date  
104-185-191 & 104-193-195 Virginia St.  
 Address of Proposed Site  
104-C-5 & 104-C-4-5  
 Site Identifier(s) from Assessors Maps  
3-3  
 Zoning of Proposed Site  
 Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_  
 Proposed Number of Floors 2  
 Total Floor Area 1410 sq. ft.

## BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance  
☐ Requires Board of Appeals Action  
☐ Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

- ☐ Use complies with Zoning Ordinance — Staff Review

Zoning:  
SPACE & BULK,  
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. "BACK" AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS  
SPECIFIED  
BELOW

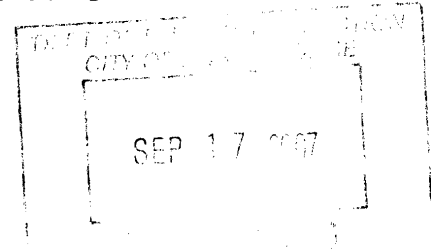
REASONS  
SPECIFIED  
BELOW

REASONS: \_\_\_\_\_



# CITY OF PORTLAND, MAINE

## SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES



Applicant's name and address: x LYNNE PHANHILAMMI  
195 VIRGINIA ST PORTLAND ME 04103

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

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

Address of property and Assessor's chart, block, and lot number:  
Map 404 Block C Lot 4 - 195 VIRGINIA ST

Zone: R3 Present Use: SINGLE FAMILY

Setback Reduction from: Section 14-437 Future Use: single family

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: 9/14/07

Lynne Phanhlammie  
Signature of Applicant

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>Card Number</b>	1 of 1
<b>Parcel ID</b>	404 C004001
<b>Location</b>	195 VIRGINIA ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	HANHILAMMI LYNNE P 193 VIRGINIA ST PORTLAND ME 04103
<b>Book/Page</b>	17749/071
<b>Legal</b>	404-C-4-5-6 VIRGINIA ST 189-195 10000 SF

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SHED-FRAME	1	1990	8X8	D	F

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
06/02/2002	LAND + BLDING	\$159,900	17749-71

### Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here to view Tax Roll Information.](#)

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**New Search!**

