



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

DW

File

Applicant's name and address: Stephen D. Muscomb

111 Maine Ave Portland Me 04103

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

Owner

Owner's name and address (if different): _____

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

111 Maine Ave 487-44 #1

Zone: R-3 Present Use: Residence - 1 family

Setback Reduction from: Section 14- 437 Future Use: Same

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: Nov. 19, 1996

Stephen D. Muscomb
Signature of Applicant

407-H-049

pd \$50.00 ck# 3603



CERTIFICATE OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County, State of Maine, hereby certify that on the 4th day of December, 1996, 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: Stephen D. Newcomb
- 2. Address and Assessor's Chart, Block and Lot of subject property:
111 Maine Avenue, Portland, Maine 407-H-44
- 3. Property: Cumberland County Registry Book _____, Page _____
(Last recorded _____ Deed in Chain of Title):

4. Setback Reduction Granted: This is to authorize a 7.5±foot and a 4±foot side yard setback in an R-3 Residential Zone where an 8 foot side yard setback is required. In addition, this is to authorize a 16±foot rear setback in an R-3 Residential Zone where a 25 foot rear setback is required (Section 14-90)

IN WITNESS WHEREOF, I have hereto set my hand and seal this 4th day of December, 1996

Marge Schmuckal
Zoning Administrator

December 4th, 1996

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.

P. Samuel Hoffses

P. Samuel Hoffses
Printed or Typed Name
Notary Public

my commission expires
July 2003

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

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 7331 PAGE 83 COUNTY Cumberland
PLAN BOOK PAGE 6 LOT

ADDRESS: 111 Maine Avenue, Portland, Maine

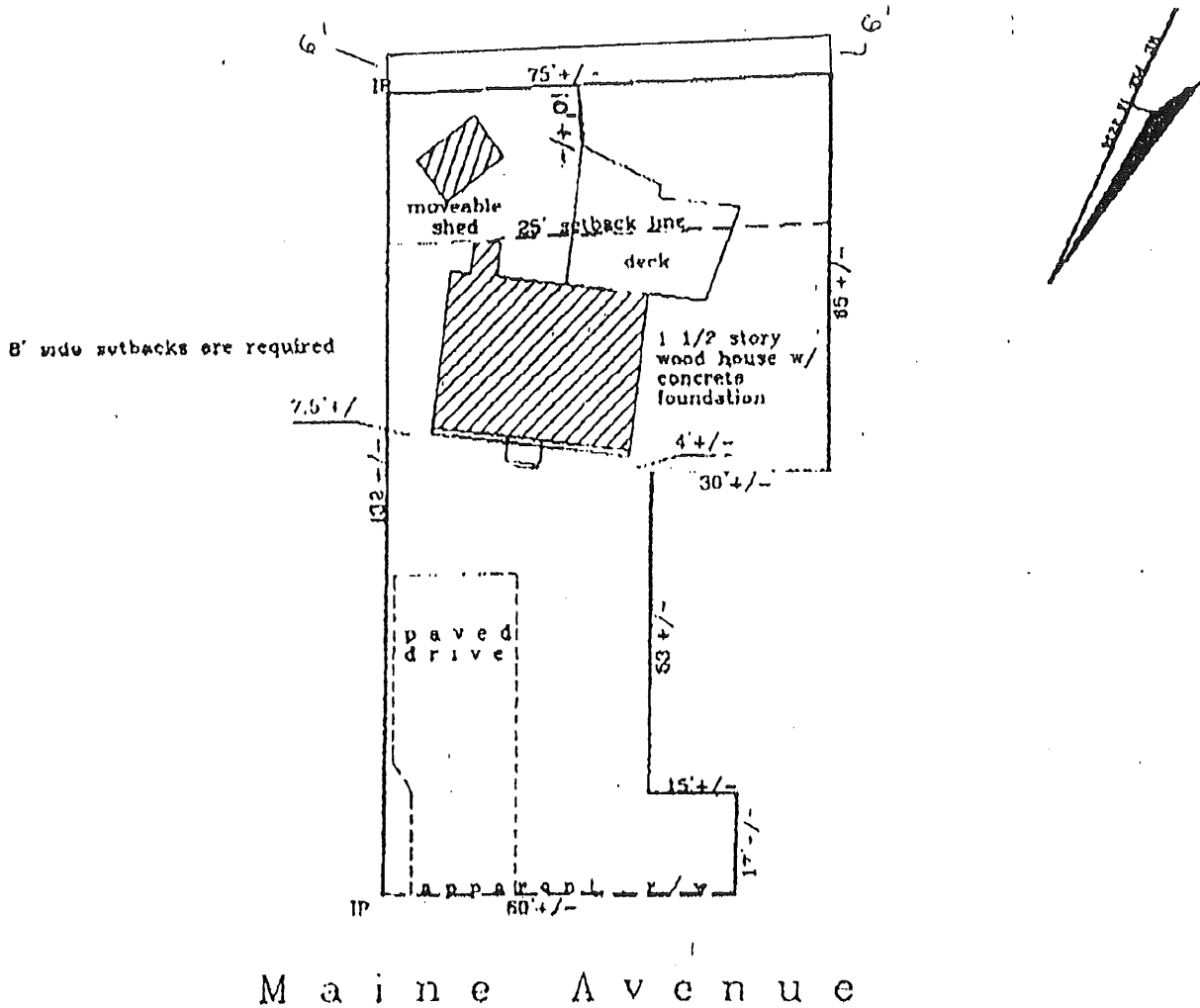
Job Number: 148-11

Inspection Date: 11-14-96

Buyers: Thomas & Rhonda Butterfield

Scale: 1" = 30'

Seller: Stephen Newcomb



I HEREBY CERTIFY TO Hopkinson & Abbonozzo, and the Title Insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel # 230061-0007B:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.

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

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Livingston - Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport - Maine 04048
 207-967-9781 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Boundary Description

Peter J. & Judith A. Geores

to

Stephen D. Newcomb

to the rear of 111 Maine Avenue, Portland, Maine

"Exhibit A"

Thayer Engineering Company
5 Hasson Street
Farmingdale, Maine 04344
(207) 582-7762

November 29, 1996
860410 BDC

"Exhibit A"

A certain lot or parcel of land situate southerly of Maine Avenue, so-called, in the City of Portland, Cumberland County, State of Maine, and being bounded and described as follows:

Beginning at the southeasterly corner of land of said Stephen D. Newcomb, reference deed recorded in Cumberland County Registry of Deeds in Book 7233, Page 63, and the northeasterly corner of land of said Peter J. Geores and Judith A. Geores, reference deed recorded in said Registry of Deeds in Book 8720, Page 287, being the northeasterly corner of Lot 270 as shown on a plan entitled "The Pines, Portland, Maine, owned by the A. H. Chapman Land Co., Portland, Maine, Section A", dated April 1925, by Percy H. Richardson, C.E., recorded in said Registry of Deeds in Plan Book 16, Page 29;

thence southerly along the easterly line of said Lot 270 a distance of 6 feet;

thence westerly along the northerly line of land being retained by said Peter J. Geores and Judith A. Geores parallel to and 6 feet as measured at right angles southerly of the southerly line of said land of Stephen Newcomb a distance of 75.07 feet;

thence northerly along land being retained by said Peter J. Geores and Judith A. Geores a distance of 6 feet to the southwesterly corner of said land of Stephen Newcomb;

thence easterly along the southerly line of said land of Stephen Newcomb a distance of 75.07 feet to the point of beginning, containing 450 square feet, more or less.

The above description is based exclusively on documents of record and is without the benefit of a current Standard Boundary Survey. Meaning and intending to convey a parcel of land 6 feet in depth along the entire southerly side of said land of Stephen Newcomb.

Being a portion of the premises described in a deed of Carol A Veilleux to Peter J. Geores and Judith A. Geores, dated April 14, 1989, recorded in Cumberland County Registry of Deeds in Book 8720, Page 287.