



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator*

September 16, 2013

Michael Schuler  
c/o Portland's Choice Realty  
1051 Washington Avenue  
Portland, ME 04103

RE: 60-66 Huntington Avenue, cor. 32-36 Van Vechten Street -410-D-1, 2, 3, 4, & 5  
R-3 Zone

Dear Mr. Schuler,

I am in receipt of your request for a determination letter concerning the division of land located on Assessor's maps 410-D-1, 2, 3, 4, & 5 on the corner of Huntington Avenue and Van Vechten Street. My determination is based upon a survey sketch by Robert T. Greenlaw, PLS, revision #1 dated 08-23-2013. The entirety of the lots are located within the R-3 Residential Zone.

The proposed division of land into two lots, one with an existing single family (labeled Lot A) and one new vacant lot (labeled Lot B), meets the City of Portland Land Use Zoning Ordinance under the proposed division of land. The existing developed lot would meet all the dimensional requirements of the R-3 zone. And the new vacant lot meets or can meet all the requirements of the R-3 zone. This single division of land would not trigger the need for a subdivision review through the Planning division.

Please note that this letter is not an approval to begin construction on the new vacant lot. Separate permits, review and approvals are required prior to commencing work.

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

Very truly yours,

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

8-29-2013

To whom it may concern,

Sherree Forrest, owner of 34 Van Vechten and 60 Huntington Ave Portland Maine, would like to have her lot divided for the purpose of selling a buildable lot, 60 Huntington AVE.

The property is identified in Deed:

BK 14334

PG250

~~Lots 205,206,207,208,209~~

And on Zoning map as:

410, D005

410 D004

410 D003

410 D002

410 D001

---

Enclosed is a Survey that indicates a new property line. The new property line brings 34 Van Vechten into conformance as a 7000sf lot and 60 Huntington AVE into a lot unto itself and of size great enough to be titled a buildable lot.

Please separate these properties so that 60 Huntington ave can be sold as a buildable lot, and 34 Van Vechten can be noted as a separate lot of conforming size.

Any questions at all please call.

Michael Schuler

Realtor

Portland's Choice Realty

207-730-1331

Michael.schuler@maine.rr.com

**RECEIVED**

AUG 30 2013

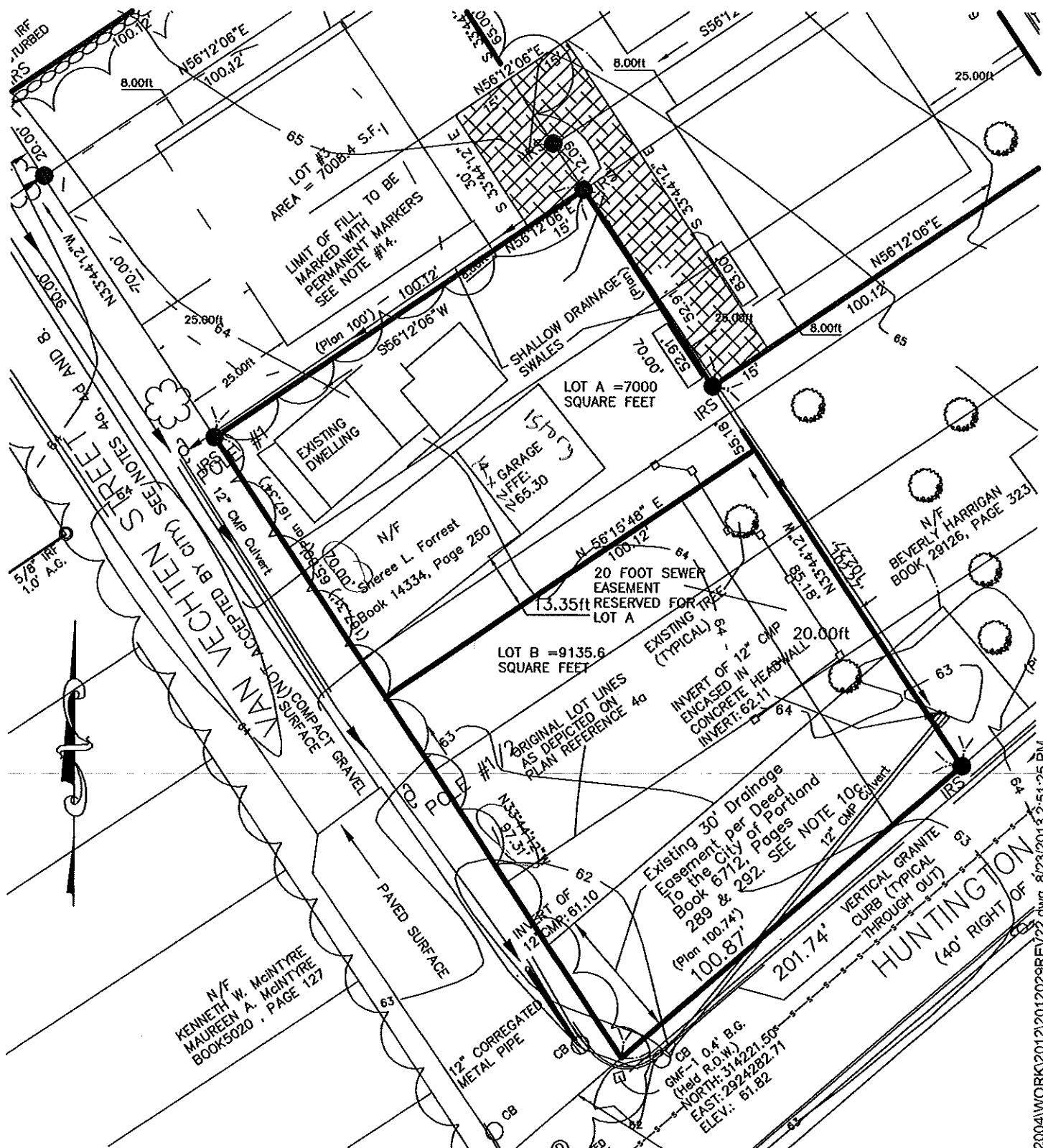
Dept. of Building Inspections  
City of Portland Maine

8-29-2013

Sample Letter

60 Huntington Ave is a separate lot for zoning purposes and is of conforming size for a buildable lot.

34 Van Vechten is a separate lot for zoning purposes and is of conforming size for a residential lot with an existing dwelling.



SKETCH PLAN SHOWING TWO PROPOSED LOTS ON VAN VECHTEN STREET PORTLAND, MAINE PREPARED FOR SHEREE FORREST BY ROBERT T. GREENLAW PLS AUGUST 20, 2013



REV 1 08-23-2013: CHANGED DIMENSION OF LOTS

*Robert T. Greenlaw*



Applicant: Sheree L. Forrest Date: 9/13/13

Address: Van Vechtan  
60-66 Huntington C-B-L: 410-D-12-3-4-5

CHECK-LIST AGAINST ZONING ORDINANCE

New  
Vacant lot  
Lot B

Date -

Zone Location - R-3 Bantue

Interior of corner lot -

Proposed Use/Work - to split lot into 2

Sevage Disposal - City

Lot Street Frontage - 50' min res

Front Yard - 25' min

Rear Yard - 25' min

Side Yard - 8' - 1 story  
14' - 2 story

Projections -

Width of Lot - 65' min

Height - 45' max

Lot Area - 6,500 sq ft min

Lot Coverage/ Impervious Surface - 35% max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req

Loading Bays - N/A

Site Plan - Doesn't need Subdivision  
as proposed

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone F

Existy 1 fam  
Lot A

Existy 1 fam

70' min

97.31'

Existy

can be met

225' - Existy

can be met

13.35' to side  
for 1 story garage  
other side existy

can be met

70' throughout

85.18' at close  
can be met

existy  
not given

can be met

7,000 sq ft given

9,135.6 sq ft

2450 sq ft max w/ slope  
1392 sq ft required

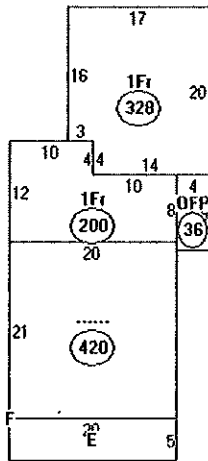
can be met

7,000 sq ft

9,135.6 sq ft

2 shown

can be met



Descriptor/Area	
A:.....	420 sqft
B: 1Fr	200 sqft
C: 1Fr	328 sqft
D: OFF	36 sqft
E: OFF	100 sqft
F: RG1	308 sqft

→ MAX 22 JAN 18

1392 sqft

7000 sqft x 35% = 2450 sqft MAX OK

Exhibit A  
9135.6 square foot lot

A certain portion of a lot or parcel of land situated on the easterly side of Van Vechten Street and the northerly side of Huntington Avenue in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the northeasterly streetline corner of Van Vechten Street and Huntington Avenue which is also the most southerly property corner of the herein grantor, Sheree Forrest as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 14334, Page 250;

Thence, following the easterly side of Van Vechten Street and also following a Maine State Grid West Zone bearing of North 33°-44'-12" West, a distance of 97.31 feet to the retained land of the herein grantor;

Thence, by and along the land of the herein grantor, Sheree Forrest, North 56°-12'-06" East, a distance of 100.12 feet to the land now or formerly of Archie S. Giobbi and Matilda M. Giobbi as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 29269, Page 288;

Thence, by and along the land of said Giobbi and the land now or formerly of Beverly Harrigan as described in a deed recorded in the Registry in Deed Book 29126, Page 323, South 33°-44'-12" East, a distance of 85.18 feet to the northerly sideline of Huntington Avenue;

Thence, by and along the northerly sideline of Huntington Avenue, South 49°-17'-14" West, a distance of 100.87 feet to the Point of Beginning.

The above described parcel of land is comprised of 9135.6 square feet of land.

The above described parcel of land is subject to a 30 foot storm water easement granted to the City of Portland as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 6712, pages 289 and 292.

The above described parcel is burdened from a 20-foot wide easement for the installation, maintenance and replacement of a private sewer line over the adjacent lot or parcel being conveyed as a 9,635 square foot lot, said easement to be parallel with the land now or formerly of Beverly Harrigan and run from the northerly boundary line of the herein described parcel to the northerly sideline of Huntington Avenue.

Meaning to convey and hereby conveying a portion of the land conveyed to the herein grantor Sheree Forrest as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 14334, Page 250.

34 VAN VECHTEN

Exhibit A  
7000 square foot Lot  
With Existing Dwelling

A certain portion of a lot or parcel of land, with any and all improvements thereon, situated on the easterly side of Van Vechten Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a 5/8 inch steel rebar capped with a red plastic cap inscribed "PLS #2190 BH2M" set in the ground on the easterly sideline of aforementioned Van Vechten Street, said rebar marking the property corner of the land now or formerly of Archie S. Giobbi and Matilda M. Giobbi as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 29269, Page 288, said rebar also marking the property corner of the land now or formerly of the herein grantor, Sheree Forrest as described in a deed recorded in the Registry in Deed Book 14334, Page 250;

Thence, by and along the land of said Giobbi, following a Maine State Grid West Zone bearing of North 56°-12'-06" East, a distance of 100.12 feet to a capped rebar found;

Thence, continuing along the land of Giobbi, South 33°-44'-12" East, a distance of 70.00 feet;

Thence, turning through the land of the herein grantor, South 56°-12'-06" West, a distance of 100.12 feet to the aforementioned easterly side of Van Vechten Street;

Thence, by and along the easterly side of Van Vechten Street, 70.00 feet to the Point of Beginning

---

The above described parcel of land contains 7000 square feet of land.

The subject parcel is benefited from a 20-foot wide easement for the installation, maintenance and replacement of a private sewer line over the adjacent lot or parcel being conveyed as a 9,135 square foot lot, said easement to be parallel with the land now or formerly of Beverly Harrigan and run from the southerly boundary line of the herein described parcel to the northerly sideline of Huntington Avenue.

Meaning to convey and hereby conveying a portion of the land conveyed to the herein grantor Sheree Forrest as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 14334, Page 250.



Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[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:**

**Services**

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

**CBL** 410 D004001  
**Land Use Type** SINGLE FAMILY  
Verify legal use with Inspections Division  
**Property Location** 34 VAN VECHTEN ST  
**Owner Information** FORREST SHEREE L  
 34 VAN VECHTEN  
 PORTLAND ME 04103  
**Book and Page**  
**Legal Description** 410-D-4-5  
 VAN VECHTEN ST 32-36  
**Acres** 6000 SF  
 0.1377

**Current Assessed Valuation:**

- [browse city services a-z](#)
- [browse facts and links a-z](#)

**TAX ACCT NO.** 42514 **OWNER OF RECORD AS OF APRIL 2013**  
 FORREST SHEREE L  
**LAND VALUE** \$64,500.00 **34 VAN VECHTEN**  
**BUILDING VALUE** \$113,100.00 **PORTLAND ME 04103**  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$167,600.00  
**TAX AMOUNT** \$3,253.12



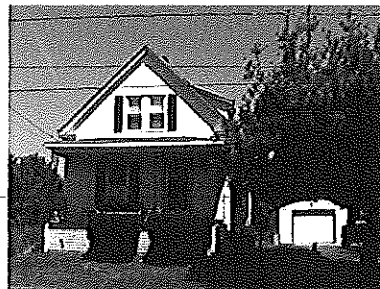
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

Best viewed at 800x600, with Internet Explorer

**Building 1**  
**Year Built** 1905  
**Style/Structure Type** OLD STYLE  
**# Stories** 1  
**# Units** 1  
**Bedrooms** 4  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 8  
**Attic** FULL FINISH  
**Basement** FULL  
**Square Feet** 1116

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



**Outbuildings/Yard Improvements:**

**Building 1**  
**Year Built** 1974  
**Structure** GARAGE-WD/CB  
**Size** 14X22  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

Sale Date	Type	Price	Book/Page
4/15/2009	LAND + BUILDING	\$0.00	/
11/25/1998	LAND + BUILDING	\$0.00	14334/248
11/25/1998	LAND + BUILDING	\$0.00	14334/250

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[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:**

**Services**

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

**CBL** 410 D001001  
**Land Use Type** VACANT LAND  
 Verify legal use with Inspections Division  
**Property Location** 60 HUNTINGTON AVE  
**Owner Information** FORREST SHEREE L  
 34 VAN VECHTEN ST  
 PORTLAND ME 04103  
**Book and Page**  
**Legal Description** 410-D-1-2-3  
 VAN VECHTEN ST  
 HUNTINGTON AVE 60-66  
 10126 SF  
**Acres** 0.2325

**Current Assessed Valuation:**

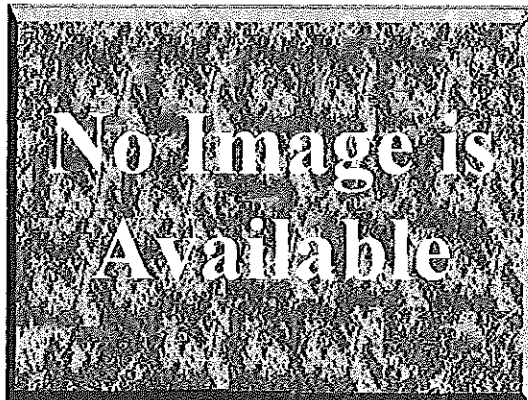
[browse city services a-z](#)

[browse facts and links a-z](#)

**TAX ACCT NO.** 42512 **OWNER OF RECORD AS OF APRIL 2013**  
 FORREST SHEREE L  
**LAND VALUE** \$71,600.00 34 VAN VECHTEN ST  
**BUILDING VALUE** \$0.00 PORTLAND ME 04103  
**NET TAXABLE - REAL ESTATE** \$71,600.00  
**TAX AMOUNT** \$1,389.76



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



[View Map](#)

**Sales Information:**

Sale Date	Type	Price	Book/Page
4/15/2009	LAND + BUILDING	\$0.00	/
11/25/1998	LAND + BUILDING	\$0.00	14334/250

[New Search!](#)

# 34 Van Vechten and 60 Huntington Ave



DK 14334 PG 250

84486

STATUTORY WARRANTY DEED

I, FRANCES B. AUDETTE (being widowed), with a mailing address of 5 Van Vechten Street, Portland, Maine 04103

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

SHEREE L. FORREST, with a mailing address of 5 Van Vechten Street, Portland, Maine 04103,

A certain lot or parcel of land with the buildings thereon, situated on Van Vechten Street in the City of Portland, County of Cumberland and State of Maine, and being Lots numbered 205, 206, 207, 208 and 209 as shown on a Plan of lots at Ray Gardens, belonging to J.W. Wilbur, said Plan having been made by A. L. Elliot, C.E., dated September 1, 1914, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 13.

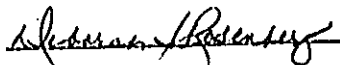
Lots numbered 205 and 206 being the same premises conveyed to Grantor herein and William E. Audette by deed of Guy L. Norton and Edna R. Norton dated November 22, 1955 and recorded at the Cumberland County Registry of Deeds in Book 2263, Page 142. Further reference is made to deed of William E. Audette, Jr., Wayne W. Audette and Sheree L. Forrest to Frances B. Audette to be recorded of even or near date herewith.

Lots numbered 207, 208 and 209 being the same premises conveyed to Grantor herein and William E. Audette, Sr. by deed of The City of Portland dated December 12, 1968 and recorded at the Cumberland County Registry of Deeds in Book 3069, Page 178. The said William E. Audette (Sr.) having died on June 19, 1987 and the Grantor being the surviving joint tenant.

Excepting and Reserving to the Grantor a Life Tenancy in the premises herein conveyed for and during the term of her natural life, the terms and conditions of which are more fully set forth in an unrecorded Life Tenancy Agreement of even date between Grantor and Grantee herein.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland, which the Grantee herein by her acceptance of this deed hereby assumes and agrees to pay.

WITNESS my hand this 20<sup>th</sup> day of November, 1998.



  
FRANCES B. AUDETTE

BK 14334 PG 251

STATE OF MAINE  
CUMBERLAND, SS.

November 20, 1998

Then personally appeared the above-named FRANCES B. AUDETTE and  
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jason K. Lutton  
Attorney at Law/Notary Public

SEAL

RECEIVED  
RECORDED REGISTRY OF DEED

1998 NOV 25 PM 1:07

CUMBERLAND COUNTY

John B. Bruin

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

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1782	<b>Applicant:</b> FORREST SHEREE L
<b>Project Name:</b> 60 HUNTINGTON AVE	<b>Location:</b> 60 HUNTINGTON AVE
<b>CBL:</b> 410 D001001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 09/03/2013	

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

<b>Total Current Fees:</b>	+	<b>\$150.00</b>
<b>Total Current Payments:</b>	-	<b>\$150.00</b>
<b>Amount Due Now:</b>		<b>\$0.00</b>

**CBL** 410 D001001  
**Bill to:** FORREST SHEREE L  
 34 VAN VECHTEN ST  
 PORTLAND, ME 04103

**Application No:** 0000-1782  
**Invoice Date:** 09/03/2013  
**Invoice No:** 42468  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$150.00

*PORTLAND'S CHOICE REALTY*

YOUR CHOICE FOR GREATER PORTLAND REAL ESTATE



**Michael Schuler, Realtor®**  
email: Michael.Schuler@maine.rr.com

1051 Washington Ave. ~ Portland, ME 04103

Office (207) 878-3035 ext. 208

Fax (207) 878-3456 ~ Cell (207) 730-1331

[www.portlandscholcrealty.com](http://www.portlandscholcrealty.com)