



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/23/2018

Warranty Deed

Maine Statutory Short Form
First Lot from Huntington Avenue

KNOW ALL PERSONS BY THESE PRESENTS,

That, Archie S. Giobbi, with a mailing address of 1183 Washington Avenue, City of Portland, Maine 04103, for valuable consideration paid, does hereby grant to

_____ of _____

_____, _____ with warranty covenants, the land in the City of Portland, County of Cumberland and State of Maine, described in the attached Exhibit A attached hereto and fully incorporated herein by reference :

In Witness Whereof, said Archie S. Giobbi, has hereunto set his hand and seal this _____ day of _____, 2018.

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE OF

Witness

Witness

STATE OF MAINE
County of Cumberland § _____, 2018

Then personally appeared the above named, Archie S. Giobbi, and acknowledged the foregoing instrument to be his free act and deed

Before Me

Attorney/ Notary Public

Return Recorded Document to:



Exhibit A

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

Beginning at a 5/8-inch steel rebar driven in the ground, capped with a plastic cap inscribed "Greenlaw PLS 2303, said rebar marking the common boundary corner of the hereinto grantor, Archie S. Giobbi, as described in a deed recorded in the Cumberland County Registry of Deeds (The Registry) in Deed Book 17863, Page 070 and the land now or formerly of Kenneth McIntyre and Maureen McIntyre as described in a deed recorded in The Registry in Deed Book 5020, Page 127, said rebar being found following a bearing based on the Maine State West Grid Zone, North 15°-00'-47" West, a distance of 172.20 feet from the street line intersection of the northerly sideline of Huntingon Avenue and the westerly sideline of Van Vechten Street;

Thence, by and along the land now or formerly of Kenneth McIntyre and Maureen McIntyre, South 75°-05'-43" West, a distance of 100.00 feet to the land now or formerly of Domenic Aceto and Margaret Aceto as described in a deed recorded in the Registry in Deed Book 22812, Page 018;

Thence, by and along the land of Aceto, North 15°-00'-47" West, a distance of 80.00 feet;

Thence, by and along the land now or formerly of Matilda Giobbi as described in a deed recorded in the Registry in Deed Book 28186, Page 328, South 75°-05'-43" West, a distance of 100.01 feet to the aforementioned westerly sideline of Van Vechten Street;

Thence, by and along the westerly sideline of Van Vechten Street, South 15°-00'-47" East, a distance of 80.00 feet to the Point of Beginning.

Said above parcel of land is comprised of 8000 square feet of area.

Being a portion of the land conveyed to Archie S. Giobbi by Catherine I. Banks by virtue of a deed recorded in the Cumberland County Registry of Deeds in Deed Book 17863, Page 070.



Zoning Worksheet

BLDR2018-00049

07/23/2018

Applicant: Dalfonso Engineering
Address: 27 Van Vechten

Date: 5/23/2018
CBL:

Type: Residential Construction
Class: New Single Family

	Required	Proposed	Notes	Meets Req.
Lot Size	6500 sf	8000 sf		Yes
Area Dwelling Unit	6500 sf	8000 sf		Yes
Min Street Frontage	50'	80'		Yes
Front Yard Min	25'	27' to house	22' to front porch - Ok using section 14-425 - extends 5' off building & footprint is 35 sf	Yes
Front Yard Max				Not Applicable
Rear Yard	25'	35'	measured to steps of deck	Yes
Yard Right	14'	26'	measured to side entry	Yes
Yard Left	14'	16'		
Side Street Setback				Not Applicable
Accessory Setback				Not Applicable
Max Lot Coverage	35%	10.5%	936 sf/8000 sf	Yes
Min Lot Width	65'	80'		Yes
Max Height	35'	28'	scaled from grade to ridge	Yes
PRUD Standard				Not Applicable
Max Impervious Area				Not Applicable
Pavement Setback				Not Applicable
Floor Area Ratio				Not Applicable
Off Street Parking	2 spaces	2 shown	18' x 20' area	Yes
Loading Bays				Not Applicable
Other 1				
Other 2				
Other 3				