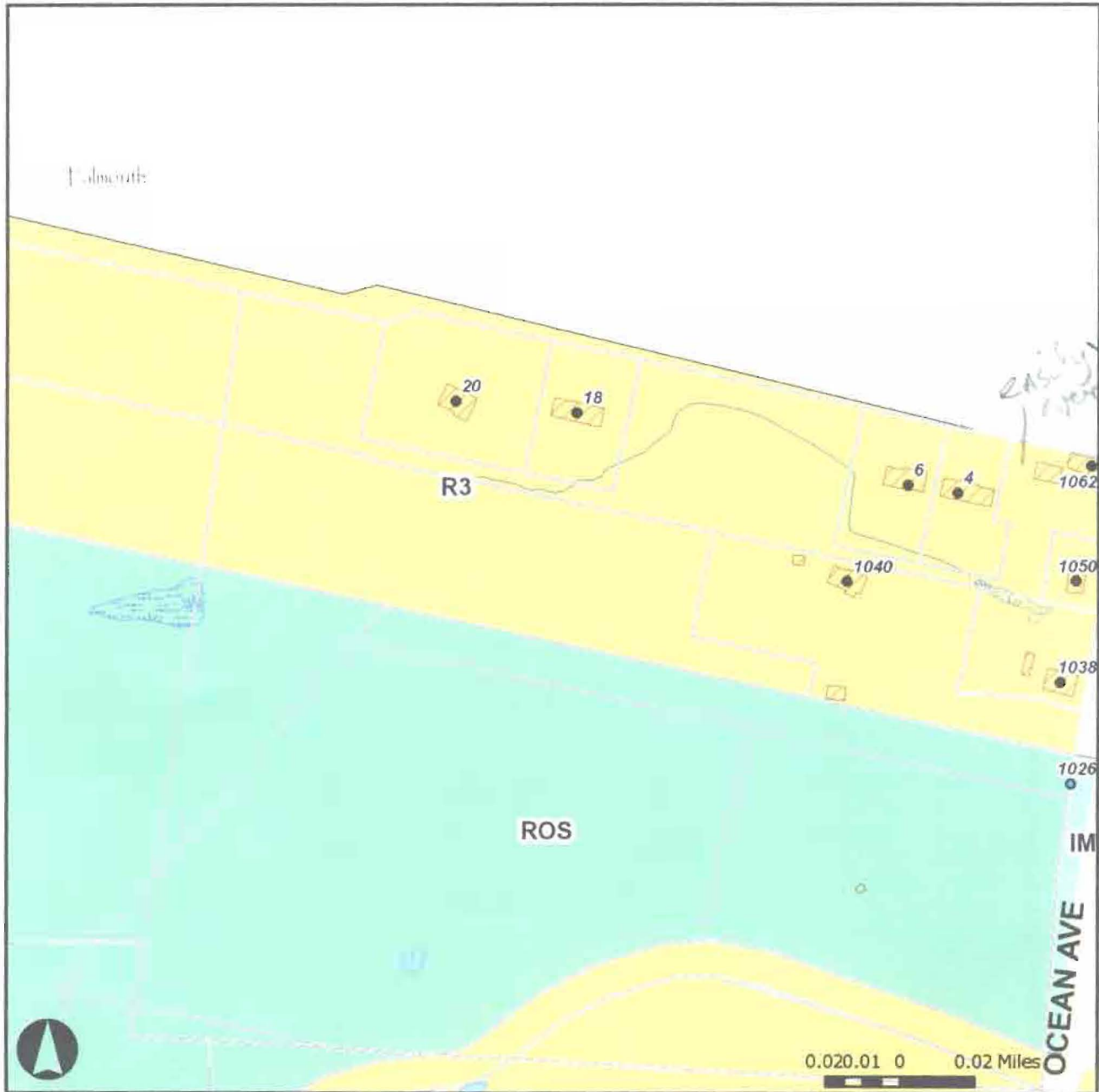


# Map

1062 Ocean Ave - ~~415A~~  
WASA legal 2-fam: 414 - A - 4



easy VACANT  
1062  
1050

Address Candidates

-  Address Candidates
-  Interstate
-  Streets
-  Buildings
-  Building

Stream Overlay Zone

- Stream\_protection

Island Zoning

- C43
- I-B
- I-TS
- I-R1
- I-R2

Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31

TPO  
properties  
UC

Tim O'Donovan 9/26/11

Sec. 14-387. Discontinuance of use of building or premises for period of twelve months.

If a nonconforming use of a building or premises is discontinued for a period of twelve (12) months, such discontinuance shall constitute an abandonment of the use and the building or premises shall not thereafter be occupied or used except in conformity with the provisions of this article. A nonconforming use of land which is incidental or accessory to such nonconforming building shall be considered as being discontinued at the same time as the nonconforming use of the building.

(Code 1968, § 602.17F; Ord. No. 499-74, § 9, 8-19-74)

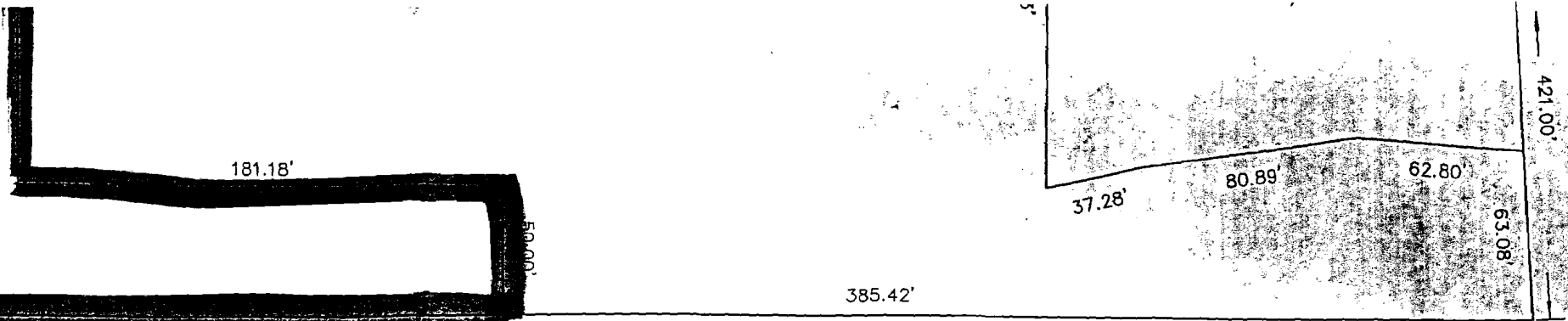
Sec. 14-388. Reserved.

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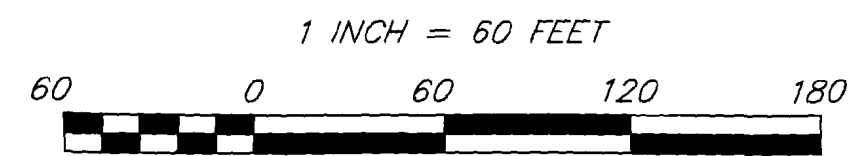
\*Editor's Note-- Per Council Order 125-09/10 passed on January 4, 2010 Section 14-388 (Nonconformity as to the area of dwelling) was repealed in its entirety.

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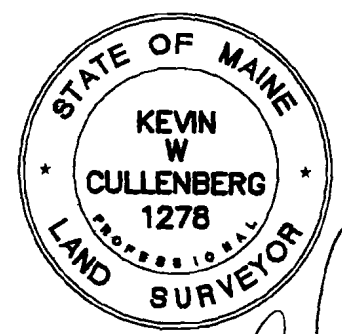
THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK



CUMBERLAND ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_, 20\_\_\_\_  
 at \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_ M \_\_\_\_\_  
 PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 \_\_\_\_\_ REGISTER



KEVIN W. CULLENBERG PLS 1278

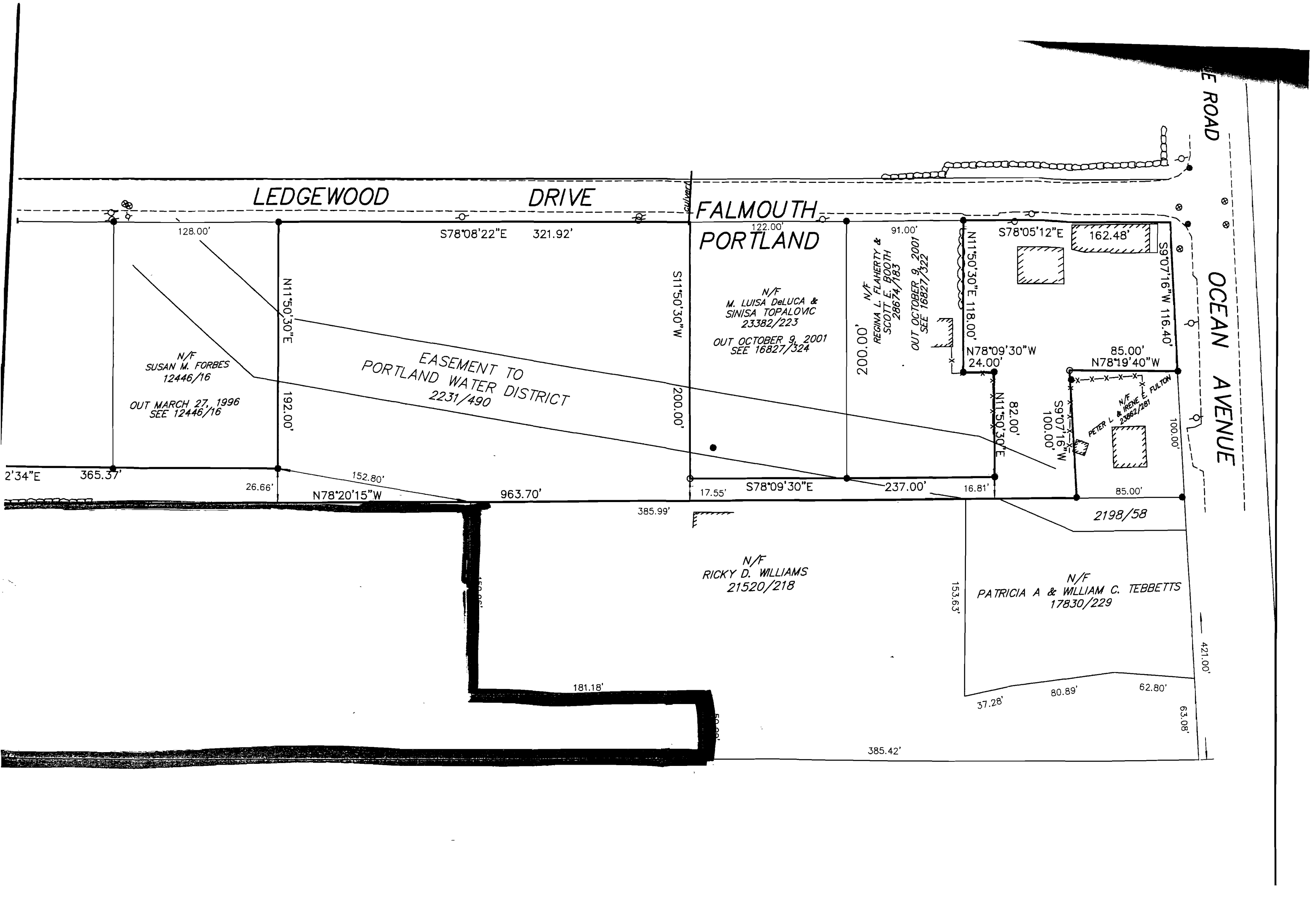


*Kevin W. Cullenberg*

**OWNER OF RECORD**  
 TPO PROPERTIES, LLC  
 28797/218

**TOTAL AREA**  
 5.76 Acres.  
 250852.94 Sq.ft.

**PLAN OF PROPERTY**  
 OCEAN AVE. & LEDGEWOOD DRIVE  
 PORTLAND, MAINE  
 MADE FOR  
**TIM O'DONOVAN**  
 AUGUST 27, 2011  
 BY  
 CULLENBERG LAND SURVEYING  
 892 OLD DANVILLE ROAD  
 AUBURN, MAINE 04210  
 (207) 777-1150



LEDGEWOOD DRIVE

FALMOUTH PORTLAND

E ROAD

OCEAN AVENUE

N/F  
SUSAN M. FORBES  
12446/16  
OUT MARCH 27, 1996  
SEE 12446/16

EASEMENT TO  
PORTLAND WATER DISTRICT  
2231/490

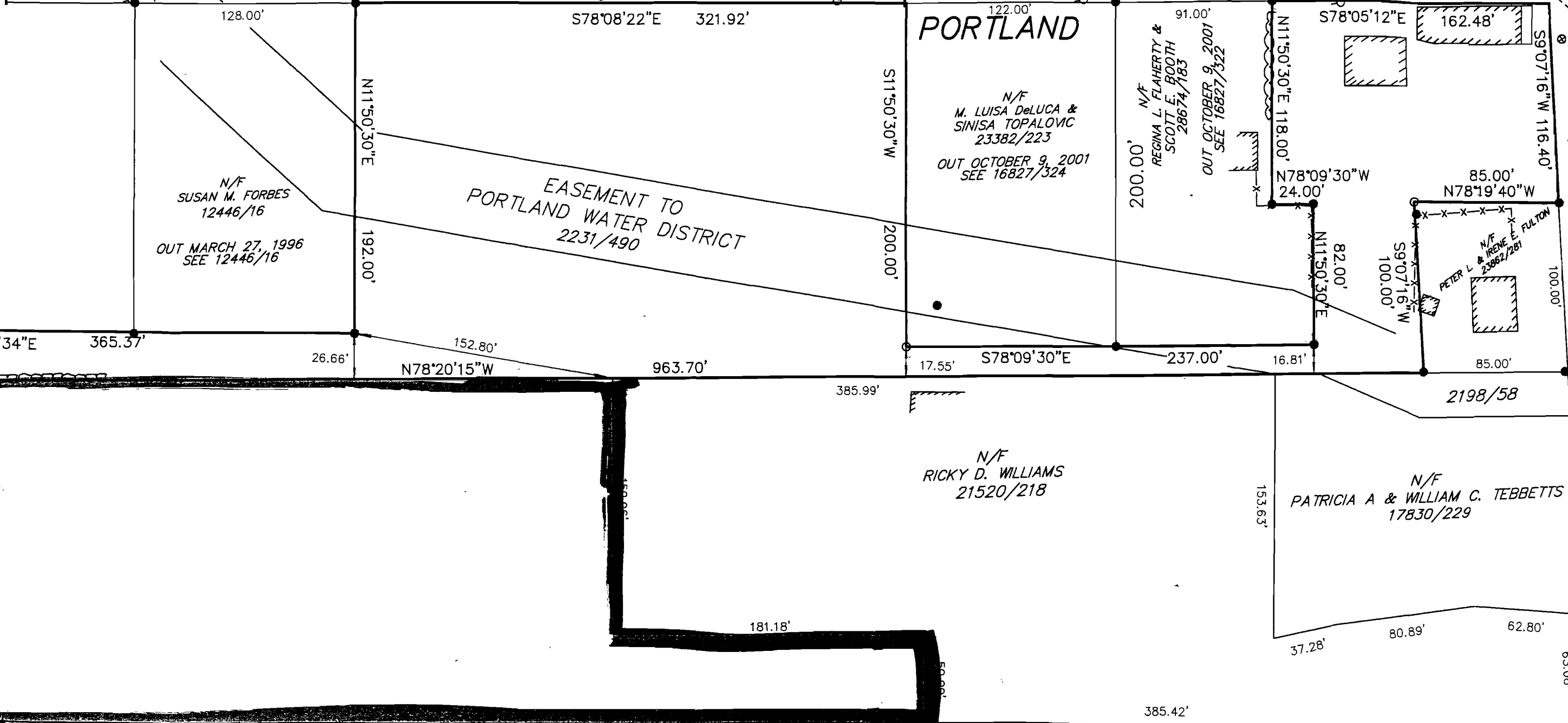
N/F  
M. LUISA DeLUCA &  
SINISA TOPALOVIC  
23382/223  
OUT OCTOBER 9, 2001  
SEE 16827/324

N/F  
REGINA L. FLAHERTY &  
SCOTT E. BOOTH  
28674/183  
OUT OCTOBER 9, 2001  
SEE 16827/322

N/F  
PETER L. &  
IRENE E.  
23862/281

N/F  
RICKY D. WILLIAMS  
21520/218

N/F  
PATRICIA A & WILLIAM C. TEBBETTS  
17830/229



128.00'

S78°08'22"E 321.92'

122.00'

91.00'

S78°05'12"E

162.48'

S9°07'16"W 116.40'

N11°50'30"E

S11°50'30"W

N11°50'30"E 118.00'

N78°09'30"W 24.00'

N78°19'40"W

85.00'

192.00'

200.00'

N11°50'30"E

S9°07'16"W 100.00'

100.00'

2'34"E

365.37'

26.66'

152.80'

N78°20'15"W

963.70'

17.55'

S78°09'30"E

237.00'

16.81'

85.00'

385.99'

2198/58

153.63'

181.18'

37.28'

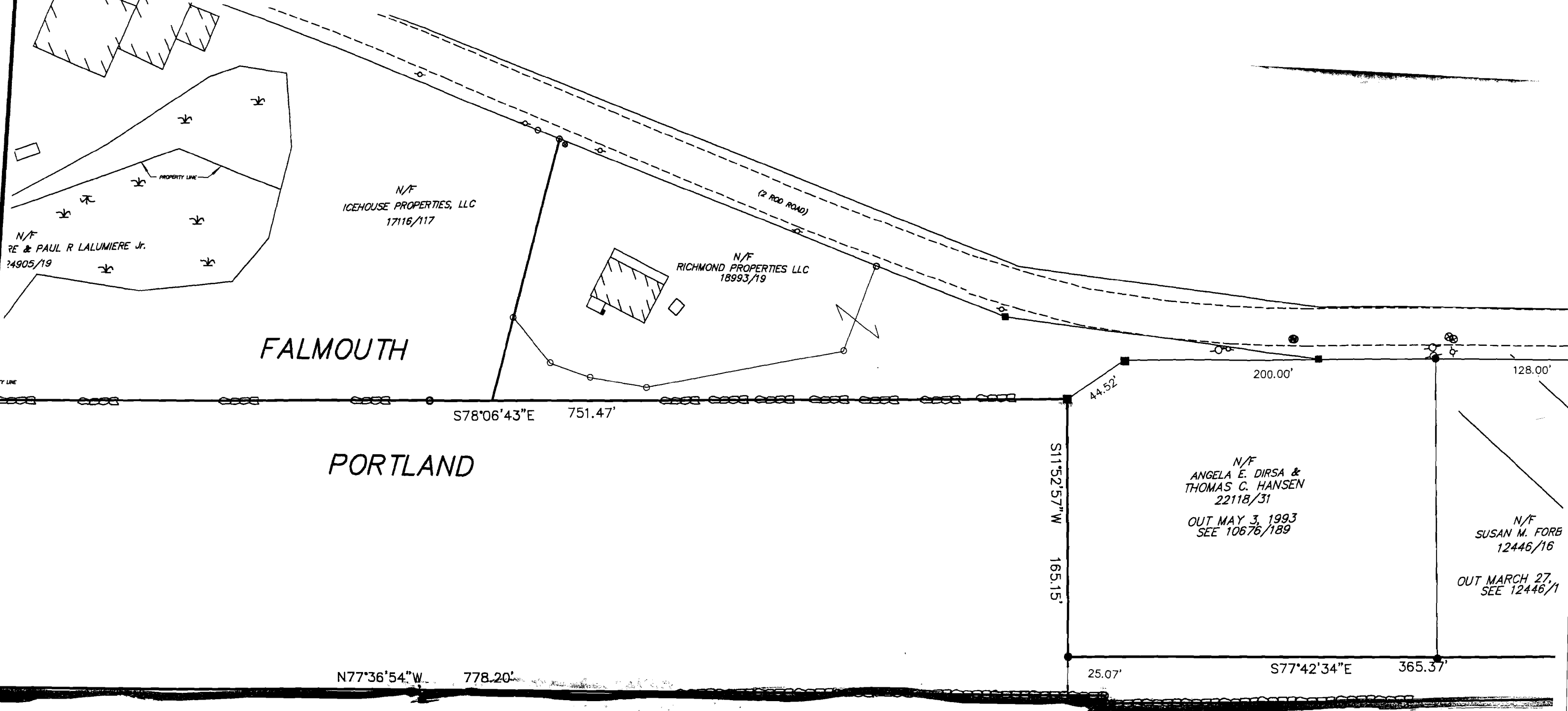
80.89'

62.80'

421.00'

385.42'

63.08'



N/F  
RE & PAUL R LALUMIERE JR.  
24905/19

N/F  
ICEHOUSE PROPERTIES, LLC  
17116/117

N/F  
RICHMOND PROPERTIES LLC  
18993/19

FALMOUTH

PORTLAND

(2 ROD ROAD)

N/F  
ANGELA E. DIRSA &  
THOMAS C. HANSEN  
22118/31

OUT MAY 3, 1993  
SEE 10676/189

N/F  
SUSAN M. FORE  
12446/16

OUT MARCH 27,  
SEE 12446/1

S11°52'57"W  
165.15'

S78°06'43"E 751.47'

N77°36'54"W 778.20'

N1°51'58"E  
5.39'

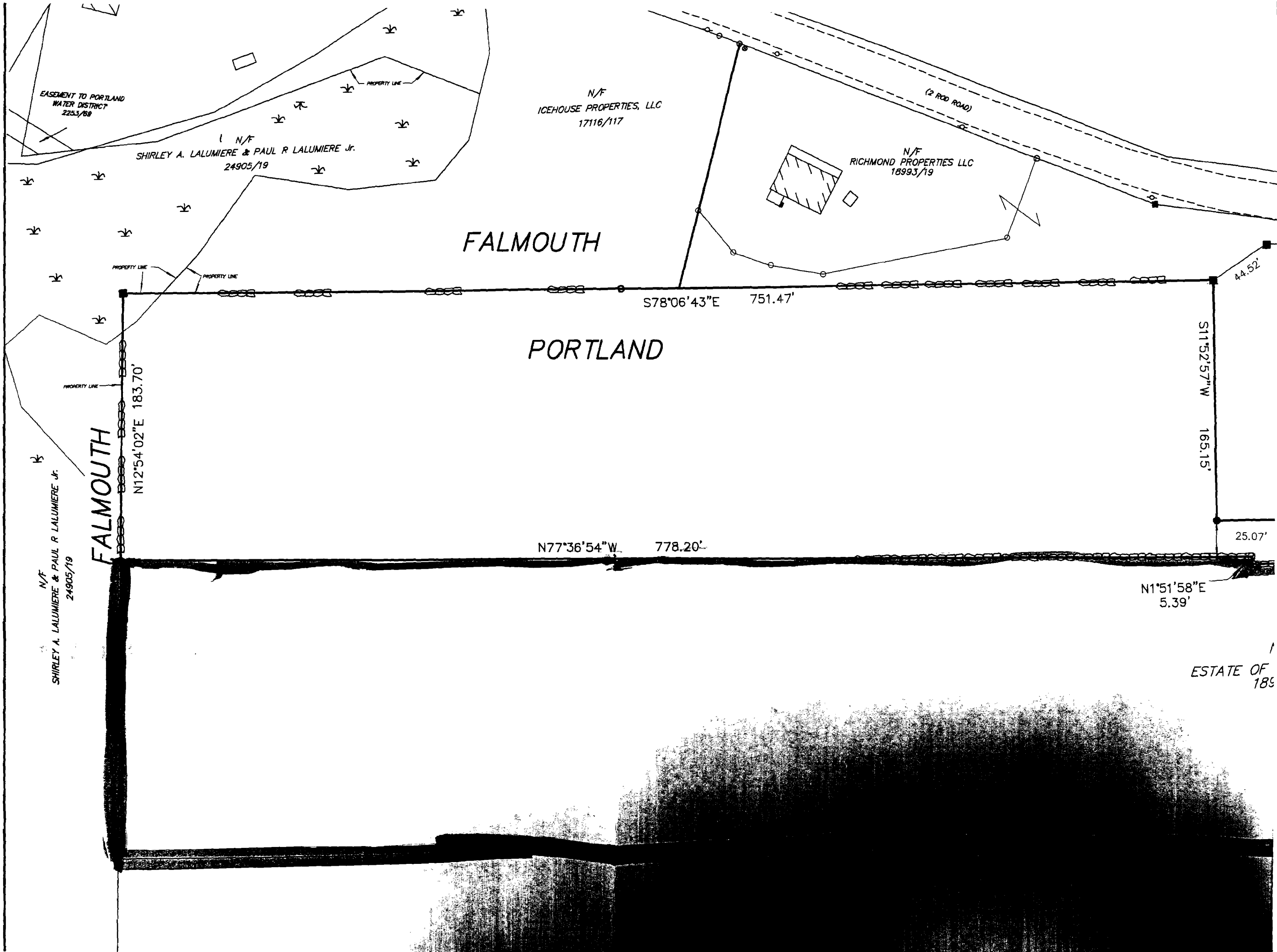
25.07'

S77°42'34"E 365.37'

44.52'

200.00'

128.00'



ESTATE OF 185