



# PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

October 13, 2010

Jeffrey B. Herbert, Esq.  
Norman, Hanson & Detroy  
100 Lisbon Street  
P.O. Box 7230  
Lewiston, ME 04243-7230

RE: 681 Ocean Avenue - 424-A-029 –Stacy L. Dean, owner (the “Property”) – R-5 Zone

Dear Attorney Herbert,

I am in receipt of your request to determine whether the conveyance of a 50 square foot triangle of land from the Property to the City of Portland will not violate Municipal Zoning Ordinances and Subdivision Law or Statutes.

The Property is located within an R-5 Residential Zone. I have reviewed all that was submitted with your request along with additional information from City of Portland files concerning the subdivision which was approved by the Planning Board on July 22, 2008.

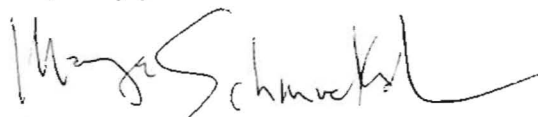
The minimum lot size in the R-5 zone is 6,000 square foot of land area. After the proposed 50 square foot conveyance, the Property shall have over 6,000 square foot of land area. The Property shall also be compliant with the minimum street frontage of 50 foot. The site plan shows the Property will have 50.15 foot of street frontage after the proposed conveyance. The minimum lot width for the R-5 zone will be maintained and is not affected by the conveyance. It is also my understanding that the Property has not yet been merged with the additional property located in the rear as proposed on the approved subdivision plans. Therefore, the existing garage on the Property is still legally nonconforming as to the required rear setback. The proposed conveyance does not affect the existing nonconforming rear setback. The side setbacks are also legally nonconforming and will not be affected by the proposed conveyance.

The July 22, 2008 site plan approval does anticipate the conveyance of land from the Property to the City of Portland as denoted on the stamped approved subdivision Site plan.

I have determined that the 50 square foot of land that will be conveyed from the Property to the City of Portland does not violate the City of Portland Land Use Zoning Ordinance. The proposed conveyance does not violate the Subdivision Law or Statutes.

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Marge Schmuëkal". The signature is written in black ink and is positioned above the printed name.

Marge Schmuëkal  
Zoning Administrator

**Marge Schmuckal - Zonong Letter**

---

**From:** "Jeffrey B. Herbert" <jherbert@nhdlaw.com>  
**To:** "'mes@portlandmaine.gov'" <mes@portlandmaine.gov>  
**Date:** 10/5/2010 3:05 PM  
**Subject:** Zonong Letter  
**Attachments:** Partial Release of Mortgage - MSHA.PDF; Stacy Dean Partial Survey.PDF; Description - Map.pdf

Hi Marge,

Thanks for speaking with me today regarding a zoning letter for Stacey Dean's parcel located at 681 Ocean Ave and identified as Parcel 424-A-29. As I mentioned, the approved subdivision plan contemplates that Stacey Dean will convey a small 50 sf corner of her lot to the City of Portland for purposes of True street and to improve the radius of the right of way. I am helping Ms. Dean with the preparation of the deed to the City of Portland for this 50 sf piece. The City requires a Warranty Deed. Currently, there are 2 mortgages on Ms. Dean's lot and I am working with both mortgagees to obtain their release of this 50 sf piece. One of the mortgagees, Maine State Housing Authority, has required an opinion indicating the transaction does not violate State or Municipal Zoning ordinances, Subdivision Law or Statutes?

I have attached for your review some additional information that will assist you in issuing a zoning letter. The documents are as follows:

1. Draft of Partial Release with attached legal description. This legal description indicates that the piece to be conveyed to the City of Portland by Ms. Dean is 50 sf.
2. Copy of existing survey plan depicting Ms. Dean's lot.
3. Copy of survey indicating the small 50sf triangular corner of Ms. Dean's lot to be conveyed to the City. It is labeled as DES 9.

Assuming the attached documents are sufficient, could you please issue your zoning letter to Maine State Housing Authority and forward to me via e-mail and regular mail. I really appreciate your help in this matter. Thanks and please call me with any questions.

Best,  
 Jeff

Jeffrey B. Herbert, Esq.  
 Norman, Hanson & Detroy  
 100 Lisbon Street  
 P.O. Box 7230  
 Lewiston, ME 04243-7230  
 Telephone: (207) 774-7000  
 Direct Line: (207) 553-4761  
 Fax: (207) 777-0037  
 E-mail: jherbert@nhdlaw.com

\*\*\*\*\*PRIVILEGE AND CONFIDENTIALITY\*\*\*\*\*  
 The information contained in this electronic mail is intended for the

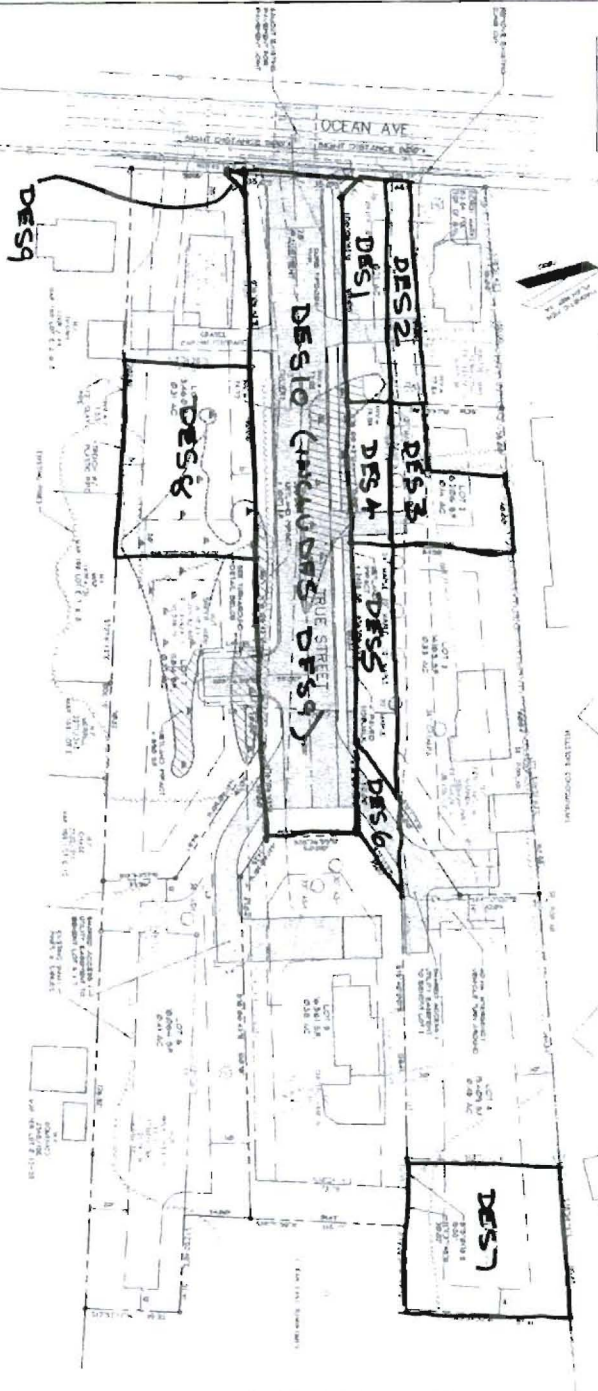
DATE: 11/21/12  
SCALE: AS SHOWN

EASEMENT LINE DATA

NO.	DATE	BY	REVISION
1	11/21/12	JCS	ISSUE FOR PERMITS
2	05/24/12	JCS	ISSUE FOR REVIEW
3	05/24/12	JCS	ISSUE FOR REVIEW
4	05/24/12	JCS	ISSUE FOR REVIEW
5	05/24/12	JCS	ISSUE FOR REVIEW
6	05/24/12	JCS	ISSUE FOR REVIEW
7	05/24/12	JCS	ISSUE FOR REVIEW
8	05/24/12	JCS	ISSUE FOR REVIEW
9	05/24/12	JCS	ISSUE FOR REVIEW
10	05/24/12	JCS	ISSUE FOR REVIEW

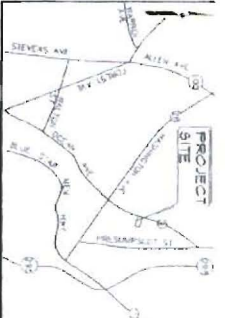
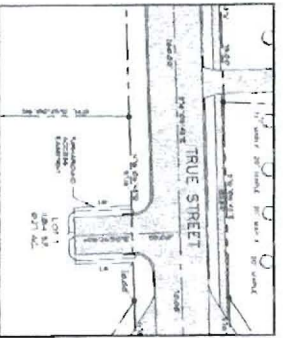
PROJECT LINE DATA

NO.	DATE	BY	REVISION
1	11/21/12	JCS	ISSUE FOR PERMITS
2	05/24/12	JCS	ISSUE FOR REVIEW
3	05/24/12	JCS	ISSUE FOR REVIEW
4	05/24/12	JCS	ISSUE FOR REVIEW
5	05/24/12	JCS	ISSUE FOR REVIEW
6	05/24/12	JCS	ISSUE FOR REVIEW
7	05/24/12	JCS	ISSUE FOR REVIEW
8	05/24/12	JCS	ISSUE FOR REVIEW
9	05/24/12	JCS	ISSUE FOR REVIEW
10	05/24/12	JCS	ISSUE FOR REVIEW



**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED EASEMENT
(Symbol)	EXISTING EASEMENT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED STREET
(Symbol)	EXISTING STREET
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED ALLEY
(Symbol)	EXISTING ALLEY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED PARKING
(Symbol)	EXISTING PARKING
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY



GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE SUBDIVISION PLAT IS TO BE CONSIDERED AS THE FINAL AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER RECORDING.
3. THE SUBDIVISION PLAT IS TO BE CONSIDERED AS THE FINAL AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER RECORDING.
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9. THE SUBDIVISION PLAT IS TO BE CONSIDERED AS THE FINAL AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER RECORDING.
10. THE SUBDIVISION PLAT IS TO BE CONSIDERED AS THE FINAL AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN AND ANY OTHER RECORDING.

**APPROVAL:**  
CITY OF PORTLAND  
PLANNING BOARD

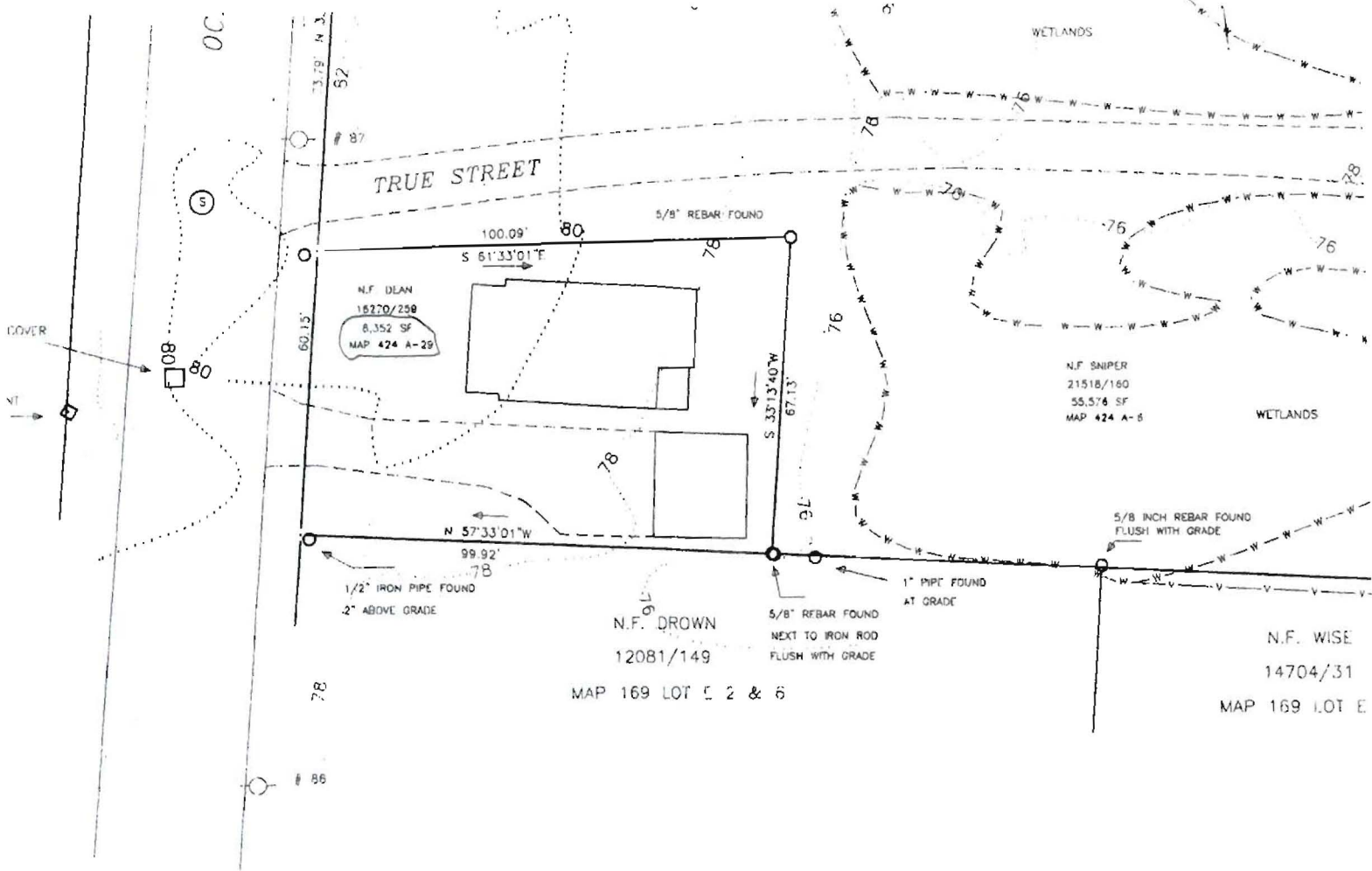
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

STATE OF MAINE  
COUNTY OF DESSIS  
RECORDED \_\_\_\_\_  
PLAT \_\_\_\_\_  
BOOK \_\_\_\_\_

**Sebago Technica**  
Engineering Together You Can Build On.  
1000 Main Street, Portland, ME 04101  
Tel: 603.733.3333  
Fax: 603.733.3333  
www.sebago.com

**SUBDIVISION PLAT**  
TRUE STREET SUBDIVISION  
TRUE STREET NEIGHBORHOOD  
SHEET 3 OF 9





STATE OF MAINE

SS REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_  
 AT \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_ AND  
 RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ REGISTER

PLAN REFERENCE:

- 1) TOWNHOUSE AT OCEAN EAST A PORTLAND, ME. DATED JULY 17
- 2) WELLSTONE CONDOMINIUM ON BY SEBAGO TECHNICS RECORDED
- 3) THE ADAMS FARM BY PERCY R RECORDED IN PLAN BOOK 12
- 4) OCEAN AVE. STREET INFORMAT

ATES  
 ET

04092

## Partial Release of Mortgage

**This Agreement**, entered into and effective \_\_\_\_\_, 2010, between **Stacy L. Dean** (“Borrower”) and **Maine State Housing Authority**, a public body corporate and politic of the State of Maine, having a principal place of business in Augusta, County of Kennebec, State of Maine (“Lender”), amends (1) the Mortgage (the “Mortgage”) dated May 6, 1998, securing the original principal sum of One Hundred Thirteen Thousand Five Hundred Fifty-Three Dollars (\$113,553.00), and recorded in Book 13802, Page 295 of the Cumberland County Registry of Deeds, which Mortgage was assigned by Peoples Heritage Bank to Maine State Housing Authority by virtue of Assignment of Mortgage dated May 5, 1998 and recorded in Book 13802, Page 308 of the Cumberland County Registry of Deeds; and (2) the Note bearing the same date as, and secured by, the Mortgage (the “Note”) which covers the real and personal property described in the Mortgage as the property located at 681 Ocean Avenue, Portland, Maine 04103.

**Whereas**, both Borrower and Lender desire to amend the above-referenced Mortgage to release the real property described in the attached Exhibit “A” only. — *The 50<sup>th</sup>*

**Now, Therefore**, in consideration of the premises and all other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree that the real property described in Exhibit “A” of this document shall hereafter be released from the lien of the above-referenced Mortgage.

It is further agreed that all the stipulations, provisions, conditions and covenants of the original Note and Mortgage shall remain in full force and effect, except as herein modified, and nothing herein contained shall be construed to impair the security of the lien of the holder of said Mortgage nor to impair any rights or powers which the holder may have under said Note and Mortgage.

**In Witness Whereof**, the parties hereto have set their hands the day and year first above written.

05207

**EXHIBIT A**

A certain lot or parcel of land situated on the easterly side of, Ocean Avenue, in the City of Portland, County of Cumberland, State of Maine, being depicted on a plan of land titled "Subdivision Plat of True Street Subdivision" dated through September 18, 2008 by Sebago Technics, Inc., said parcel being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch rebar set in the easterly side of Ocean Avenue at the southwesterly corner of parcel herein described;

Thence N 18°-49'-14" E, by and along Ocean Avenue, a distance of 10.00 feet to a point;

Thence S 76°-06'-43" E, by and along land now or formerly of Todd Sniper and Kelly Sniper as described in a deed recorded at the Cumberland County Registry of Deeds in Book 21518, Page 160, a distance of 10.00 feet to a capped 5/8-inch rebar set;

Thence S 61°-21'-15" W, passing through land of the Grantor, a distance of 14.74 feet to the Point of Beginning.

Meaning and intending to describe a certain parcel of land containing 50 square feet, more or less.

The bearings referenced herein are based upon Grid North NAD 1983 Maine West Zone.

DCS:dcs/kn  
October 29, 2008

Signed, Sealed and Delivered  
in the Presence of:

Maine State Housing Authority

\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Stacy L. Dean

State of Maine

County of Kennebec, ss. \_\_\_\_\_, 2010

Personally appeared before me the above-named \_\_\_\_\_ in his/her capacity as \_\_\_\_\_ of the **Maine State Housing Authority**, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of the **Maine State Housing Authority**. Before me,

\_\_\_\_\_  
Notary Public/Attorney-at-Law  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

State of Maine

County of \_\_\_\_\_, ss. \_\_\_\_\_, 2010

Personally appeared before me the above-named **Stacy L. Dean** and acknowledged the foregoing instrument to be her free act and deed. Before me,

\_\_\_\_\_  
Notary Public/Attorney-at-Law  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



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.

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600 with Internet Explorer

Current Owner Information:

**CBL** 424 A029001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 681 OCEAN AVE  
**Owner Information** DEAN STACY L  
 681 OCEAN AVE  
 PORTLAND ME 04103  
**Book and Page** 16270/259  
**Legal Description** 424-A-29  
 OCEAN AVE 679-683  
TRUE ST  
6332 ST  
**Acres** 0.145

6332 # VS 6352 #

R-S Zone

Current Assessed Valuation:

**TAX ACCT NO.** 43088 **OWNER OF RECORD AS OF APRIL 2010**  
 DEAN STACY L  
**LAND VALUE** \$65,100.00 681 OCEAN AVE  
**BUILDING VALUE** \$134,900.00 PORTLAND ME 04103  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$190,000.00  
**TAX AMOUNT** \$3,404.80

Nothing on record since 2000 showing any complaints or violations

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

Building Information:

Card 1 of 1  
**Year Built** 1916  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 4  
**Full Baths** 1  
**Total Rooms** 8  
**Attic** UNFIN  
**Basement** FULL  
**Square Feet** 1994

View Sketch View Map View Picture



Outbuildings/Yard Improvements:

Card 1  
**Year Built** 1950  
**Structure** GARAGE-MAS  
**Size** 20X22  
**Units** 1  
**Grade** C  
**Condition** A

Sales Information:

Sale Date	Type	Price	Book/Page
5/4/2001	LAND + BUILDING	\$50,000.00	16270/259
4/9/1999	LAND + BUILDING	\$50,000.00	14673/8
5/7/1998	LAND + BUILDING	\$115,750.00	13802/293
6/12/1997	LAND + BUILDING	\$0.00	13130/59
9/8/1993	LAND + BUILDING	\$98,000.00	10947/253

New Search!

## Marge Schmuckal - Re: Zonong Letter

---

**From:** Marge Schmuckal  
**To:** Jeffrey B. Herbert  
**Date:** 10/5/2010 4:50 PM  
**Subject:** Re: Zonong Letter

Jeff,

Was there a lot transfer from Stacy Dean to Tod Sniper after the originally approved site plan dated July 22, 2008? I did find a stamped approved plan that shows Stacy's lot to be larger. Her lot was lot #8 of 8 lots. Her original lot and lot #DES8 as designated on what you e-mailed me, were designated as one lot. I am now seeing that Tod Sniper & wife has taken part of that lot and essentially created lot #9. I don't think there was an amendment to the approved site plan approved July 22, 2008.

Please look into that. It does make a difference on Stacy's required rear setback from her garage. She needs 20' and if there was a transfer of land, she doesn't have it.

Thanks,  
Marge

>>> "Jeffrey B. Herbert" <jherbert@nhdlaw.com> 10/5/2010 3:02 PM >>>

Hi Marge,

Thanks for speaking with me today regarding a zoning letter for Stacey Dean's parcel located at 681 Ocean Ave and identified as Parcel 424-A-29. As I mentioned, the approved subdivision plan contemplates that Stacey Dean will convey a small 50 sf corner of her lot to the City of Portland for purposes of True street and to improve the radius of the right of way. I am helping Ms. Dean with the preparation of the deed to the City of Portland for this 50 sf piece. The City requires a Warranty Deed. Currently, there are 2 mortgages on Ms. Dean's lot and I am working with both mortgagees to obtain their release of this 50 sf piece. One of the mortgagees, Maine State Housing Authority, has required an opinion indicating the transaction does not violate State or Municipal Zoning ordinances, Subdivision Law or Statutes?

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Assuming the attached documents are sufficient, could you please issue your zoning letter to Maine State Housing Authority and forward to me via e-mail and regular mail. I really appreciate your help in this matter. Thanks and please call me with any questions.

Best,  
Jeff

Jeffrey B. Herbert, Esq.

## Marge Schmuckal - RE: Zonong Letter

---

**From:** Marge Schmuckal  
**To:** Jeffrey B. Herbert  
**Date:** 10/5/2010 4:57 PM  
**Subject:** RE: Zonong Letter

Jeff,

I see that she should have had that property since the approval of the site plan. When will the transfer of land be complete? I have a problem stating that there are no zoning violations without the full lot as described in the approved site plan. It is not the front 50 sq ft , but the rear setback that is problematic.

Thanks, \Marge

>>> "Jeffrey B. Herbert" <jherbert@nhdlaw.com> 10/5/2010 4:50 PM >>>

There was not a transfer from Stacy to Sniper. There will be another parcel coming from Sniper to Dean (Labeled DES 8). After that, she will be the owner of LOT 8 as depicted on the approved subdivision plan.

Jeffrey B. Herbert, Esq.  
 Norman, Hanson & Detroy  
 100 Lisbon Street  
 P.O. Box 7230  
 Lewiston, ME 04243-7230  
 Telephone: (207) 774-7000  
 Direct Line: (207) 553-4761  
 Fax: (207) 777-0037  
 E-mail: jherbert@nhdlaw.com

---

**From:** Marge Schmuckal [mailto:MES@portlandmaine.gov]  
**Sent:** Tuesday, October 05, 2010 4:50 PM  
**To:** Jeffrey B. Herbert  
**Subject:** Re: Zonong Letter

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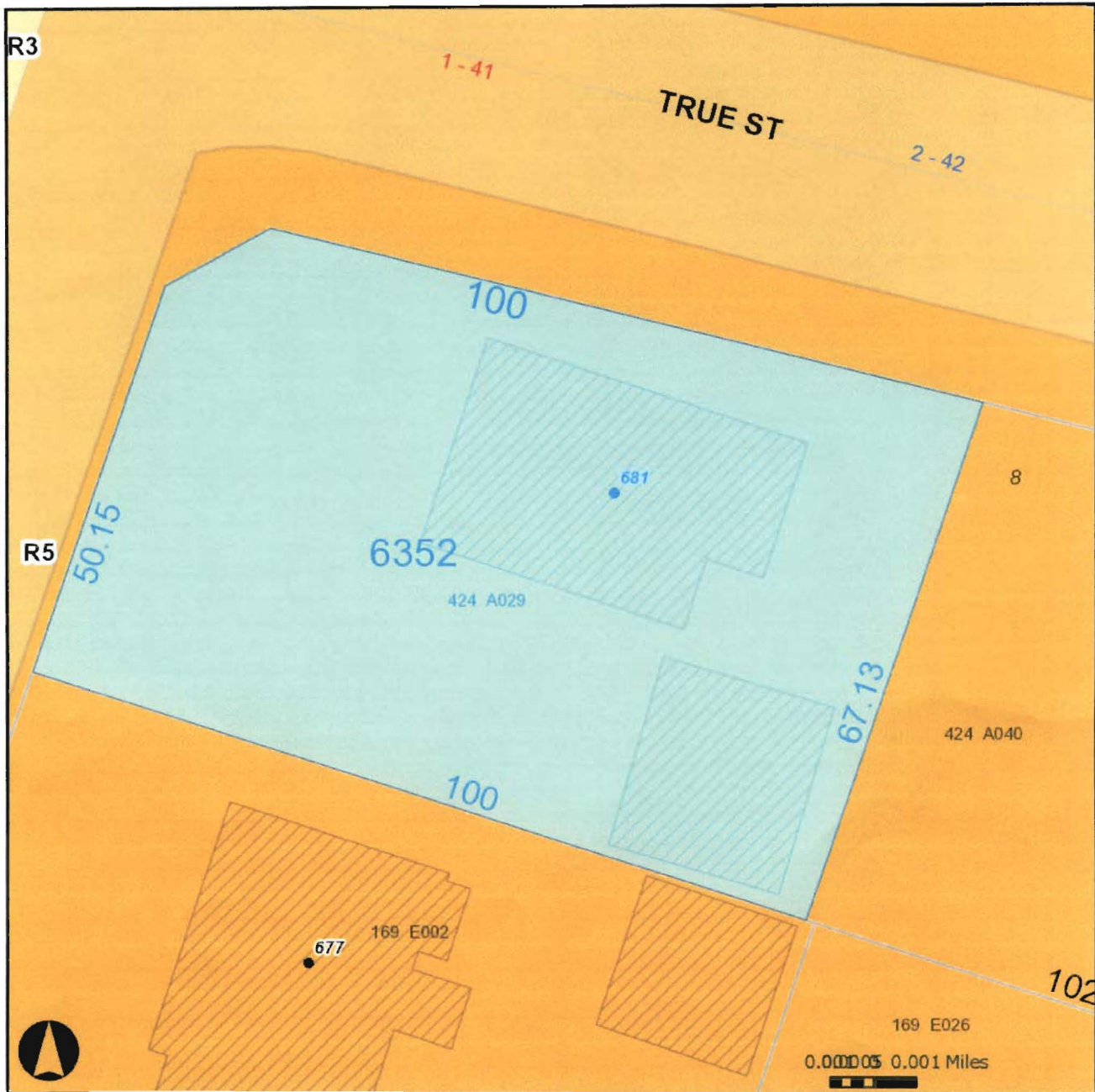
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# Map



Parcels



Parcels



Interstate



Streets



Buildings



Shoreland Overlay Zone



Stream Overlay Zone



Stream\_protection

Island Zoning



C43

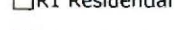
I-B

I-TS

Zoning (continued)



OP Office Park



R1 Residential



R2 Residential



R3 Residential



R4 Residential



R5 Residential



R6 Residential

Zoning (continued)



C23



C24



C25



C26



C27

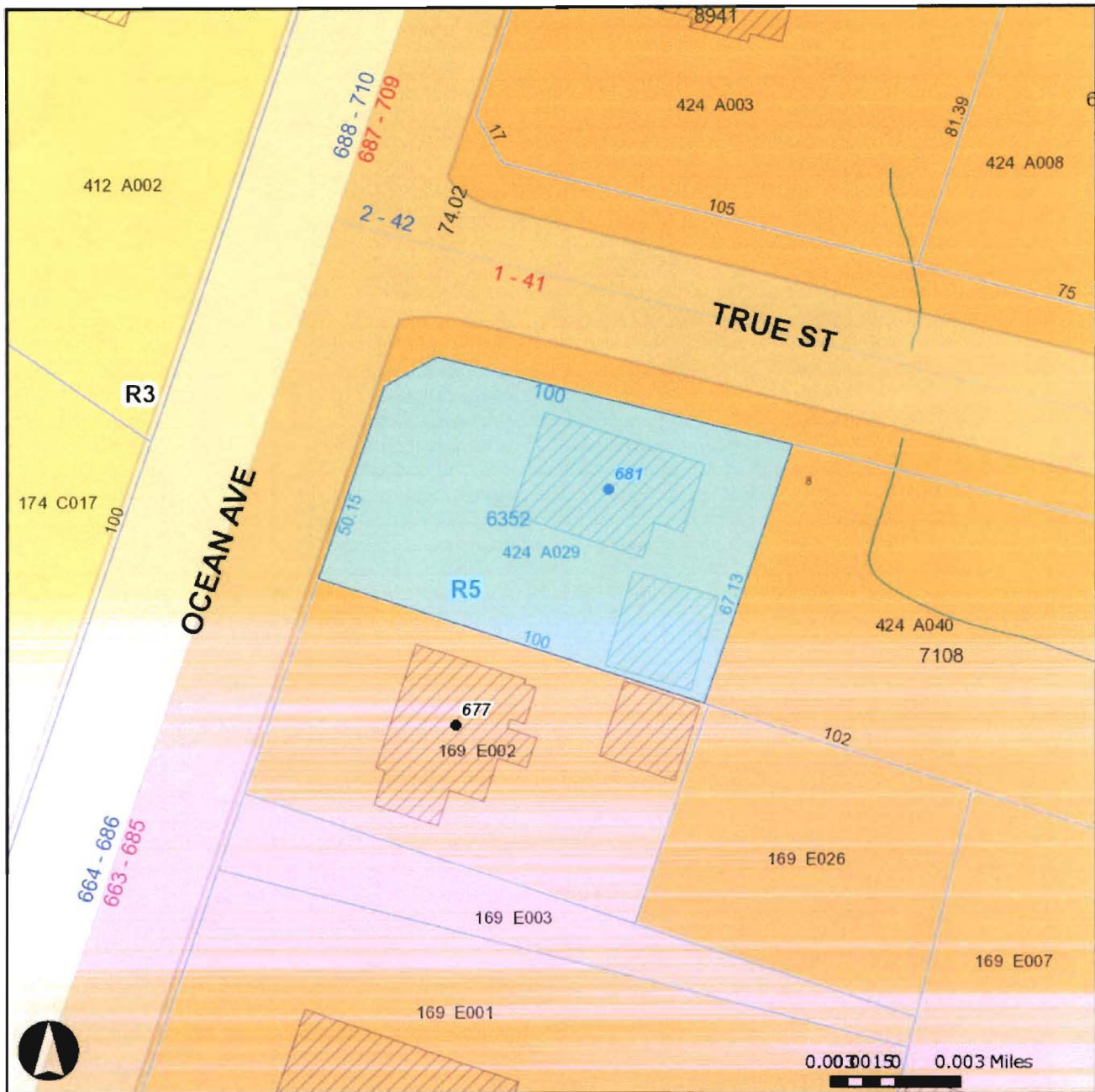


C28



C29

# Map



Parcels



Parcels



Interstate



Streets



Buildings



Shoreland Overlay Zone



Stream Overlay Zone



Stream\_protection

Island Zoning



Zoning (continued)



Zoning (continued)



TRUE STREET

LOT	CBL	SF	ST #	STREET
1	424 A003	8941		TRUE ST
2	424 A008	6206		TRUE ST
3	424 A004	14163		TRUE ST
4	424 A006	19409		TRUE ST
5	424 A005	16561		TRUE ST
6	424 A030	18064		TRUE ST
7	424 A007	11814		TRUE ST
8	424 A040	13460		TRUE ST

OLD CBL  
424-A-3-4-5-30-40

NEW FY 10

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

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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**

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[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

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



Best viewed at 800x600, with Internet Explorer

**CBL** 424 A040001  
**Land Use Type** VACANT LAND  
**Property Location** 0 TRUE ST  
**Owner Information** SNIPER TODD R & KELLY O SNIPER JTS  
 41 TRUE ST  
 PORTLAND ME 04103  
**Book and Page** 21518/160  
**Legal Description** 424-A-40  
 TRUE ST  
 13460 SF  
 LOT 8  
**Acres** 1.268

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	48110	<b>OWNER OF RECORD AS OF APRIL 2010</b>
		SNIPER TODD R & KELLY O SNIPER JTS 41 TRUE ST PORTLAND ME 04103
<b>LAND VALUE</b>	\$44,700.00	
<b>BUILDING VALUE</b>	\$0.00	
<b>NET TAXABLE - REAL ESTATE</b>	\$44,700.00	
<b>TAX AMOUNT</b>	\$801.02	

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
7/8/2004	LAND + BUILDING	\$0.00	21518/160

[New Search!](#)

# SHEET INDEX:

## SHEET

## DESCRIPTION

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SUBDIVISION PLAN
- 4 GRADING & DRAINAGE PLAN
- 5 UTILITIES PLAN
- 6 LANDSCAPE PLAN

7 DETAILS

8 DETAILS

9 DETAILS

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: APPROVED JUL 22 2008



rec. 9/24/08

9-22-08 - ISSUED FOR PLANNING BOARD APPROVAL

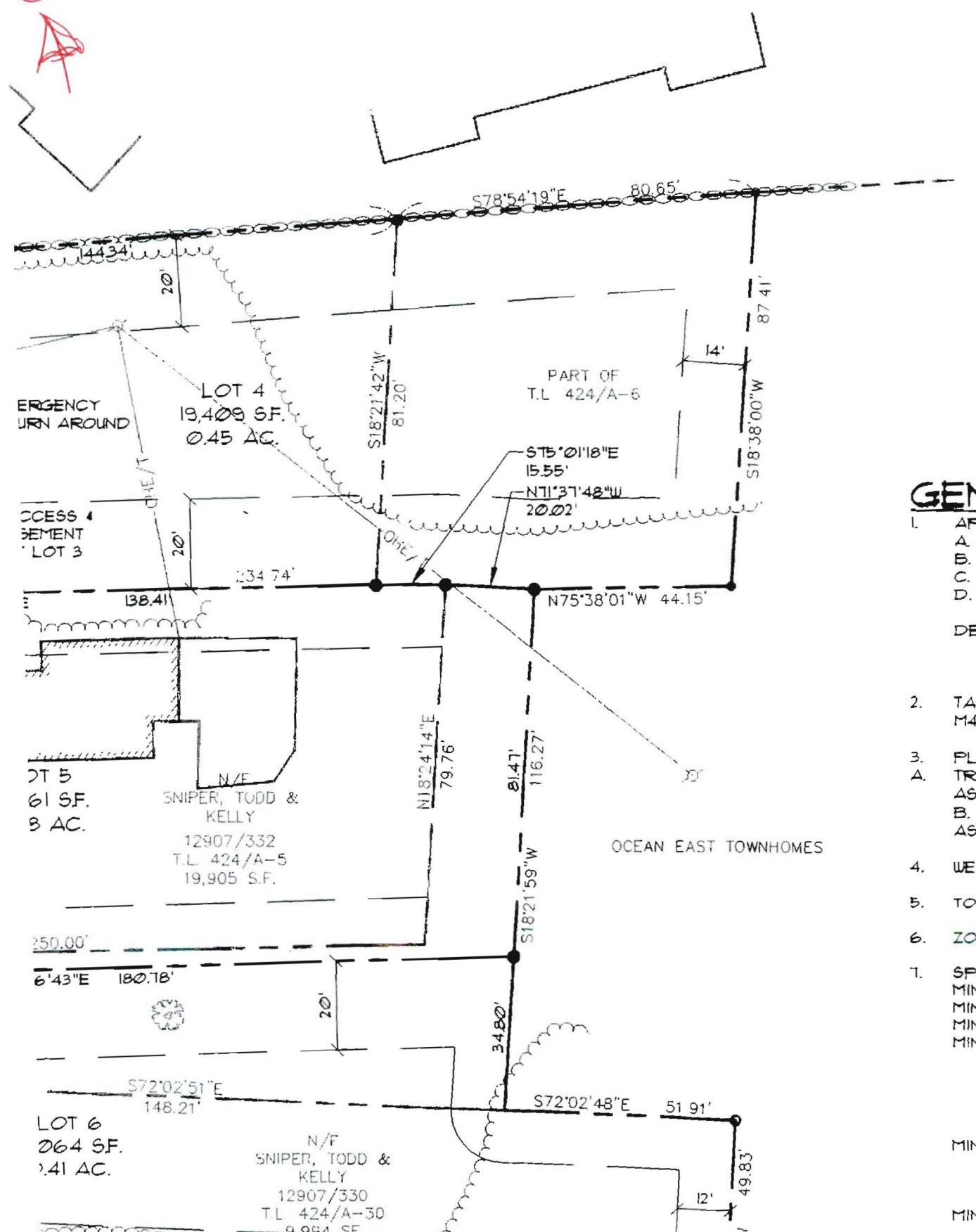
05207c.dwg, TAB: C

#2005-0274



# PROPERTY LINE DATA

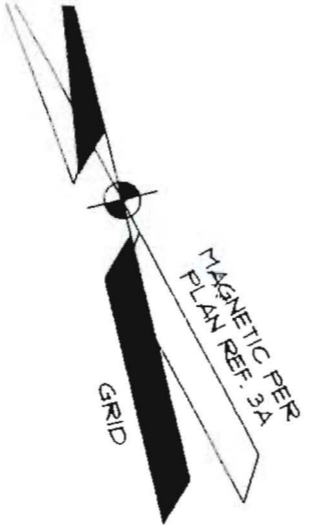
LINE	BEARING	LENGTH
L1	N28°38'45"W	13.52
L2	S61°21'15"W	14.74



## GENERAL NOTES

1. APPLICANT AND RECORDED DEEDS:  
 A. TODD AND KELL  
 B. MARC GIGUERE,  
 C. NICK AND AMANDA  
 D. STACEY DEAN A
2. DEED REFERENCES:  
 12400/151 (GIGU)  
 21518/160, 12907
3. TAX ASSESSORS RECORDS:  
 M424 L A-5, M424 L
4. PLAN REFERENCES:  
 A. TRUE STREET, EXISTING  
 ASSOCIATES, 58 PLE  
 B. TRUE STREET, 6  
 ASSOCIATES, 58 PLE
5. WETLANDS SHOWN AS: [Symbol]
6. TOTAL LOT AREA: 2, [Symbol]
7. ZONING DISTRICT: R-
8. SPACE AND BULK CONTROL:  
 MIN. LOT SIZE:  
 MIN. LOT AREA PER 1  
 MIN. STREET FRONTAGE:  
 MIN. FRONT YARD:  
 1. PRINCIPAL  
 2. NO GREATER  
 YARDS ON  
 3. FOR LOTS C  
 ARE LESS THAN  
 MIN. REAR YARD:  
 1. PRINCIPAL  
 GROUND COVER  
 2. ACCESSORY  
 MIN. SIDE YARD:

ELEVATION FROM NORTHEAST  
FLANGE OF HYDRANT OCEAN  
AVE. IN FRONT OF WELLSTONE  
CONDO 83.74'



1" = 30'

L4	S13°53'17"W	15.00
L5	S14°20'00"W	30.91
L6	N13°53'17"E	30.00
L7	S76°06'43"E	30.00
L8	N13°53'17"E	30.00

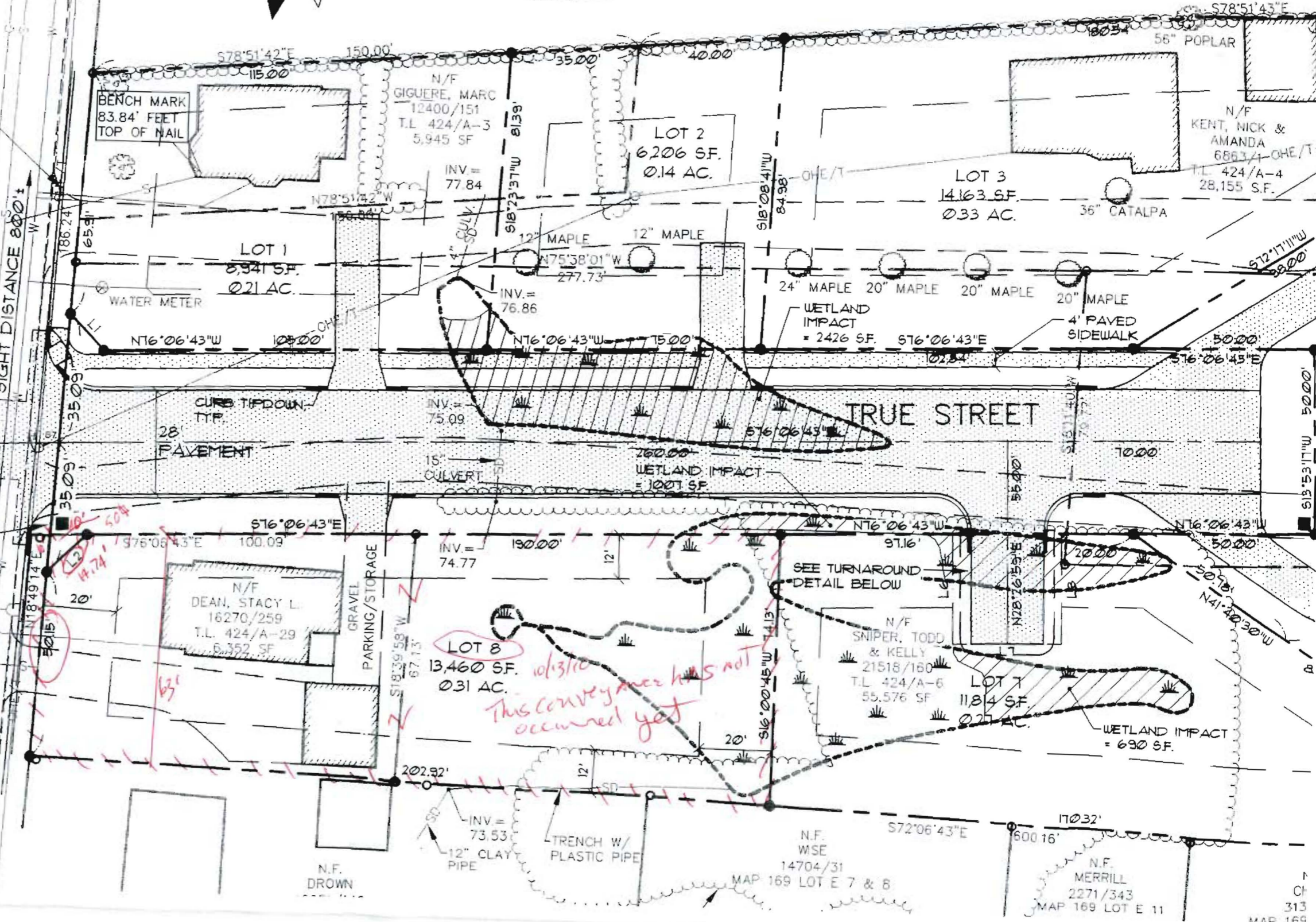
WELLSTONE CONDOMINIUMS

REMOVE EXISTING CURB CUT

SAWCUT EXISTING PAVEMENT FOR PAVEMENT JOINT  
PROPOSED CITY OF PORTLAND RIGHT-OF-WAY MONUMENT (3' OFFSET)  
N=312147.78  
E=2926615.71

OCEAN AVE

TRUE STREET



*This conveyance has not occurred yet*

EXISTING CONDITIONS PLAN, REVISED SEPTEMBER 29, 2005 BY R.W. EATON  
 PLEASANT STREET, WESTBROOK, MAINE 04092.  
 SUBDIVISION PLAN, REVISED SEPTEMBER 29, 2005 BY R.W. EATON  
 PLEASANT STREET, WESTBROOK, MAINE 04092.

AS DELINEATED BY MARK CENCI IN APRIL 2005.

2.89 ACRES (ALL SUBJECT PARCELS)

R-5 RESIDENTIAL ZONE

OK CRITERIA (FOR RESIDENTIAL, NON-FRUD):

- PER DU: 6,000 SF.
- NTAGE: 3,000 SF.
- 50 FT.
- 20 FT.
- GREATER THAN AVG. DEPTH OF FRONT 20 % OF DEPTH
- ON EITHER SIDE OF THE LOT
- LOTS OF RECORD AS OF 6/5/51 THAT LESS THAN 100 FEET DEEP
- 20 FT.
- 5 FT.
- 20 FT.
- 5 FT.
- SETBACK
- 8 FT.
- 8 FT.
- 12 FT.
- 14 FT.
- 5 FT.
- 15 FT.
- 40%
- 35 FT.
- 18 FT.

PLANS REQUEST A WAIVER OF THE LAND USE CODE, CHAPTER 14, ARTICLE 4, SECTION 8, PARAGRAPH A REQUIRING THE CONSTRUCTION OF SIDEWALKS IN A STREET BACK

TOTAL SITE: 0.455 ACRES  
 WETLAND AREA: 4,132 SQ. FT.

BASED SOLELY UPON A BOUNDARY SURVEY PERFORMED BY R.W. EATON IN PREPARATION OF PLANS REFERENCED IN NOTE 3 ABOVE.

ALL COMPUTATIONS WERE COMPLETED BY SEBAGO TECHNICS, INC. UNDER THE SUPERVISION OF THE SIGNING PROFESSIONAL. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. THIS PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED AND THAT THE PROPOSED NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED LOTS SHOWN HEREON MAY OR MAY NOT BE SET BY THE SIGNING PROFESSIONAL OR HIS AGENT.

LOTS ARE NOT WITHIN ANY FLOODPLAIN AND ARE CLASSIFIED AS ZONE 'X' PER FEMA 0007C.

BEARING ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983. ELEVATIONS SHOWN HEREON ARE BASED ON THE MEAN SEA LEVEL DATUM.

BEARING ORIENTATION SHOWN HEREON IS BASED UPON PLANS REFERENCED IN NOTE 1.

PLANS UTILIZED THE PROPERTY LINES DEPICTED ON PLANS REFERENCED IN NOTE 1. THESE PROPERTY LINES ONTO GRID NORTH NAD 1983 MAINE WEST ZONE TO CITY OF PORTLAND SUBDIVISION PLAN REQUIREMENTS.

STRUCTURES ON LOTS 1, 3, 5 AND 8 ARE PRE-EXISTING NON-CONFORMING STRUCTURES TO ZONE REQUIREMENTS.

TREES SHOWN SHALL BE PROTECTED AS DESIGNATED ON THE LANDSCAPE PLAN. ANY OF THESE PROTECTED TREES LOST OR DAMAGED SHOULD BE REPLACED AS RECOMMENDED BY THE CITY PLANNING AUTHORITY.

EMERGENCY VEHICLE TURN AROUND ON LOT 4 (SHOWN ON SHEET 4) SHALL BE FOR EMERGENCY VEHICLE USE ONLY, AND SHALL BE PERMANENTLY MAINTAINED BY THE OWNER OF LOT 4.

**APPROVAL -  
 CITY OF PORTLAND  
 PLANNING BOARD**

*[Signature]* July 22, 2008  
 DATE  
 CHAIRPERSON

*[Signature]*  
*[Signature]*  
*[Signature]*

DEEDS  
 RECORDED IN  
 REGISTRAR

REVISED PER CITY OF PORTLAND	REVISED PER CITY OF PORTLAND	REVISED PER CITY OF PORTLAND	REVISED PER CITY OF PORTLAND
9/18/08	9/18/08	9/18/08	9/18/08
7-23-08	7-23-08	7-23-08	7-23-08
7-22-08	7-22-08	7-22-08	7-22-08
6-4-08	6-4-08	6-4-08	6-4-08
5-14-08	5-14-08	5-14-08	5-14-08
4-9-08	4-9-08	4-9-08	4-9-08
11-30-07	11-30-07	11-30-07	11-30-07
03-28-06	03-28-06	03-28-06	03-28-06
10-25-05	10-25-05	10-25-05	10-25-05
9-19-05	9-19-05	9-19-05	9-19-05

**Sebago Technics**  
 Engineering Expertise You Can Build On  
 One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
05207		RAM	RAM	BCM

**SUBDIVISION PLAT**  
 OF:  
**TRUE STREET SUBDIVISION**  
 TRUE STREET  
 PORTLAND, MAINE  
 FOR RECORD OWNER:  
**TRUE STREET NEIGHBORHOOD**  
 41 TRUE STREET  
 PORTLAND, ME 04101

DATE	SCALE
04-04-06	1" = 30'

05207SB.dwg, TAB: SB