

my copy



PORTLAND MAINE

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

October 19, 2012

Patrick J. Carroll
C/O Carroll Associates, Suite 200
217 Commercial Street
Portland, ME 04101

RE: 120 Veranda Street – 431-M-005, 006, 010, 011 – R-5 Zone

Dear Mr. Carroll,

I am in receipt of your request to determine if the proposed division of land as shown on an unstamped conceptual plan prepared by Carroll Associates dated 9/28/2012. All of the land in question is under the same ownership and located entirely within the R-5 Zone.

It is my understanding that the first parcel to be split off from the entire parcel is labeled "Lot A". Lot "A" and the remaining developed parcel with a single family dwelling would both meet the full R-5 zone requirements as listed under section 14-120(a) of the Land Use Zoning Ordinance.

It is then my understanding that the developed parcel with a single family dwelling would be split into two lots labeled "Lot B-1" and "Lot B-2". Lot "B-1" with the developed single family dwelling is shown to meet all the regular dimensional requirements of section 14-120(a) of the R-5 zone. Lot "B-2" is utilizing the dimensional allowances provided under section 14-120(b) "Small residential lot development" in the R-5 Zone.

I have determined that lot "B-2" meets the criteria of the small residential lot development for future development.

The development of the one lot consisting of parcels 431-M-5, 6, 10 and 11 into the three separate lots as described above meet or can meet the requirements of the underlying R-5 zone requirements.

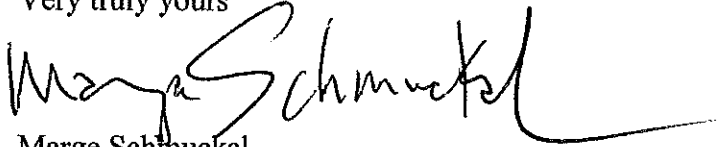
Please note that a separate subdivision review will need to be applied for as required under State Law and City of Portland Ordinances.

Separate reviews and permits are required. If a stamped, signed survey changes any of the given information, it may change this determination.

You have the right to appeal this determination. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

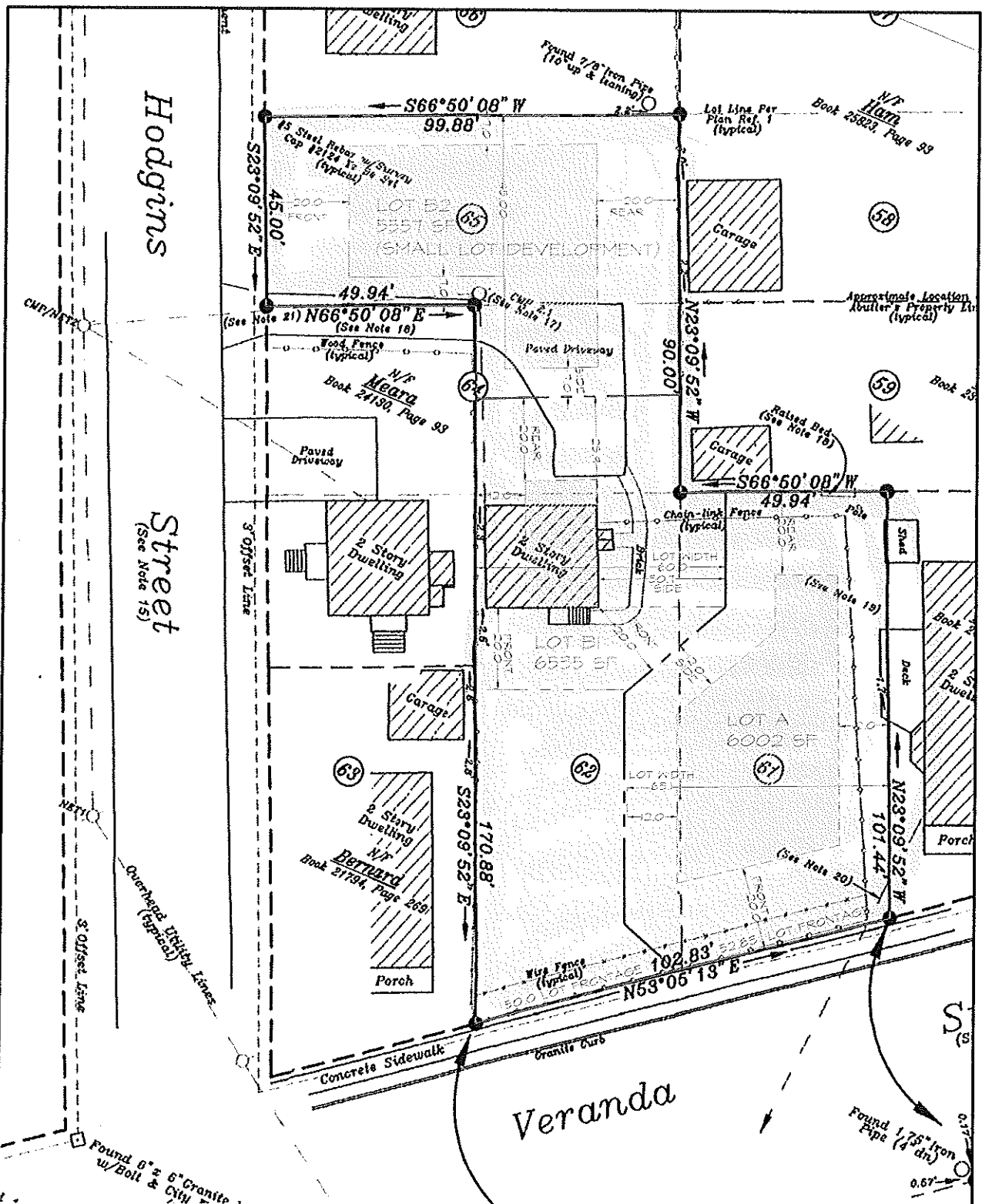
If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish at the end.

Marge Schmuckal
Zoning Administrator

8/3/12
most current



SITE CONCEPT A
 LOTS A AND B1 MEET R-5 CRITERIA, LOT B2 MEETS SMALL LOT CRITERIA

ASSUMPTIONS:

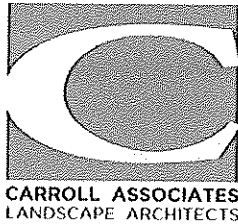
1. LOT A SPLIT FROM ENTIRE PARCEL, LEAVING LOT B AT 12, 092 SF
2. LOTS A AND B BOTH MEET ALL CRITERIA UNDER 14-120(a) FOR R-5 ZONE
3. LOT B THEN SPLIT UNDER SMALL LOT STANDARDS (14-120 (b)).
4. ALL LOTS EXCEED MIN LOT SIZE (6000 SF FOR STD R-5 LOT, 4000 SF FOR SMALL LOT DEVELOPMENT)
5. LOTS A AND B1 MAINTAIN 50 FT MIN FRONTAGE ON VERANDA ST.
6. LOT B2 ALLOWED UNDER SMALL LOT DEVELOPMENT W/ 45 FT FRONTAGE.
7. EXISTING HOME REMAINS AS GRANDFATHERED.
8. SINGLE ACCESS FOR LOTS A AND B1 FROM VERANDA.
9. LOT B2 ACCESS FROM EXISTING R.O.W ON MEARA PROPERTY.
10. SUBDIVISION REQD FOR LOT B SPLIT.

SITE CONCEPT A
120 VERANDA STREET
 Portland, Maine

Planner:
Carroll Associates
 217 Commercial Street - Portland, Maine 04101
 207.772.1552 772.0712 Fax

Owner:
Steven & Roberta Cope
 172 Concord Street
 Portland, Maine 04103

Date: 09-28-12
 Scale: 1" = 20'-0"



October 4, 2012

Ms. Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress street
Portland, ME 04101

RE: 120 Veranda Street

Dear Marge,

As you know, we have been recently discussing the potential for subdivision of the property at 120 Veranda Street into three buildable lots, utilizing the R-5 Small Lot Development Standards (Sect 14-120(b)) for the third lot. I am attaching a copy of a conceptual plan that illustrates how we anticipate making this lot division. This plan is the same as submitted for your review yesterday.

By this letter I am requesting a Letter of Determination from you that confirms that our proposed plan, (which involves splitting off a regular R-5 lot from the overall parcel and then splitting the remaining developed lot utilizing the standards for Small Lot Development) is feasible, and that it falls within the standards of the Zoning Ordinance. My understanding is the first lot would not require a subdivision, but subsequent splitting of Lot B would trigger the Subdivision Approval.

As you mentioned, there is an Administrative Fee of \$ 150.00 for your time to complete this review, and a check for that amount will be delivered to your office tomorrow by the Applicant.

Please review the attached plan and contact me if you have any questions or need additional information.

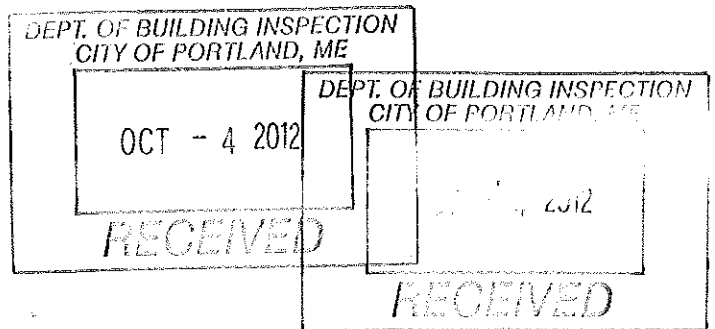
With Regards,
CARROLL ASSOCIATES

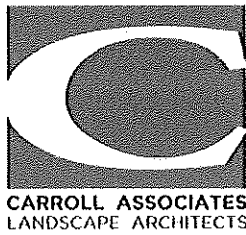
A handwritten signature in black ink, appearing to read "Patrick J. Carroll".

Patrick J. Carroll, Principal

CC: Stephen Cope

Att: Lot Concept A





October 4, 2012

Ms. Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress street
Portland, ME 04101

RE: 120 Veranda Street

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As you know, we have been recently discussing the potential for subdivision of the property at 120 Veranda Street into three buildable lots, utilizing the R-5 Small Lot Development Standards (Sect 14-120(b)) for the third lot. I am attaching a copy of a conceptual plan that illustrates how we anticipate making this lot division. This plan is the same as submitted for your review yesterday.

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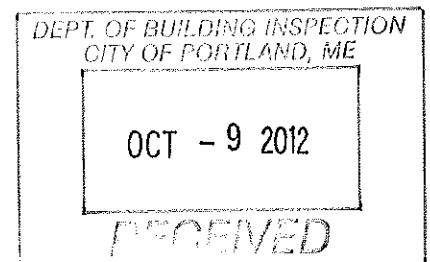
Please review the attached plan and contact me if you have any questions or need additional information.

With Regards,
CARROLL ASSOCIATES

Patrick J. Carroll, Principal

CC: Stephen Cope

Att: Lot Concept A



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

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 431 M011001
Land Use Type VACANT LAND
Property Location 13 HODGINS ST
Owner Information COURNOYER KENNETH M
 27 ROHR RD
 LIMERICK ME 04048
Book and Page 16246/055
Legal Description 431-M-11
 R HODGINS ST 13-15
 2250 SF
Acres 0.0517

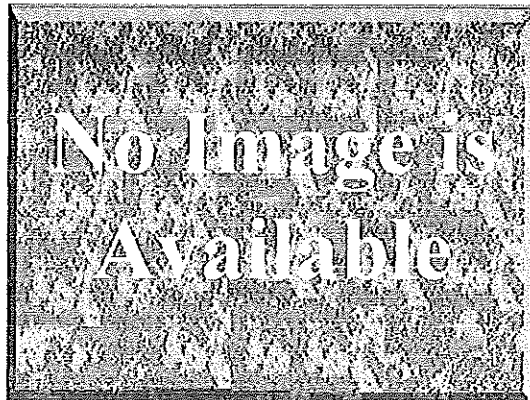
Current Assessed Valuation:

TAX ACCT NO.	43986	OWNER OF RECORD AS OF APRIL 2012
		COURNOYER KENNETH M
LAND VALUE	\$1,900.00	27 ROHR RD
BUILDING VALUE	\$0.00	LIMERICK ME 04048
NET TAXABLE - REAL ESTATE	\$1,900.00	
TAX AMOUNT	\$35.76	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
11/27/2001	LAND	\$0.00	17000/25
4/30/2001	LAND	\$133,000.00	16246/55
2/16/1999	LAND	\$76,500.00	14548/54

[New Search!](#)

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Q & A

[browse city services a-z](#)

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

CBL 431 M010001
Land Use Type VACANT LAND
Property Location 17 HODGINS ST
Owner Information COURNOYER KENNETH M
 27 ROHR RD
 LIMERICK ME 04048
Book and Page 16246/055
Legal Description 431-M-10
 HODGINS ST 17-19
 4500 SF
Acres 0.1033

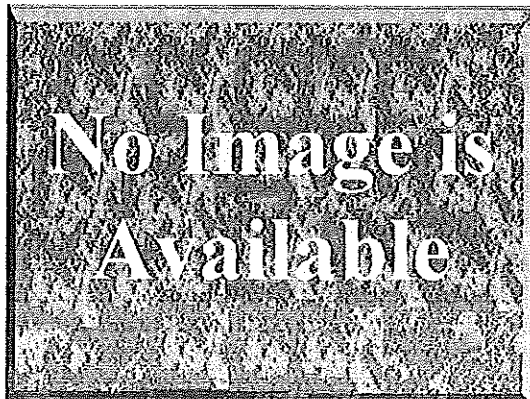
Current Assessed Valuation:

TAX ACCT NO.	43984	OWNER OF RECORD AS OF APRIL 2012
		COURNOYER KENNETH M
LAND VALUE	\$3,800.00	27 ROHR RD
BUILDING VALUE	\$0.00	LIMERICK ME 04048
NET TAXABLE - REAL ESTATE	\$3,800.00	
TAX AMOUNT	\$71.52	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
11/27/2001	LAND	\$0.00	17000/25
4/30/2001	LAND	\$133,000.00	16246/55
2/16/1999	LAND	\$76,500.00	14548/54

[New Search!](#)

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room: 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E Services](#) [Calendar](#) [Jobs](#)

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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

CBL	431 M006001
Land Use Type	SINGLE FAMILY
Property Location	120 VERANDA ST
Owner Information	COURNOYER KENNETH M 27 ROHR RD LIMERICK ME 04048
Book and Page	16246/055
Legal Description	431-M-6 VERANDA ST 120-122
Acres	5989 SF 0.1375

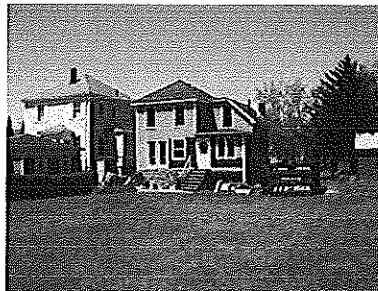
Current Assessed Valuation:

TAX ACCT NO.	43976	OWNER OF RECORD AS OF APRIL 2012 COURNOYER KENNETH M
LAND VALUE	\$66,100.00	27 ROHR RD LIMERICK ME 04048
BUILDING VALUE	\$93,300.00	
NET TAXABLE - REAL ESTATE	\$159,400.00	
TAX AMOUNT	\$2,999.92	

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

Building Information:

Building 1	
Year Built	1905
Style/Structure Type	OLD STYLE
# Stories	2
# Units	1
Bedrooms	3
Full Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1219
View Sketch	View Map View Picture



Sales Information:

Sale Date	Type	Price	Book/Page
11/27/2001	LAND	\$0.00	17000/25
4/30/2001	LAND	\$133,000.00	16246/55
2/16/1999	LAND	\$76,500.00	14548/54

[New Search!](#)



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Receipts Details:

Tender Information: Check , Check Number: 1203

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/9/2012

Receipt Number: 49039

*Zoning
Determin.*

Receipt Details:

Reference ID:	520	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 120 Veranda			

Thank You for your Payment!



PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

October 19, 2012

Dear Property Owner,

Your property abuts another property that may be developed further in the near future. I wanted you to be aware of the potential changes to your neighborhood by giving you a copy of the letter I provided to the current owners of that property.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695

Thank you,

Marge Schmuckal
Zoning Administrator



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Marge Schmuckal, Zoning Administrator*

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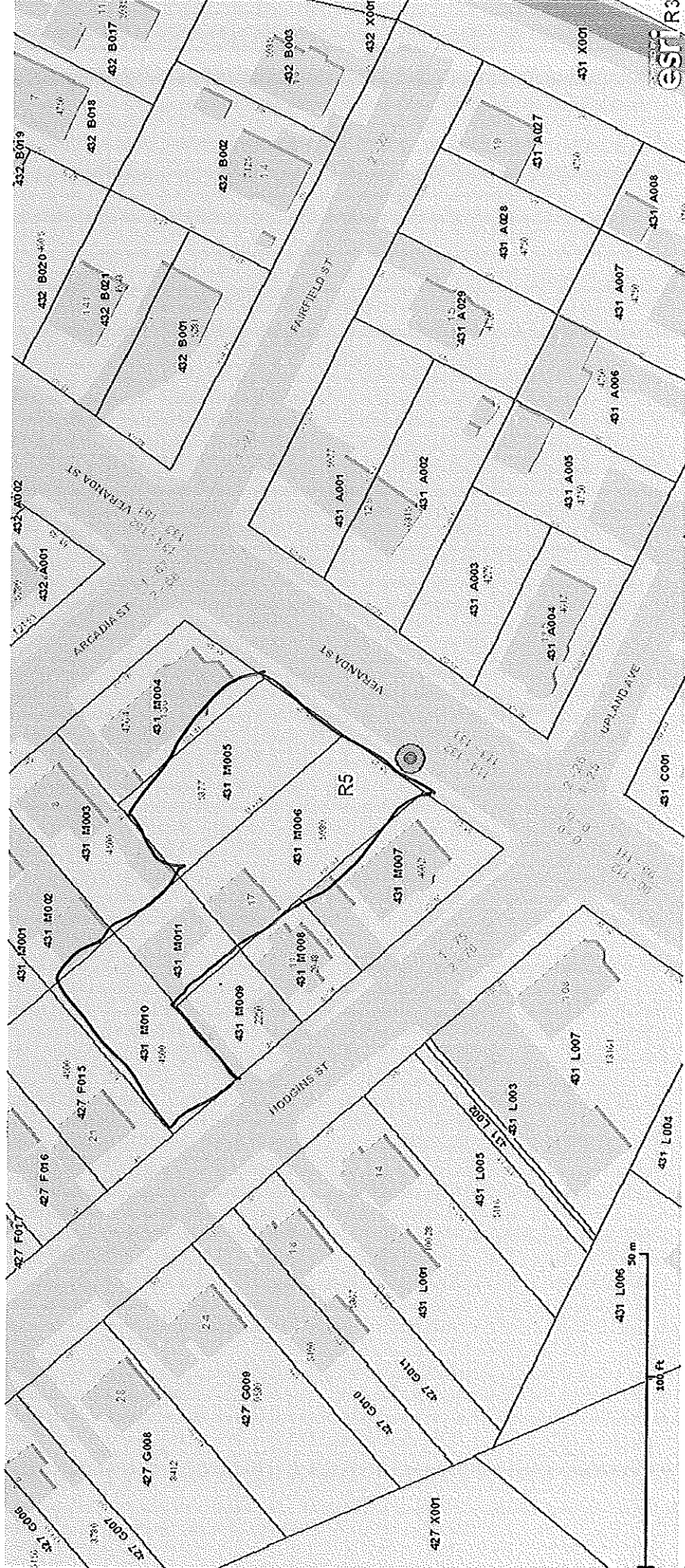
If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695

Thank you,

Marge Schmuckal
Zoning Administrator

120 Veranda Street

Kenneth M. Conroy



Copyright 2011 Esri. All rights reserved. Thu Oct 18 2012 04:32:52 PM.

431-M-004 = Pocco & Maxine Pompeo 130 Veranda St 04103

431-M-003 - Peter F. Rohde - Arcadia St

431-M-002 - Skretz & Curtis Nam - 14 Arcadia St

431-M-001 - Same owner

427-F-015 - Teresa J. Burgess 21 Hodgins St

431-M-009 - Aron K Menz 11 Hodgins St

431-M-008 - Same owner

431-M-007 - Anthony Bernard, 200 North Dearborn St #2002 Chicago, Ill 60601

6

Mailed 10/19/12

14. a. *Minimum rooming unit area for lodging houses:* Two hundred (200) square feet of combined rooming unit and common area per rooming unit. Each individual rooming unit shall be a minimum of eighty (80) square feet.
- b. *Minimum land area per lodging house rooming unit:* One thousand (1,000) square feet.
15. *Maximum floor area for places of assembly on a collector or arterial road:*

Large	Not limited
Medium	4,500 sq. ft.
Small	2,250 sq. ft.

16. *Maximum floor area for places of assembly not on a collector or arterial road:*

Large	4,500 sq. ft.
Medium	2,250 sq. ft.
Small	1,125 sq. ft.

(b) *Small residential lot development:* Single family homes may be built on small lots located in the R-5 and may use the dimensional requirements below if one of the following conditions is met:

The lot is:

Vacant as of (date of enactment); or used exclusively for parking; or contains structure(s) not used for residential purposes; or created from a single lot division of a developed lot and results in a lot meeting the dimensional requirements of § 14-120(b) with the remaining developed portion meeting the dimensional requirements of §14-120(a)(1)-(14) except as expressly provided in Section 14-120(b).

1. *Minimum lot size:* Five thousand (5,000) square feet.
2. *Maximum lot size:*
 - a. Lots that are vacant as of September 3, 2008, used

exclusively for parking, or contain structure(s) not used for residential purposes: Six thousand (6,000) square feet.

- b. Original developed lot prior to the single lot division that results in a lot meeting the dimensional requirements of §14-120(b) with the remaining developed portion meeting the dimensional requirements of §14-120(a)(1)-(14): Thirteen thousand (13,000) square feet.

3. *Yard dimensions:*

a. *Side yard:*

- i. Principal or attached accessory structures with ground coverage greater than one hundred (100) square feet: Seven (7) feet.

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than four (4) feet in width.

- ii. Side yard on side street: Ten (10) feet.

4. *Minimum lot width:* Forty (40).

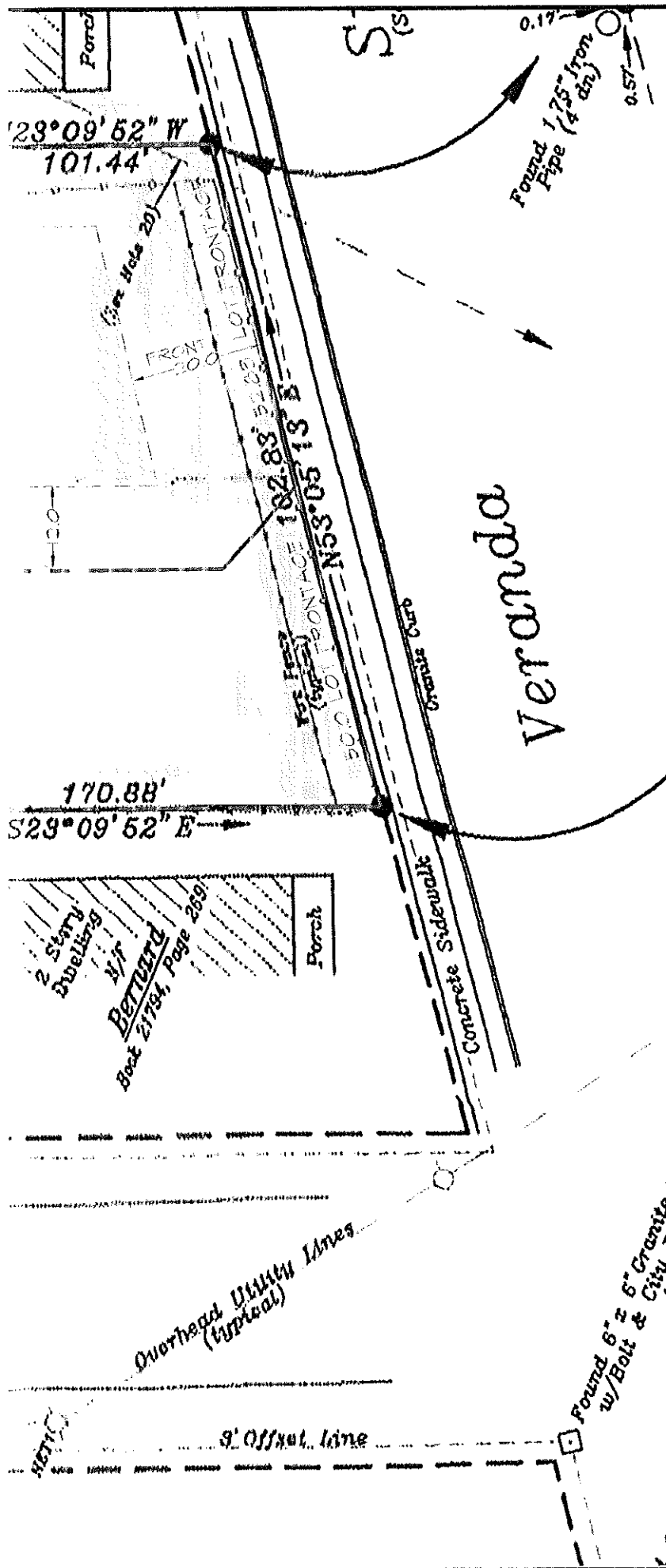
5. *Minimum street frontage:* Forty (40).

6. *Maximum lot coverage:* Fifty (50) percent.

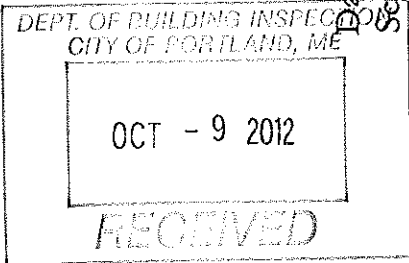
(Ord. No. 536-84, 5-7-84; Ord. No. 98-86, § 2, 10-6-86; Ord. No. 83-88, § 5, 7-19-88; Ord. No. 386-89, §§ 1, 2, 4-3-89; Ord. No. 235-91, § 11, 2-4-91; Ord. No. 33A-91, § 5, 4-17-91; Ord. No. 118-93, § 10, 10-18-93; Ord. No. 154-96, § 10, 12-16-96; Ord. No. 165-97, § 4, 12-1-97; Ord. No. 56-08/09, 9-3-08; Ord. No. 131-08/09, 12-15-08; Ord. No. 127-09/10, 1-4-10 emergency passage; Ord. No. 278-09/10, 7-19-10; Ord. No. 275-10/11, 10-18-10)

*Editor's note--Ord. No. 83-88, § 5, adopted July 19, 1988, amended § 14-120 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 83-88.

Sec. 14-121. Other requirements.



SITE CONCEPT A
120 VERANDA STREET
 Portland, Maine



Date: 09-28-12
 Scale: 1" = 20'-0"

- SITE CONCEPT A**
 LOTS A AND B1 MEET R-5 CRITERIA, LOT B2 MEETS SMALL LOT CRITERIA
- ASSUMPTIONS:**
1. LOT A SPLIT FROM ENTIRE PARCEL, LEAVING LOT B AT 12,042 SF
 2. LOTS A AND B BOTH MEET ALL CRITERIA UNDER 14-120(g) FOR R-5 ZONE
 3. LOT B THEN SPLIT UNDER SMALL LOT STANDARDS (14-120 (b)).
 4. ALL LOTS EXCEED MIN LOT SIZE (6000 SF FOR STD R-5 LOT, 4000 SF FOR SMALL LOT DEVELOPMENT)
 5. LOTS A AND B1 MAINTAIN 50 FT MIN FRONTAGE ON VERANDA ST.
 6. LOT B2 ALLOWED UNDER SMALL LOT DEVELOPMENT W/ 45 FT FRONTAGE.
 7. EXISTING HOME REMAINS AS GRANDFATHERED
 8. SINGLE ACCESS FOR LOTS A AND B1 FROM VERANDA.
 9. LOT B2 ACCESS FROM EXISTING ROW ON MEARA PROPERTY.
 10. SUBDIVISION REQD FOR LOT B SPLIT.

Owner:
Steven & Roberta Cope
 172 Concord Street
 Portland, Maine 04103

Planner:
Carroll Associates
 217 Commercial Street -Portland, Maine 04101
 207.772.1552 772.0712 Fax

Marge Schmuckal - 120 Veranda St.

From: "Patrick Carroll" <pcarroll@carroll-assoc.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 10/17/2012 11:21 AM
Subject: 120 Veranda St.
CC: "Steven Cope" <scope@copelegal.com>

Hi Marge,

I have a question and request for you.

Can you confirm that the larger lot (A on the plan) can be split from the overall parcel as a first step without undergoing subdivision. I believe this would result in two lots (A & B) and therefore not trigger the Subdivision Law (3 lots or more in any 5 year period).

If confirmed, can you include a sentence or two regarding it in your Determination letter? The bank is looking for some confirmation that this is possible.

Please contact me if you have any questions.

Any idea on when you might be issuing this letter?

Regards, Pat

Patrick J. Carroll
Carroll Associates Landscape Architects
207-772-1552 (w)
207-329-8976 (c)
pcarroll@carroll-assoc.com

 Please consider the environment before printing this email.

Marge Schmuckal - Re: FW: 120 Veranda St.

From: Marge Schmuckal
To: Patrick Carroll
Date: 10/19/2012 11:45 AM
Subject: Re: FW: 120 Veranda St.

Again, Patrick, just the dividing of on lot off is not triggering subdivision. That is not the scenario you gave me. Also if only Lot "A" were divided off and a two family was built upon it, there are circumstances where subdivision **is** triggered. So at this point with information I have, I cannot make a statement to anyone that it will not require a subdivision. It may.

Marge


>>> "Patrick Carroll" <pcarroll@carroll-assoc.com> 10/19/2012 11:33 AM >>>

Hi Marge,

See below. Steve Cope indicates his bank is requiring a letter from the City confirming that Lot 'A' can be divided without Subdivision Approval. Is it possible to add a sentence to your determination letter that discusses this? I think it could simply say that based on the Subdivision Ordinance the *first* division of the parcel (such as a conveyance of Lot A) into two parcels would not trigger subdivision as long as the lots were conveyed as a single family lots. Otherwise the determination letter is fine and I thank you for it.

Regards, Pat

Patrick J. Carroll
 Carroll Associates Landscape Architects
 207-772-1552 (w)
 207-329-8976 (c)
pcarroll@carroll-assoc.com

 Please consider the environment before printing this email.

From: Steve Cope [mailto:scope@copelegal.com]
Sent: Friday, October 19, 2012 11:05 AM
To: Patrick Carroll
Cc: Adam Cope; Bobbi Cope
Subject: RE: 120 Veranda St.

Pat:

Short answer:

The bank's commitment requires a letter from the city that confirms that Lot A can be divided without subdivision approval. We need to get this from Marge. I suggest that give Marge a call and see if she would be willing to modify her letter to include a sentence to this effect. I didn't know this was going to be a requirement from the bank for certain until late yesterday afternoon. I sent them Marge's email previously so their request for a letter indicates that the email wasn't enough.

Steve

Steven E. Cope, Esq.

COPE LAW FIRM

email: scope@copelegal.com

Phone 207-772-7491 Ext. 3301

www.copelegal.com

REQUIRED DISCLOSURE:

United States Treasury Regulations require us to inform you that any tax advice contained in this communication and any attachment or enclosure is not intended or written by us to be used, and cannot be used, by any taxpayer for the purpose of avoiding tax penalties.

From: Patrick Carroll [<mailto:pcarroll@carroll-assoc.com>]

Sent: Friday, October 19, 2012 10:57 AM

To: Steve Cope

Subject: FW: 120 Veranda St.

Steve,

Attached is the determination letter from Marge. As indicated below, it does not address the question of whether Lot A can be split without triggering Subdivision, but the email below seems to indicate if it were developed as a single family it would not trigger the subdivision process.

Thoughts or direction?

When are you scheduled to close on the property? I can get a price from Nadeau to prepare the subdivision plan for you if desired.

Regards, Pat

Patrick J. Carroll

Carroll Associates Landscape Architects

207-772-1552 (w)

207-329-8976 (c)

pcarroll@carroll-assoc.com

 Please consider the environment before printing this email.

From: Marge Schmuckal [<mailto:MES@portlandmaine.gov>]

Sent: Friday, October 19, 2012 10:45 AM

To: Patrick Carroll

Subject: Re: 120 Veranda St.

Hi Pat,

there is more to subdivision than the dividing of lots. It also includes the number of dwelling units. Therefore, subdivision may be triggered if a two unit were to be constructed on lot "A". I did not specifically address that issue in my determination letter to you.

Please find a copy of my determination letter to you attached. The original letter is to be mailed out today.
Marge

>>> "Patrick Carroll" <pcarroll@carroll-assoc.com> 10/17/2012 11:20 AM >>>

Hi Marge,

I have a question and request for you.

Can you confirm that the larger lot (A on the plan) can be split from the overall parcel as a first step without undergoing subdivision. I believe this would result in two lots (A & B) and therefore not trigger the Subdivision Law (3 lots or more in any 5 year period).


If confirmed, can you include a sentence or two regarding it in your Determination letter? The bank is looking for some confirmation that this is possible.

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Regards, Pat

Patrick J. Carroll
Carroll Associates Landscape Architects
207-772-1552 (w)
207-329-8976 (c)
pcarroll@carroll-assoc.com

 Please consider the environment before printing this email.

Marge Schmuckal - Re: 120 Veranda Street

From: Marge Schmuckal
To: Barbara Barhydt; Patrick Carroll
Date: 9/18/2012 10:38 AM
Subject: Re: 120 Veranda Street
CC: 'Adam Cope'

Hi Pat,

I did do some checking with a past approval and with Danielle West-Chuhta. The key is an "approved" subdivision plan that was signed and dated by either the Planning Board or Municipal Officers - not just a recorded plan without the approvals.

So then this is one entire lot (under one ownership) made up of several parcels which is more land area than the maximum allowed under the R-5 small lot section.

However, It appeared that there was an opportunity to split the lot using the regular R-5 allowances.

I hope this helps you,

Marge Schmuckal

>>> "Patrick Carroll" <pcarroll@carroll-assoc.com> 9/18/2012 10:06 AM >>>
Hi Marge,

At our meeting last week you indicated some research was required on your part to answer questions regarding the viability of the existing lots:

1. Whether the lots of record would be defined as existing building lots as currently configured,
2. Whether the small lot

Regards, Pat

Patrick J. Carroll
Carroll Associates Landscape Architects
207-772-1552 (w)
207-329-8976 (c)
pcarroll@carroll-assoc.com

 Please consider the environment before printing this email.

year of nineteen hundred and thirty two, taxed to Thomas E. Dolan, late of said Brunswick, deceased, being the consideration in the instant case by me determined in conjunction with Herrick T. Nason, Lawrence A. Brown and John O. Randall, the present selectmen of said Brunswick, the receipt of which said consideration I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quitclaim, unto the said William G. Booker, his heirs and assigns forever, all right, title and interest acquired by the Inhabitants of said Town in and to the following described real estate situated in said Brunswick by virtue of a certain deed given by John R. Stanwood, collector of taxes of said Town for the year nineteen hundred and thirty two, to the Inhabitants of Brunswick, dated February 6, A. D. 1933, and recorded in the Registry of Deeds for said County of Cumberland, Book 1470, Page 101, and in said deed described as follows:

"Land & Bldgs., north side Potter Street
Land, west side Union Street"

TO HAVE AND TO HOLD the same to the said William G. Booker, his heirs and assigns forever, together with all the privileges and appurtenances thereunto belonging.

IN WITNESS WHEREOF and in testimony of my determination of the aforesaid consideration in conjunction with said Selectmen, I, the said Samuel L. Forsaith, acting as aforesaid, and we, the said Herrick T. Nason, Lawrence A. Brown and John O. Randall, acting in our said capacities as selectmen of said Town, in testimony of our said determination and of our consent hereto, have hereunto set our hands and seal this twenty ninth day of June A. D. 1935.

Signed, Sealed and Delivered in the Presence of -----

Emery W. Booker to S.L.F.-L.A.B.-H.T.N.	Samuel L. Forsaith____	Seal
	Lawrence A. Brown	Seal
	Herrick T. Nason	Seal
J. A. Aldred to J.O.R.	John O. Randall	Seal

State of Maine, Cumberland, ss. June 29, 1935. Personally appeared the above named Samuel L. Forsaith and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Inhabitants of the Town of Brunswick. Before me, Emery W. Booker, Notary Public, Notarial Seal Received July 2, 1935, at 8h 46m A. M., and recorded according to the original

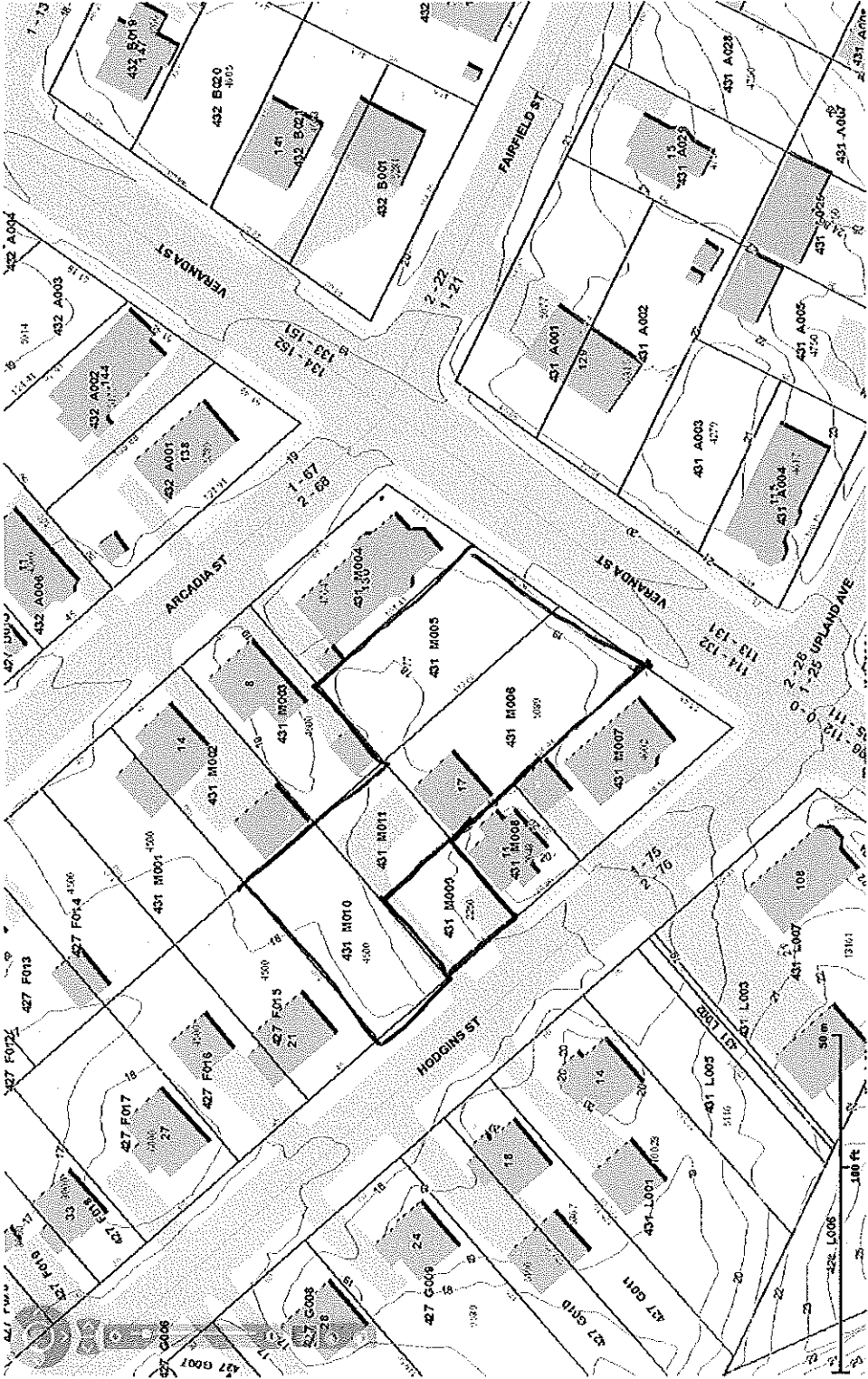
AGREEMENT

Anne Silvester and Frank Silvester hereafter known as the party of the first part, and Christing Pasquale, as the party of the second part, both of Portland, County of Cumberland, State of Maine, agree as follows:

Silvester & Pasquale Agree.

WITNESSETH:

That, WHEREAS the party of the first part, has agreed to buy and purchase for a valuable consideration, a certain parcel of land from the Portland Terminal Company, which land is situated on Hodgins Street, known as East Deering, City of Portland; and being a part of the lot which adjoins the same parcel of land which was



0029334

BK16246PG055

WARRANTY DEED

Know All Men By These Presents That We, Wayne K. Marstaller and Julie M. Marstaller of 120 Veranda Street, Portland, County of Cumberland and State of Maine,

for consideration paid, grant to Kenneth M. Cournoyer of 126 Eastern Prom #4, Portland, County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in Portland County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this 27th day of April, 2001.

ORIGINAL FILED HERE

[Signature]
Wayne K. Marstaller

[Signature]
Wayne K. Marstaller

[Signature]
Julie M. Marstaller

State of Maine
County of Cumberland ss.

On this 27th day of April, 2001, personally appeared before me the above named Wayne K. Marstaller and Julie M. Marstaller and acknowledged the foregoing to be his/her/their free act and deed.

[Signature]
Notary Public, Attorney at Law
Karyle E. Kimball

Return to: Kenneth M. Cournoyer

File No: 01030892

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon, located at 120 Veranda Street in the City of Portland, County of Cumberland and State of Maine, being lot number sixty-one (61) as delineated on a plan of Arcadia Park recorded in Cumberland County Registry of Deeds, Plan Book 10, Page 101. Subject, however, to the conditions, restrictions and limitations described in deed recorded in the Cumberland County Registry of Deeds in Book 1002, Page 173.

Also conveying a certain lot or parcel of land being a part of a certain tract of land located on Veranda Street in East Deering, so called, in said Portland and being shown and described as lot number sixty-two (62) on a plan of said lots, which said plan is recorded in Plan Book ten (10) at Page one hundred one (101) in Cumberland County Registry of Deeds.

Also, another certain lot or parcel of land with any buildings thereon, situated in the City of Portland in East Deering District, on the northeasterly side of Hodgins Street in Arcadia Park, so called, and being lot sixty five (65) as shown on a plan of "Arcadia Park" recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 101, containing about four thousand five hundred (4500) square feet.

Also, another certain lot or parcel of land with any buildings thereon, situated in the City of Portland in East Deering District, in the rear of the northeast side of Hodgins Street so called, and being the northeast half of lot number sixty four (64) as shown on a plan of "Arcadia Park" made for F.A. Merriam & Co. and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 101; said half of said lot is bounded and described as follows: Beginning on the southeast side line of said lot number sixty four (64) at a point fifty (50) feet northeasterly measured along said line of said lot number sixty four (64) from the said northeast line of said Hodgins Street; thence northwesterly on a line parallel with said line of said street forty five (45) feet to the southeast side line of lot number sixty five (65) shown on said plan; thence northeasterly, at right angles, along said line of said lot number sixty five (65) fifty (50) feet to the southwest side line of lot number fifty nine (59) shown on said plan; thence southeasterly along said side line of said lot number fifty nine (59) forty five (45) feet to the northwest side line of lot number sixty two (62) shown on said plan; thence southwesterly at right angles along said side line of said lot number sixty two (62) fifty (50) feet to the point of beginning. Containing twenty two hundred fifty (2250) square feet.

Also hereby conveying a right of way over the southwest half of
Continued on next page

LEGAL DESCRIPTION - CONTINUED

BK 16246 PG 057

lot 64 as described in a deed recorded in the Cumberland County Registry of Deeds in Book 1474, Page 169, and subject to the terms therein.

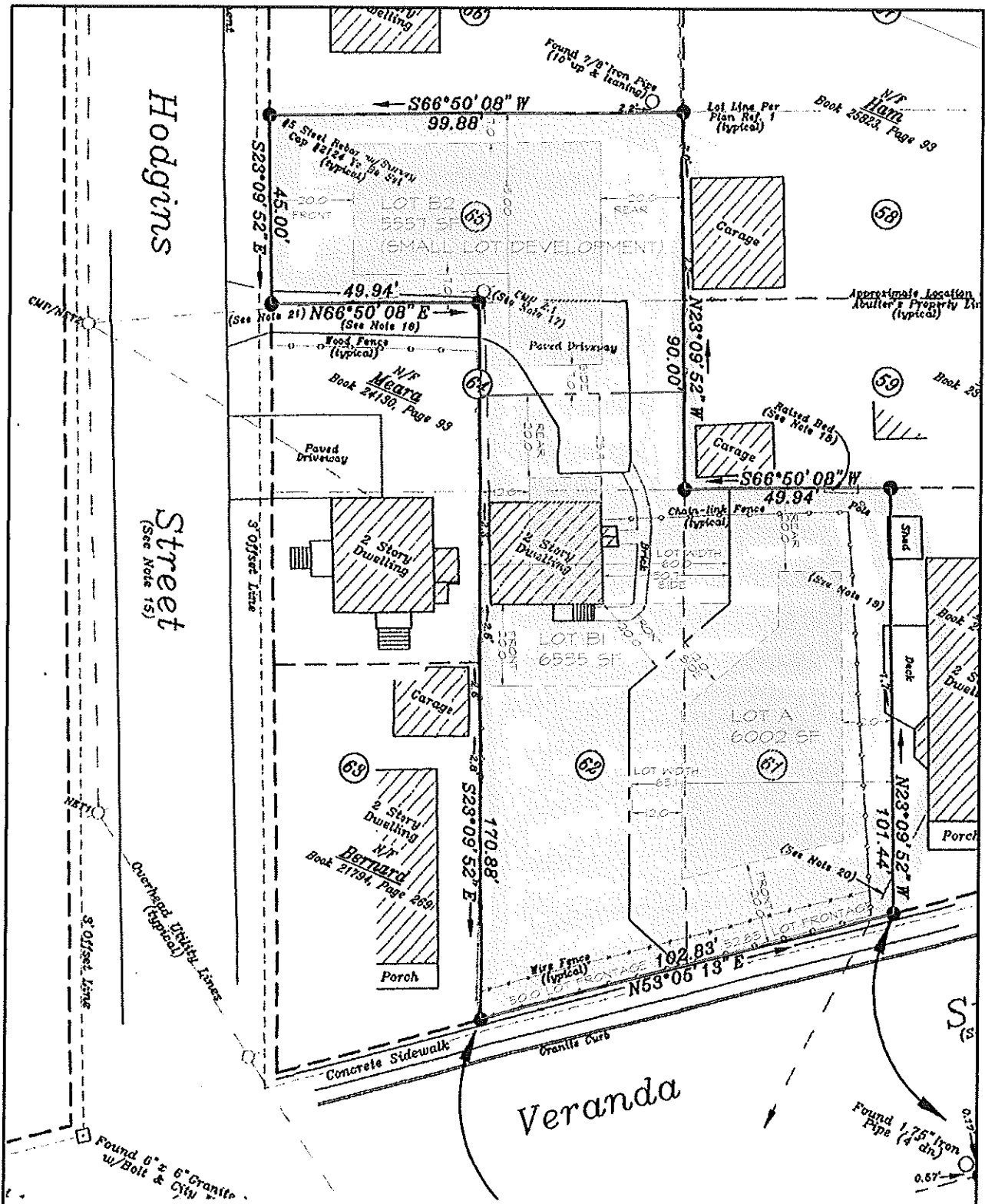
Meaning and intending to convey and hereby conveying the same premises described in a deed from Dominic DiMatteo and Philip A. Fasalo dated February 12, 1999 to Wayne K. Marstaller and Julie M. Marstaller and recorded in the Cumberland County Registry of Deeds in Book 14548, Page 56.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 APR 30 AM 11: 54

CUMBERLAND COUNTY

John B. C. Brien



SITE CONCEPT A
 LOTS A AND B1 MEET R-5 CRITERIA, LOT B2 MEETS SMALL LOT CRITERIA

ASSUMPTIONS:

1. LOT A SPLIT FROM ENTIRE PARCEL, LEAVING LOT B AT 12,092 SF
2. LOTS A AND B BOTH MEET ALL CRITERIA UNDER 14-120(a) FOR R-5 ZONE
3. LOT B THEN SPLIT UNDER SMALL LOT STANDARDS (14-120 (b)).
4. ALL LOTS EXCEED MIN LOT SIZE (6000 SF FOR STD R-5 LOT, 4000 SF FOR SMALL LOT DEVELOPMENT)
5. LOTS A AND B1 MAINTAIN 50 FT MIN FRONTAGE ON VERANDA ST.
6. LOT B2 ALLOWED UNDER SMALL LOT DEVELOPMENT W/ 45 FT FRONTAGE.
7. EXISTING HOME REMAINS AS GRANDFATHERED.
8. SINGLE ACCESS FOR LOTS A AND B1 FROM VERANDA.
9. LOT B2 ACCESS FROM EXISTING R.O.W ON MEARA PROPERTY.
10. SUBDIVISION REQD FOR LOT B SPLIT.

SITE CONCEPT A
120 VERANDA STREET
 Portland, Maine

Planner:
Carroll Associates
 217 Commercial Street - Portland, Maine 04101
 207.772.1552 772.0712 Fax

Owner:
Steven & Roberta Cope
 172 Concord Street
 Portland, Maine 04103

Date: 09-28-12
 Scale: 1" = 20'-0"