



PORTLAND MAINE

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

April 7, 2011

James D. Nadeau, LLC
Professional Land Surveyors
918 Brighton Avenue
Portland, ME 04102
Attn: James Nadeau

RE: 120-126 Veranda Street & 13-19 Hodgins Street – 431-M-5, 6, 10, 11 – R-5 Zone

Dear Jim,

I am in receipt of your request for a determination letter concerning the division of a lot consisting of four parcels on Veranda and Hodgins Street into 2 separate lots. My determination is based upon a stamped and signed survey by James D. Nadeau, P.L.S., C.F.M. The entire property is located within a R-5 Zone.

I have reviewed your proposed division of land consisting of parcel "A" (a new vacant lot) and parcel "B" (an existing developed single family dwelling lot). Based upon your survey and the proposed land swap conveyance with an abutter along Hodgins Street, both parcel "A" and parcel "B" meet the underlying R-5 zone requirements.

It is important to note that the orientation of the existing single family dwelling continues to "front" toward Veranda Street. The minimum front yard requirement of twenty feet is being maintained. It is also noted that in order to for this division of land to meet the R-5 zone street frontage requirements, the land swap along Hodgins Street should be done prior to or at the same time as the execution of all deeds.

This determination is not an allowance to begin construction on the newly created parcel "A". Separate reviews and approvals are required prior to any new construction.

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

Sincerely,

Marge Schmuckal
Zoning Administrator



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Sincerely,

Marge Schmuckal
Zoning Administrator

James D. Nadeau, LLC
Professional / Land Surveyors

Certified Floodplain Managers
Certified Underground Utility Locators

March 25, 2011

Marge Schmuckal, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101



431-M-5,6,10,11 - R-5

RE: Proposed Land Division, 120 Veranda Street, Portland, Maine (211199BL1)

Dear Marge,

Please accept for your review our attached boundary survey plan. It is our clients desire to create an additional lot from his current parcel in which he acquired April 27, 2001 per Cumberland Country Registry of Deeds Book 16246, page 55. The parcel is comprised of Lots 5, 6, 10, and 11 on City of Portland Assessors Map 431, Block M and further reference is made to a plan entitled "Plan Of Lots, Arcadia Park, Portland, Me. East Deering District, F.A. Merriam & Co.", by Ilsley & Cummings, Portland, Maine, recorded November 25, 1904 at said registry of deeds in Plan Book 10, page 101.

Per our previous discussions, fifty feet of minimum frontage is required for a conforming lot in the R-5 Zone. Our client has negotiated an equal sized conveyance from his neighbor to meet this frontage requirement. These conveyances of equal area will be executed upon acceptance of your formal review. Executed deeds will be forwarded to you upon completion for your records. This office does not believe that any other Space and Bulk requirements have been altered by this proposed land division. We have also created the proposed land division with Veranda Street being the front for both lots since the current address for the existing dwelling is Veranda Street.

yes

Please find enclosed a check in the amount of \$150 to review the proposed land division at 120 Veranda Street, Portland, Maine. It is our desire that your formal determination be in writing confirming that the parcel is located in an R-5 zone and that our boundary survey plan represents a land division that would be in compliance to the City of Portland Zoning Ordinance. Thank you for your time and please do not hesitate to call if you have any questions.

Sincerely,

James D. Nadeau, LLC

James D. Nadeau, P.L.S., C.F.M. (agent)

CC: Kenny Cournoyer

Applicant: James D. Wade, LLC

Date: 4/6/11

Address: 120 Veranda St

C-B-L: 431-M-5,6,10,11

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Parcel "A"

Parcel "B"

Interior or corner lot - ^{adjacent to Veranda}

new vacant lot

existing developed lot
single family

Proposed Use/Work - to divide 1 lot into 2

Sewage Disposal - city

required *

Lot Street Frontage - 50' min

Front Yard - 20' min

Rear Yard - 20' min

Side Yard - 1 story 8'
2 stories 2'

Projections -

Width of Lot - 60'

Height - 35' max

Lot Area - 6,000 sq ft min

Lot Coverage/Impervious Surface - 40% max

Area per Family - 3,000 sq ft

Off-street Parking - 2 req

Loading Bays - N/A

Site Plan - req

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Not in panel 7 - Zone X

102.83' shown
no envelope shown
can meet 20'
can meet 20'

Nothing proposed
yet - can meet setback

102' shown
can meet

6,139 sq ft shown

can meet

can meet

can meet

required

50' with a Land Swap
21' shown traditional front porch
veranda

20' + shown

2 story dwelling -
is close on on set back
but the proposed division
does not affect that side

much more than 60'

existing height

11,955 sq ft shown

is meeting

1/2 - single fam -

2+ shown

existing

Assessor's Office | 104 Congress Street | Portland, Maine 04101 | Hours: 8:30 - 2:00 | 800-845-6

Home | Department(s) | Applications | Assessment | Calendar | Help

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



And much more... with Portland Explorer

Current Owner Information:

CBL	431 M006001
Land Use Type	SINGLE FAMILY
Property Location	120 VERANDA ST
Owner Information	COURNOYER KENNETH M 17 HODGINS ST PORTLAND ME 04103
Book and Page	16246/055
Legal Description	431-M-6 VERANDA ST 120-122
Acres	5989 SF 0.137

Current Assessed Valuation:

TAX ACCT NO.	43976	OWNER OF RECORD AS OF APRIL 2010 COURNOYER KENNETH M
LAND VALUE	\$66,100.00	120 VERANDA ST
BUILDING VALUE	\$93,300.00	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$159,400.00	
TAX AMOUNT	\$2,856.46	

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	1905
Style/Structure Type	OLD STYLE
# Stories	2
Bedrooms	3
Full Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1219

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



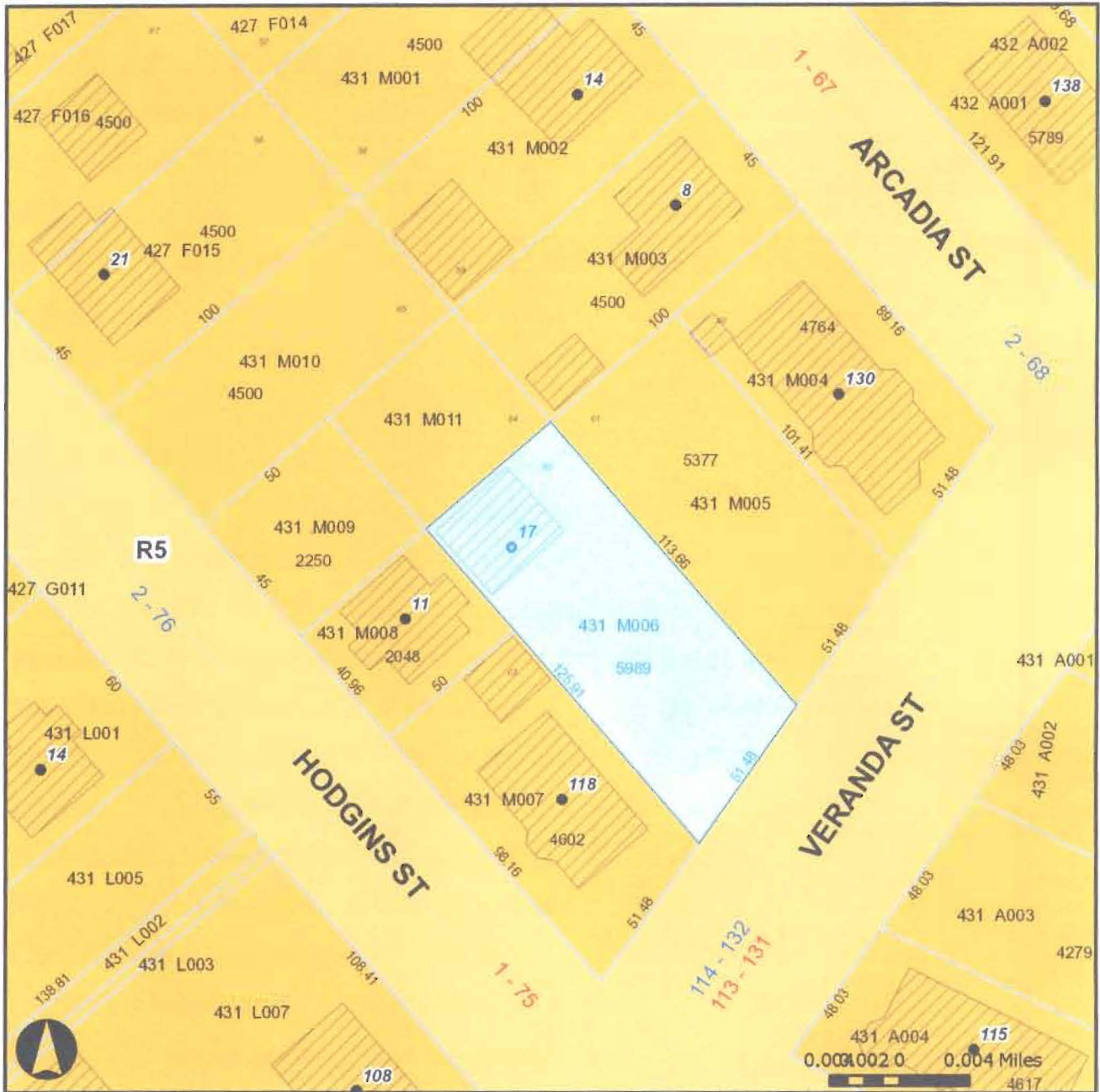
Sales Information:

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!](#)

Handwritten notes:
120-122 Veranda
124-126 Veranda
13-15, 17-19 Hodgins

Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
		<input type="checkbox"/> R1 Residential	<input type="checkbox"/> C25
Parcels	Stream Overlay Zone	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C26
		<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C27
Parcels	Stream_protection	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C28
	Island Zoning	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C29
Interstate	<input type="checkbox"/> C43	<input type="checkbox"/> R6 Residential	<input type="checkbox"/> C30
	<input type="checkbox"/> I-B	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C31
Streets	<input type="checkbox"/> I-TS		

Plan Depicting The Results Of A Boundary Survey

Made For

Kenneth M. Cournoyer

Northeasterly Sideline Of Hodgins Street

& Northwesterly Sideline Of Veranda Street

PORTLAND, MAINE

MAR 29

*is exclusively to the client listed
and the result of, an on the
best of our knowledge,
to the Maine Board of
urveyors Standards of Practice.*

*signature and embossed seal
d Surveyor who prepared this
ed alterations unknown to*

PREPARED BY:

James D. Nadeau, LLC

Professional Land Surveyors

918 BRIGHTON AVENUE
PORTLAND, ME 04102

Certified Floodplain Managers

PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER:

*Kenneth M. Cournoyer
120 Veranda Street
Portland, Maine
04103*

DRAWN BY: TPB/MLC

CHECKED BY: JDN

INSTR. Topcon GPT-3003W

PLAN DATE: 3/22/2011

SURVEY DATE: Mar. 2011

SCALE: 1" = 20'

FIELD BOOK: FB 396 &
Topcon Ranger

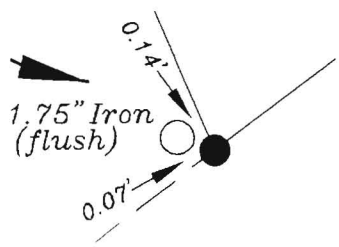
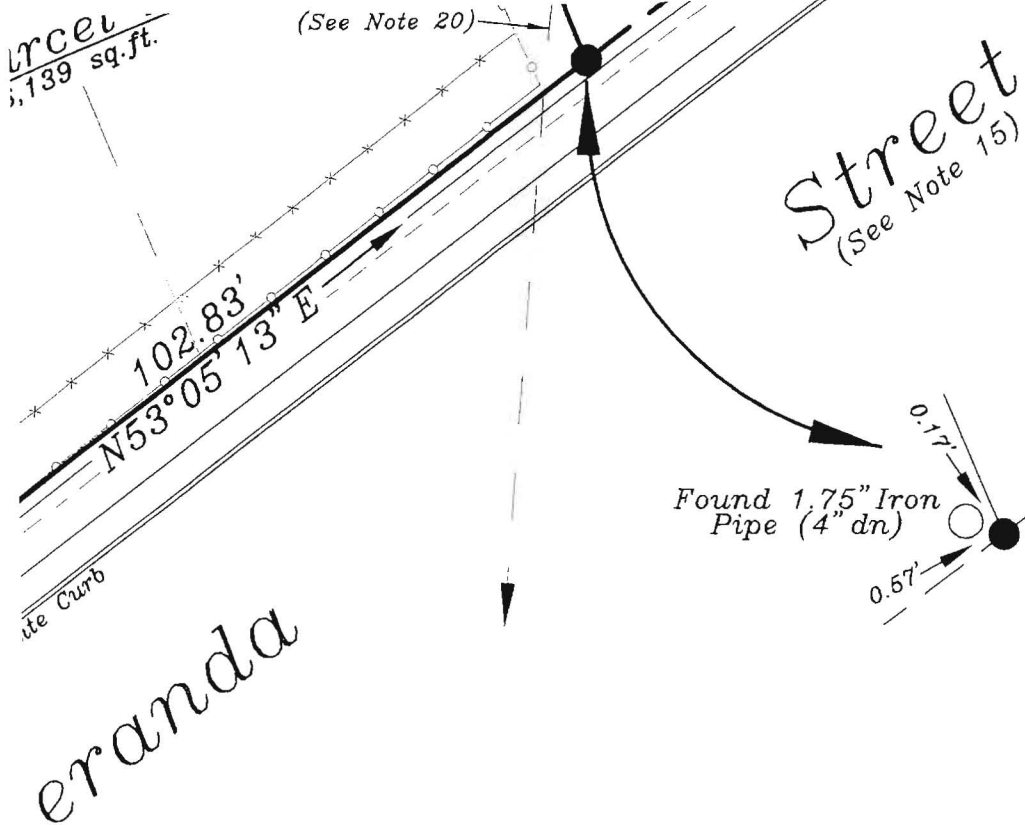
JOB No: 2111199B

SHEET No: 1 of 1

3-23-11

Date:

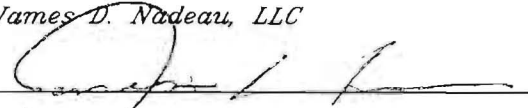
(ent)



Surveyor's Statement:

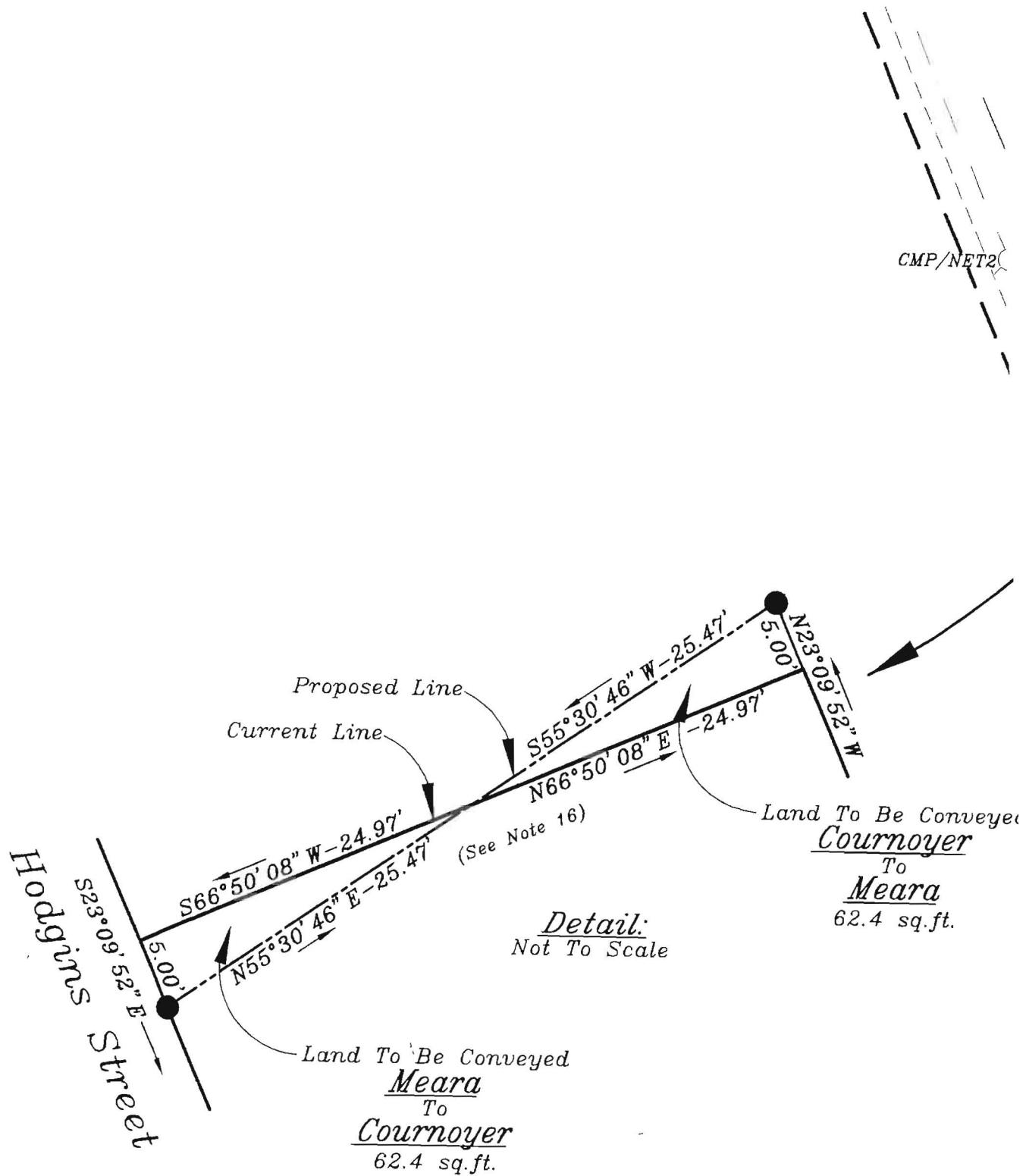
James D. Nadeau, LLC hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC

 James D. Nadeau, P.L.S. #2124 (agent)

3-23-11
 Date:

Plan
N & I
PREPARED BY:
918 BRIGHTON A PORTLAND, ME C
RECORD OWNER:
Kenneth M. Courr 120 Veranda Stre Portland, Maine 041



Detail:
Not To Scale

Land To Be Conveyed
Meara
To
Cournoyer
62.4 sq.ft.

Land To Be Conveyed
Cournoyer
To
Meara
62.4 sq.ft.

Hodgins Street
 $S23^{\circ}09'52'' E$

CMP/NET2

(See Note 16)



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Receipts Details:

Tender Information: Check , BusinessName: 120 Veranda St Zoning Determination, Check Number: 6185

Tender Amount: 150.00

Receipt Header:

Cashier Id: Idobson

Receipt Date: 3/30/2011 12:00:00 AM

Receipt Number: 2317

Receipt Details:

Reference ID:	132	Fee Type:	FY10
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID:			
Additional Comments:			

Thank You for your Payment!

(See Note 16)

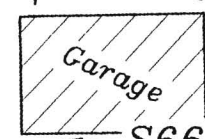
Wood Fence (typical)
N/F Meara
Book 24130, Page 93

Paved Driveway

64

90.00'
09'52" W

Raised Bed (See Note 18)

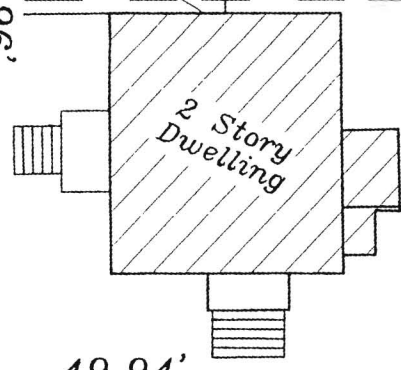


S66°50'08" W

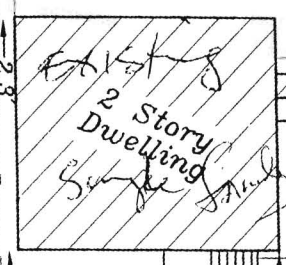
Paved Driveway

80.96'

3' Offset Line



2 Story Dwelling



2 Story Dwelling

Brick

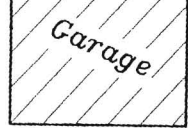
Chain-link Fence (typical)

49.94'

Pole

(See Note 19)

49.94'
N66°50'08" E



Garage

Proposed Property Line (typical)

99.88'

S66°50'08" W

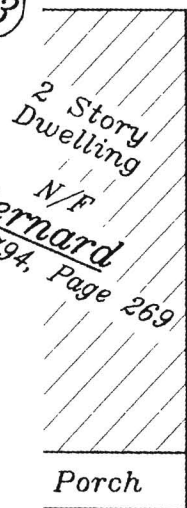
63

62

61

Parcel A
6,139 sq.ft.

N/F Bernard
Book 21794, Page 269



2 Story Dwelling

Porch

73.68'
S23°09'52" E

Wire Fence (typical)

102.83'

N53°05'13" E

(See Note 20)

Concrete Sidewalk

Granite Curb

Veranda

Found 1.75" Pin

0.14'

Utility Lines

Granite