



# PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development*

*Marge Schmuckal, Zoning Administrator*

December 9, 2010

Timothy Higgins  
P.O. Box 2147  
South Portland, ME 04116-2147

RE: 242 Veranda Street – 432-F-002 & 244 Veranda Street – 432-F-3 & 4  
R-5 Residential Zone with a Shoreland Overlay

Dear Tim,

I am in receipt of your request for a determination letter concerning the transfer of property between two abutting parcels located at 242 and 244 Veranda Street.

I have made this updated determination based upon a signed and stamped survey performed by John W. Swan of Owen Haskell, Inc., which was updated on 11/30/10.

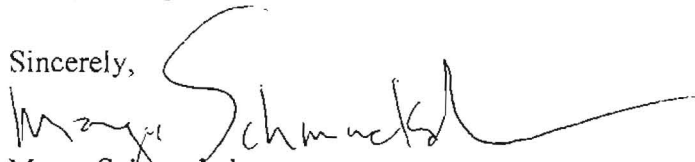
Presently both lots are located within the R-5 Residential Zone with a Shoreland Overlay. The minimum lot size in the R-5 Zone is 6,000 square feet. It is proposed to transfer a 10' x 100.08' strip of land from 242 Veranda Street to an adjoining property at 244 Veranda Street. The remaining lot at 242 Veranda Street will not violate the Land Use Zoning regulations for minimum lot size or any other dimensional requirements required in the R-5 Zone.

242 Veranda is a legal two family dwelling. The remaining lot size after the transfer of land will be approximately 7,000.2 square feet which is more than the required minimum lot size of 6,000 square feet. No other dimensional requirements will be violated based upon the proposed transfer of land.

244 Veranda Street is a legal three family condominium building. The new lot size after the transfer of land will be approximately 10,001.8 square feet. I am not aware of any other zoning violations concerning this property.

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

Sincerely,

  
Marge Schmuckal  
Zoning Administrator

12/8/10

MARGE,

Would you please call  
me when you are available,

I've Read your letter  
And was concerned ABOUT  
the BANK send it Back  
Due to the comments on  
Hand Draw Plans I've  
Had C. H. Stamp and clear  
UP plan AND would like  
to speak to you regarding  
Another letter Base upon  
these plans

THANKS TIM ~~83~~  
838-5870

PLANTER

UP#30

RECEIVED

DEC - 8 2006

Dept. of Building Inspections  
City of Portland Maine

REV. 2 11/30/10 UPDATE PLAN AREAS

REVISION:  
SEPTEMBER 2, 2006

SITE PLAN FOR NEW ADDITION ADDED

EXISTING CONDITIONS SURVEY

ON

VERANDA STREET, PORTLAND, MAINE

MADE FOR

HIGGINS CONSTRUCTION



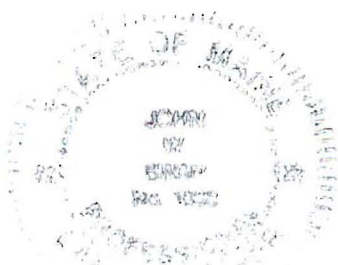
OWEN HASKELL, INC.

16 CASCO STREET, PORTLAND, ME 04101 (207)

774-0424

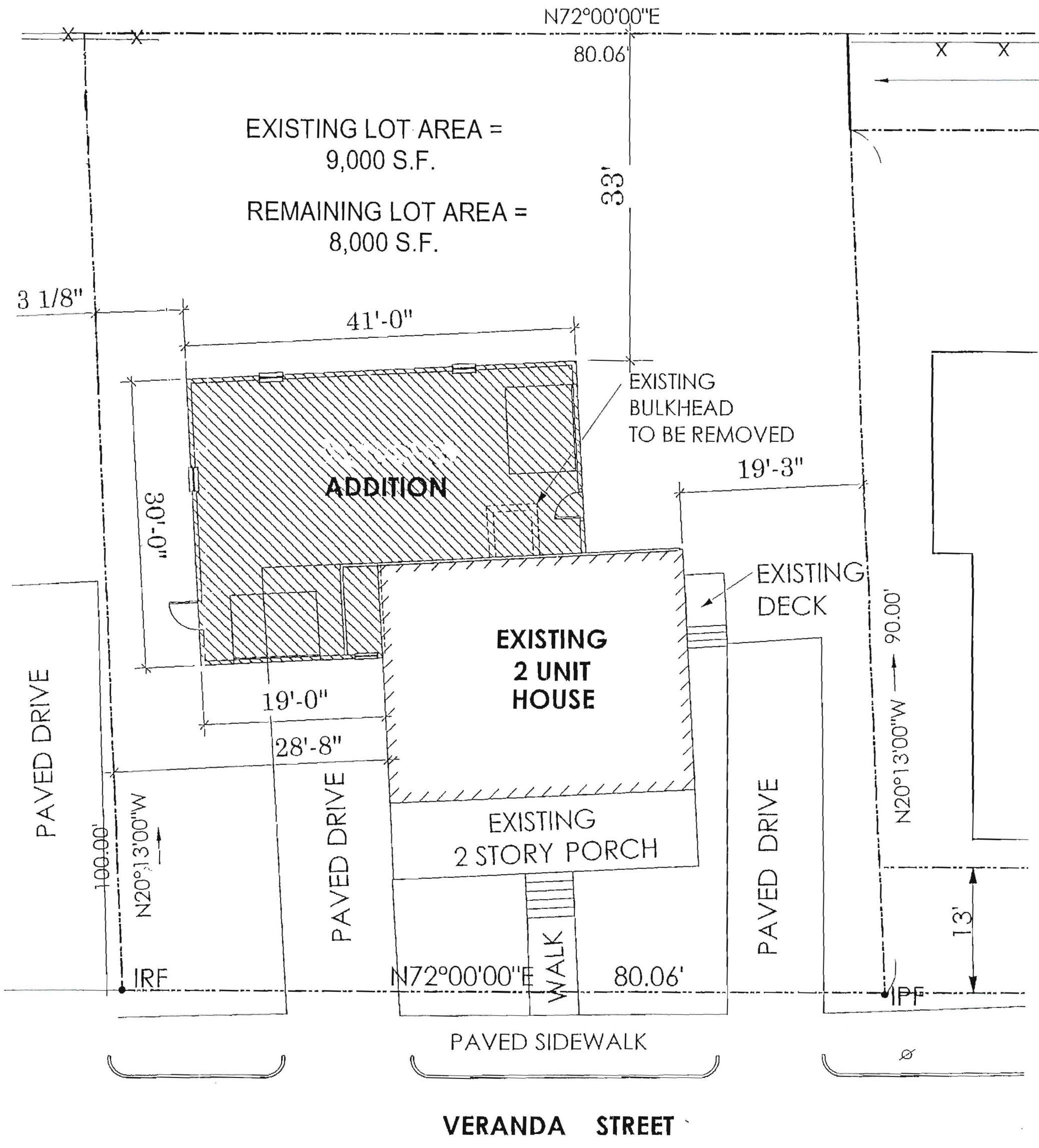
PROFESSIONAL LAND SURVEYORS

Drwn By	EC	Date	Job No.
Trace By	RWC/JLW	NOVEMBER 27, 2000	98165P
Check By	JWS	Scale	Drwg. No.
Book No.	857	1" = 10'	2



*[Handwritten signature]*

242 Veranda = 432 - F - 2  
244 Veranda = 437 - F - 3A



**NOTES:**

ZONE: R-5

FRONT SETBACK: 20 FT. (OR EVEN WITH ADJACENT STRUCTURES)

SIDE SETBACK: 14 FT.

REAR SETBACK: 20 FT.

MAXIMUM BUILDING HEIGHT: 35 FT.

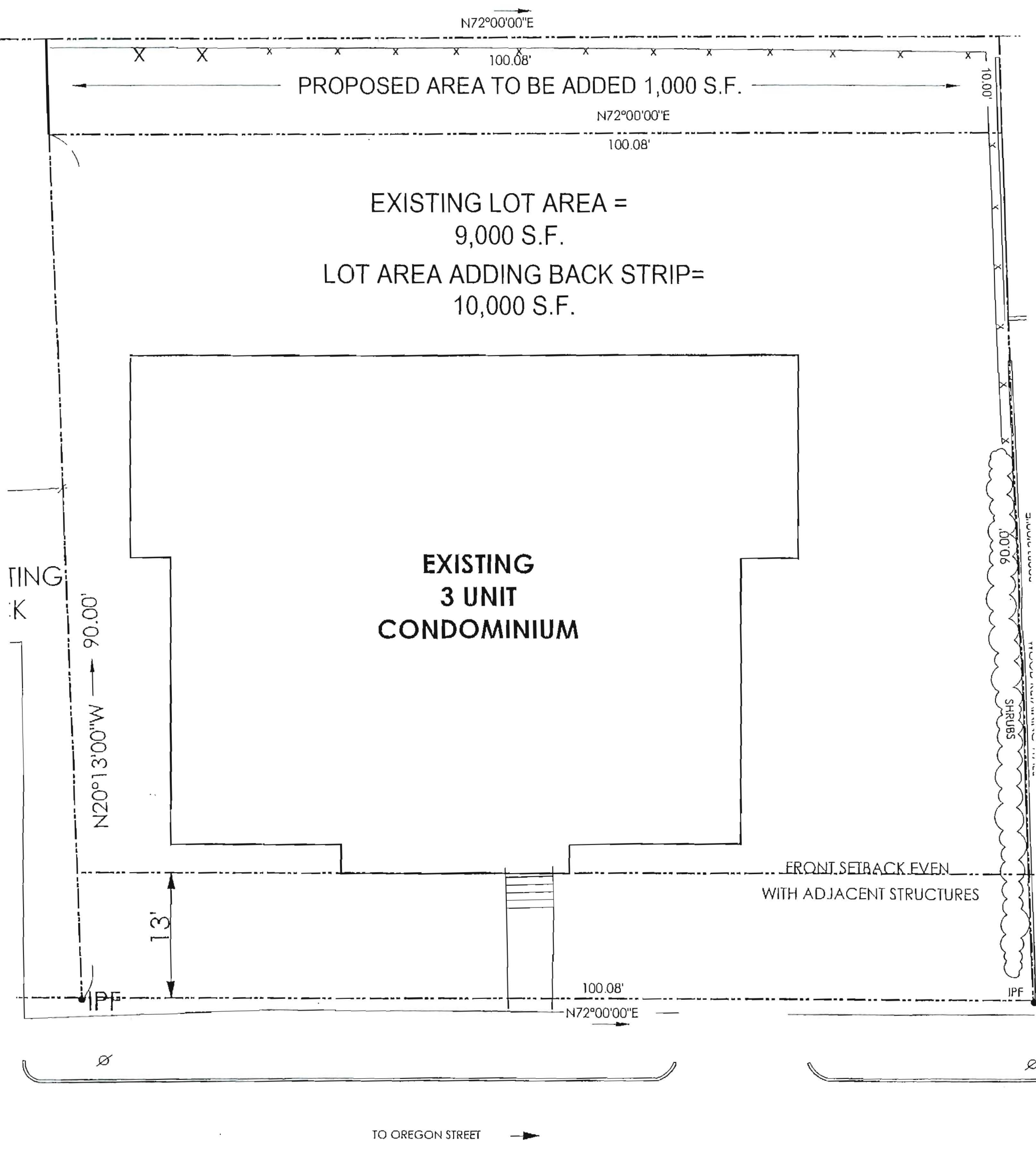
LOT AREA = 9000 SQFT

BUILDING COVERAGE:

EXISTING BUILDING

1088 SQFT

12.1%



**PLAN REFERENCE:**

"SITE PLAN ON VERANDA STREET, PORTLAND,  
MAINE MADE FOR HIGGINS CONSTRUCTION  
OCTOBER 1, 1998 REV. 1 9/20/99 OWEN HASKELL,  
INC."

STRUCTURES)