



PORTLAND MAINE

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

Marge Schmuckal, Zoning Administrator

November 30, 2010

Timothy Higgins
PO 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 parcels.

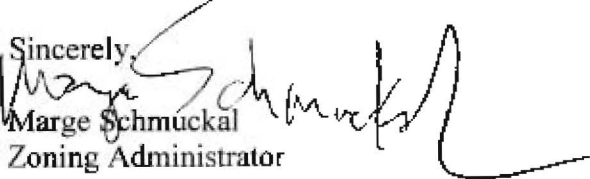
I have made my determination based upon an unsigned and unstamped survey by Owen Haskell, Inc which was revised on September 2, 2006.

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 that #242 Veranda Street transfer a 10' x 100.08 strip of land to the adjoining property located at #244 Veranda Street. The remaining lot at 242 Veranda Street will not violate the Land Use Zoning regulations for lot size or any other dimensional requirements.

242 Veranda Street is a legal two family dwelling. The remaining lot size after the transfer of land will be 7,999.2 square feet which is more than the required minimum lot size of 6,000 square feet. No other dimensional requirements will be violated.

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

Because this determination is based upon an unsigned and unstamped survey with lines and other information drawn in by free-hand, I must remind that applicant that if a final survey by a surveyor shows any of this information to be inaccurate, my final determination may change. If you have any questions regarding this issue, please do not hesitate to contact me at 874-8695.

Sincerely,

Marge Schmuckal
Zoning Administrator

Timothy A. Higgins
242 Veranda Street
Portland, Maine 04103
207 838-5870

November 21, 2010

City of Portland
Code Enforcement Office
Attn: Marge

Re: Request for letter of determination
242/244 Veranda Street
Portland, Maine

Dear Marge;

My current bank is requesting a letter of determination from you for the following.

I am proposing to convey a 10x100 strip of land to my abutters at 244 Veranda street. I need to provide a letter to lender stating remaining lot still meets local requirements. Thank you in advance for your assistance and please feel free to contact me directly should you have any questions.

Kind regards

Tim Higgins
838 5870



America's Most Convenient Bank®

Tim 838-5870

November 6, 2010

TIMOTHY A HIGGINS
PO BOX 2147
SOUTH PORTLAND, ME 04116-2147

TD Bank, N.A.
Operations Center
P.O. Box 1377
Lewiston, ME 04243-1377
Toll Free: 888-751-9000
www.tdbank.com

Re: Partial Release 00000530248914

Dear TIMOTHY A HIGGINS,

Thank you for contacting us regarding the release of a portion of our security and mortgage. In order to process your request, please provide the following:

- Tim • A letter of request signed by all parties on the Note. This should include the reason for the request, the future use of the parcel to be released, and whether any other parcel has been previously conveyed. Please describe if funds or any other compensation will be received through the transaction or whether the property will be gifted.
- John • A copy of the original legal description, the legal description of the parcel to be released and a legal description of the remaining parcel as well as a copy of the Sales Agreement, if applicable.
- Survey of the entire mortgaged parcel detailing the dimensions, building improvements, driveway, well, septic, as well as the location, dimensions and amount of acreage of the parcel to be released
- Tim • Letter from the Town Code Enforcement Officer which states the remaining property meets town zoning and subdivision requirements and constitutes a legal conforming lot. In lieu of this, we could also accept a Survey Map that has been signed and approved by the Planning Board or City/Town official(s) detailing the division of the property.
- John • Bank Fee \$300.00. (non-refundable) made payable to TD Bank
- Tim • A Full Appraisal is required on the remaining property. This will be ordered by the Bank and the fee is to be paid in advance by the customer
- Tim • If there are any other additional liens on the property, we will need the name of the Lender, a current loan statement from this lender showing the balance on the loan, and a copy of their Partial Release of Mortgage and/or an approval letter granting the release.
- Abby • A Partial Release document with legal description of the parcel to be released is required for our signature to authorize the release of the parcel. If this transaction involves a land swap, a Modification of Mortgage or a Supplemental Mortgage must be provided for the addition of the new parcel

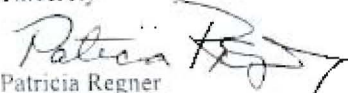
Please contact us within 14 days to inform us of your progress.

Upon receipt of all documents, a review of the requested items as well as the loan file and any applicable investor requirements may determine the need for a reduction in the loan balance in order to maintain an acceptable loan to value ratio.

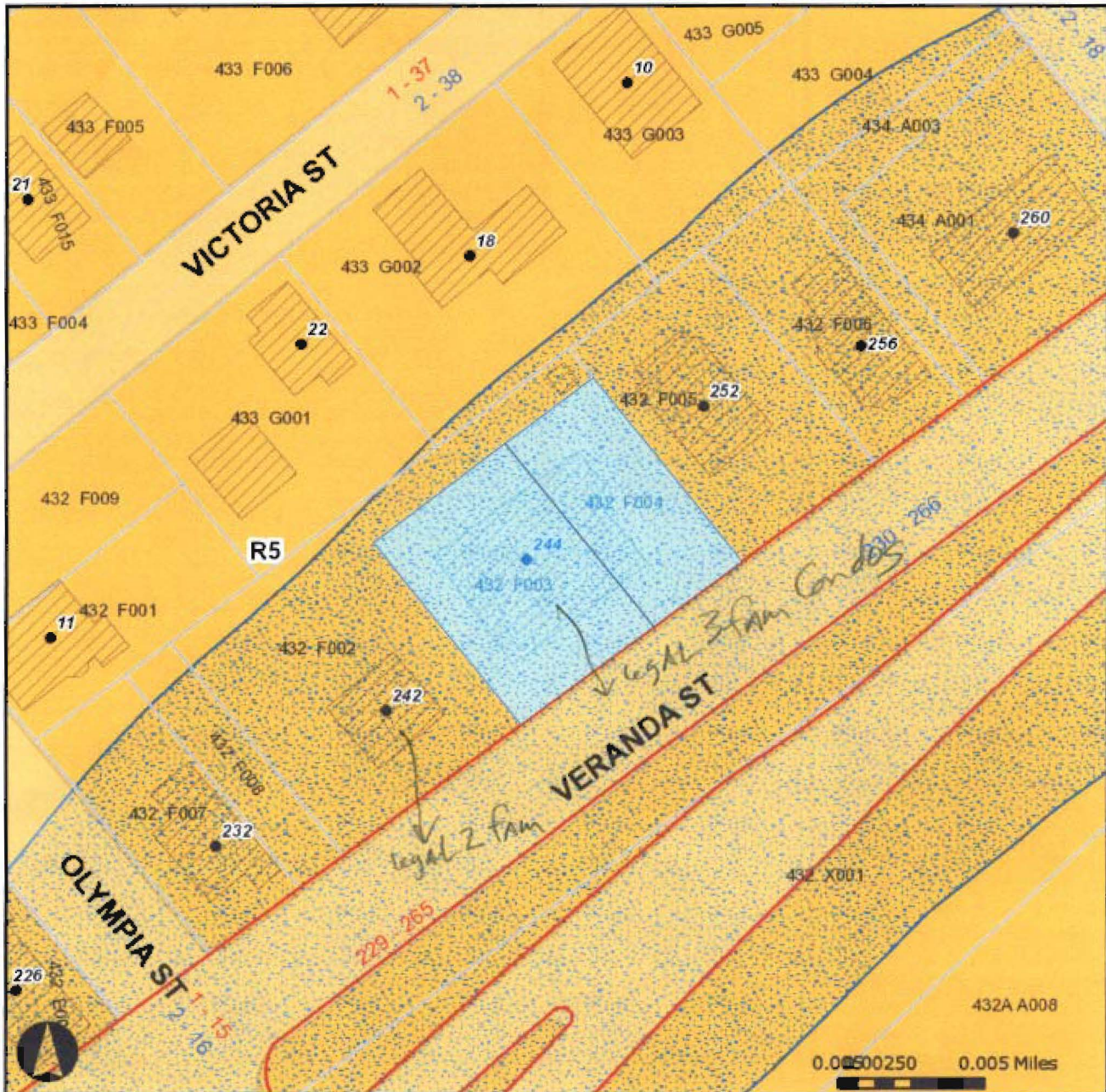
Please do not hesitate to contact us with any questions or concerns you may have at 800-281-0025 ext.4479
Monday thru Friday 8:00am - 4:00pm ET.

****Note:** NO Partial Release will be considered for a Condominium Conversion

Sincerely


Patricia Regner
Contract Change Department

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Streets	C43	R4 Residential	C27
Buildings	I-B	R5 Residential	C28
Building	I-TS	R6 Residential	C29
Out Building	I-R1	ROS Recreation Open Space	C30
	I-R2		C31

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

City Home Departments City Council E-Service 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:

CEL 432 F003001
Land Use Type RESIDENTIAL CONDO
Property Location 244 VERANDA ST UNIT 1
Owner Information ELLIOTT ROSS D
 244 VERANDA ST
 PORTLAND ME 04103
Book and Page 26204/303
Legal Description 432-F-3-4
 VERANDA ST 242-246
 HARBOR'S EDGE CONDO # 1
Acres 0

3 Condos

8909 (#3 5306#)
 (#4 3603#)

Current Assessed Valuation:

TAX ACCT NO. 44042 **OWNER OF RECORD AS OF APRIL 2010**
 ELLIOTT ROSS D
LAND VALUE \$58,000.00 244 VERANDA ST
BUILDING VALUE \$232,000.00 PORTLAND ME 04103
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$280,000.00
TAX AMOUNT \$5,017.60

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 1910
Style/Structure Type HOUSE CNV > 1F
Stories 1
Bedrooms 3
Full Baths 2
Half Baths 1
Total Rooms 6
Attic NONE
Basement PFR/SLAB
Square Feet 1846

View Sketch View Map View Picture



2 -> 3 DM. #01-0329
 accounts, permit
 #02-0415
 Condor invasion
 permit
 3 Condos

Sales Information:

Sale Date	Type	Price	Book / Page
7/15/2008	LAND + BUILDING	\$305,000.00	26204/303
10/1/2002	LAND + BUILDING	\$320,800.00	18298/134
9/11/2000	LAND + BUILDING	\$0.00	164/15720

[New Search](#)

ENTER

Tim 838-5870

REVISION:
SEPTEMBER 2, 2006

SITE PLAN FOR NEW ADDITION ADDED

EXISTING CONDITIONS SURVEY

ON

VERANDA STREET, PORTLAND, MAINE

MADE FOR

HIGGINS CONSTRUCTION

RECEIVED

NOV 23 2010

Dept. of Building Inspection
City of Portland Maine



OWEN HASKELL, INC.

16 CASCO STREET, PORTLAND, ME 04101 (207)

774-0424

PROFESSIONAL LAND SURVEYORS

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Nov. 22 2010

Received from Tim Higgins

Location of Work 242 Veranda St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (1L) _____ Plumbing (1S) _____ Electrical (12) _____ Site Plan (12) _____

Other Determination Fee

CBL: 432-F-2 432-F-3

Check #: #1315 Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

N72°00'00"E

100.08'

Area to be Added Area
PROPOSED N72°00'00"E 1000.8

Existing

LOT AREA =
9,001 S.F.

Lot Area Adding Back Strip

1000.9

different from shown Area

9001

10001.8

PAVED DRIVE
9'-3"

EXISTING DECK

PAVED DRIVE

N20°13'00"W 90.00'

EXISTING
3 UNIT
CONDOMINIUM

*432-44
432-F-3-4*

FRONT SETBACK EVEN
WITH ADJACENT STRUCTURES

13'

100.08'

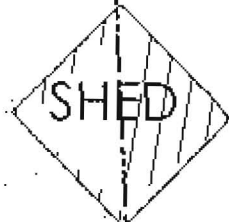
N72°00'00"E

90.00'
WOOD RETAINING WALL
SHRUBS

PLANTER

N72°00'00"E

80.06'



SHED

EXISTING LOT AREA = 9,000 S.F.

Remaining Lot Area = 7999.2



SHED

33'

9'-3 1/8"

41'-0"

30'-0"

PROPOSED ADDITION

EXISTING BULKHEAD TO BE REMOVED

19'-3"

EXISTING DECK

EXISTING 2 UNIT HOUSE

19'-0"

28'-8"

EXISTING 2 STORY PORCH

PAVED DRIVE

100.00'

N20°13'00"W

IRF

PAVED DRIVE

WALK

N72°00'00"E

80.06'

PAVED DRIVE

N20°13'00"W 90.00'

13'

PAVED SIDEWALK

VERANDA STREET

NOTES:

ZONE: D E