



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
Havel 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

Thank you
838-5870




PLANTER

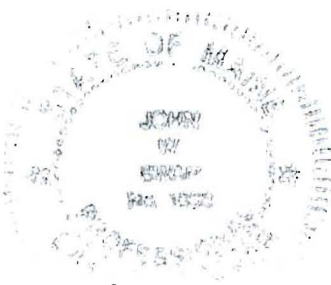
UP#30

RECEIVED

DEC - 8

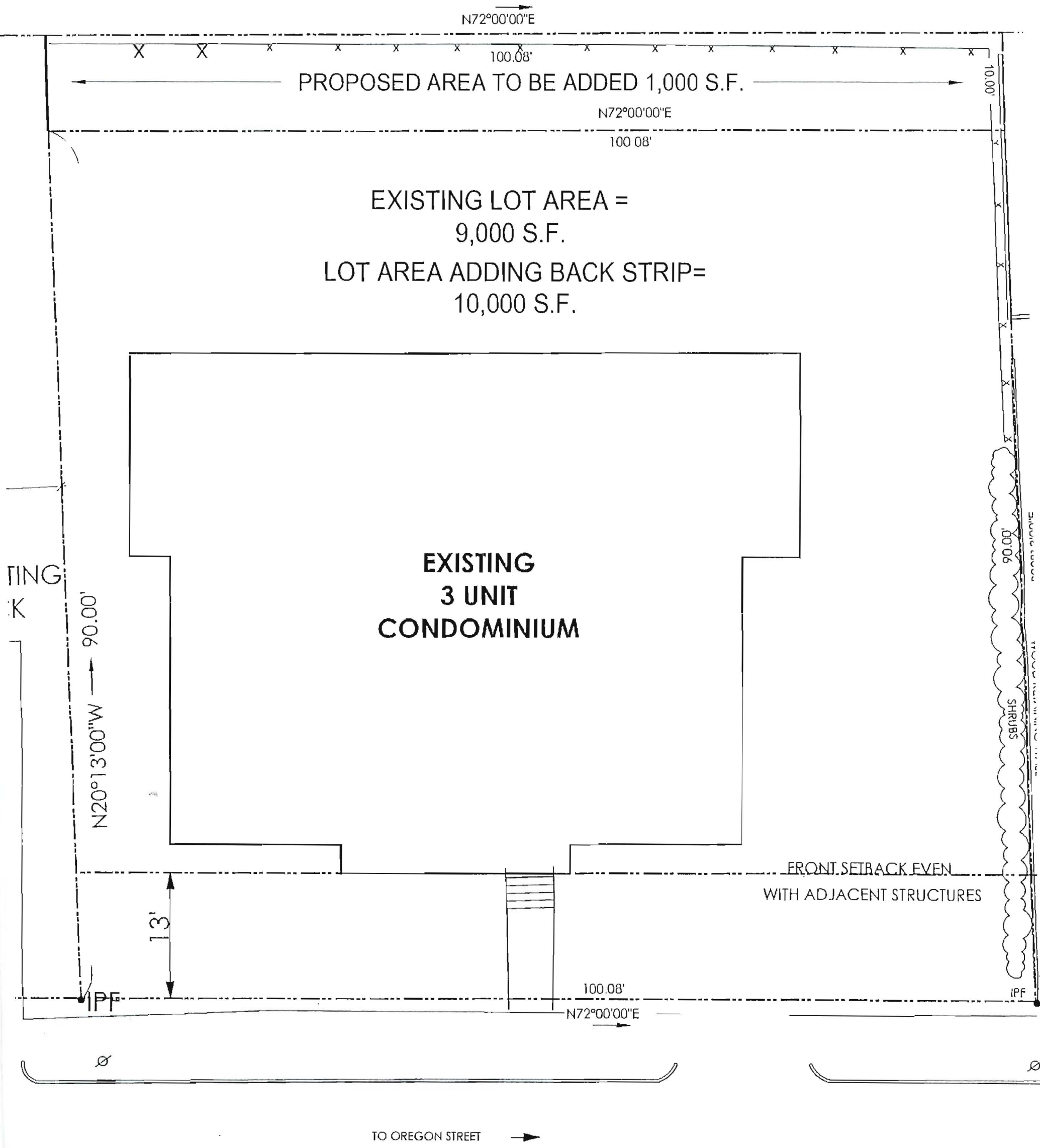
Dept. of Building Inspections
City of Portland Maine

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



[Handwritten signature]

242 Veranda = 432 - F - 2
244 Veranda = 437 - F - 3rd Δ



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)