



# CITY OF PORTLAND, MAINE

## SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: Jan Hatch

90 Roaring Brook Road

Applicant's interest in property (e.g. owner, purchaser, etc.):

Owner

Owner's name and address (if different): Same

Address of property and Assessor's chart, block, and lot number:

90 Roaring Brook Road

397-A-18

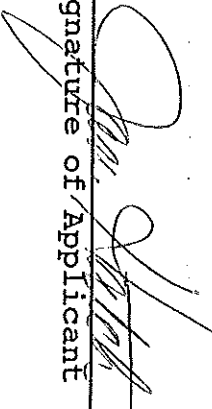
Zone: R-2 Present Use: Single family

Setback Reduction from: Section 14-80(A) Future Use: Single family

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: August 7, 2000

  
Signature of Applicant

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 10219 PAGE 217 COUNTY Cumberland  
 PLAN BOOK 155 PAGE 31 LOT 44

ADDRESS: 90 Roaring Brook Road, Portland, Maine

Buyers: Michael Kane

Sellers: Thomas C. Hatch

Job Number: 291-14

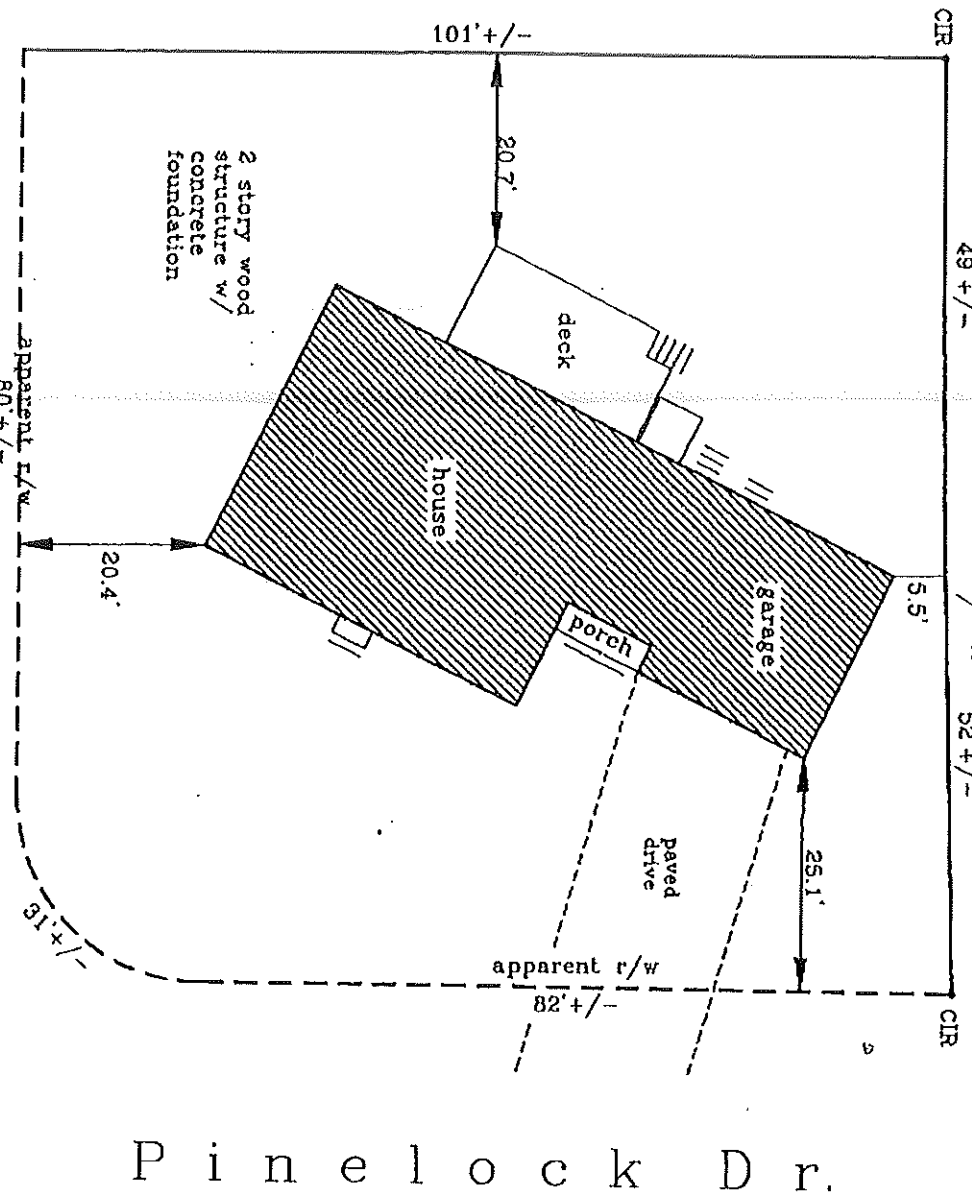
Inspection Date: 7-25-00

Scale: 1" = 20'

Client File#: 20-0700 fc

Note: A 25' rear setback is required. The deck measures 20'± to rear line.

*Note 5/15 OK as allowed by RT Part time of construction*



to Allen & Co. Est. *[Signature]*  
 I HEREBY CERTIFY TO:

Guaranty Title Co., Peel Mortgage Corp. and its title insurer.

Monuments found did not conflict with the deed description. The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Parcel: 230051-0002 C

The structure does not fall within the special flood hazard zone. The land does not fall within the special flood hazard zone.

*R o a r i n g B r o o k R d.*

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO CLASSIC TITLE, NEAREST MORTGAGE, ETC. & ITS TITLE INSURER

The monumentation is in harmony with current deed description.

The building setbacks are in conformity with town zoning requirements. *SEE TOWN ZONING CODE*

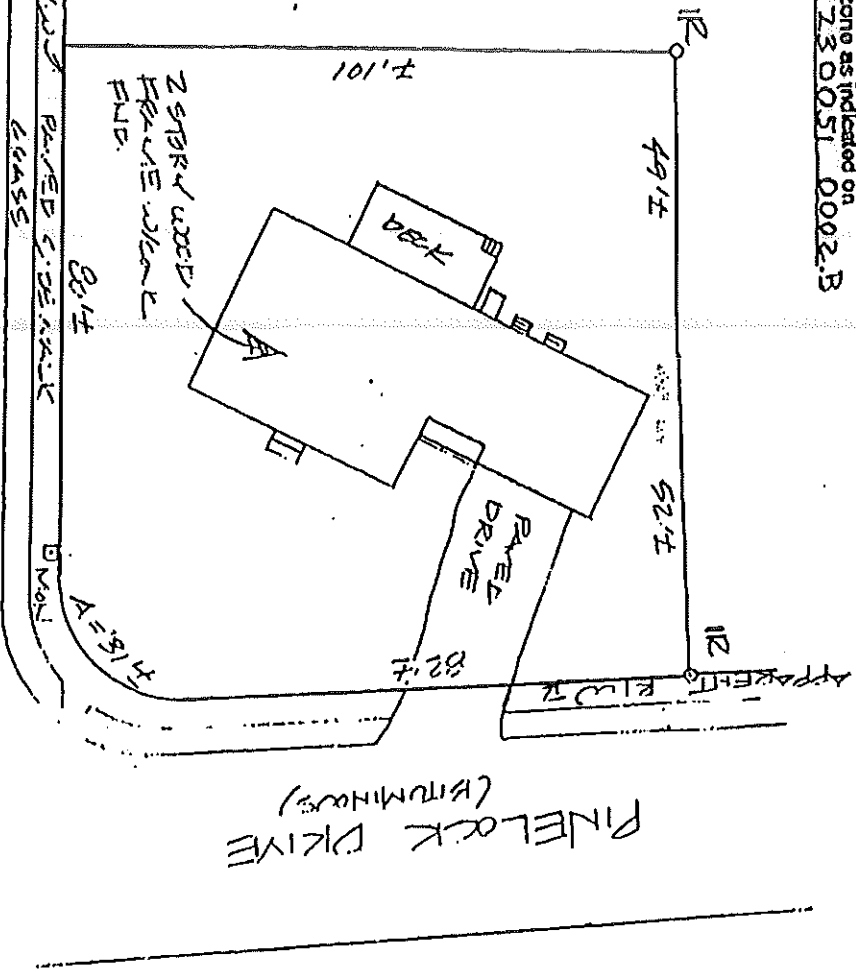
The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 730051 0002.B

90 RAINBOW BEAK RD  
PENLAND, ME

Job Number: 175-59  
Inspection Date: 10-29-92  
Scale: 1" = 30'

BUYER THOMAS C. & JAN HARR  
SELLER JOSEPH & CAROL PRINIAS



TO DEED BOOK RAINBOW BEAK RD.  
← (SEE PLAN)

PARCELS SHOWN  
BY MORTGAGE RECORD  
DATE 1-1-85

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.



~~NOT TO SCALE~~

BRUCE R. BOWMAN, INC.  
48 Mill Road  
Cumberland, Maine 04021  
Phone: (207) 829-3959

PLAN BOOK 155 PAGE 31 LOT 44  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY CUMBERLAND  
THIS PLAN IS NOT FOR RECORDING Drawn by: TBN



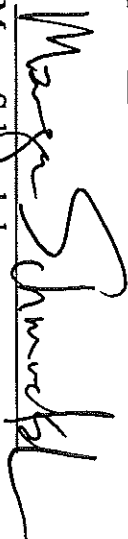
CITY OF PORTLAND

CERTIFICATION OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 11<sup>th</sup> day of August, 2000, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

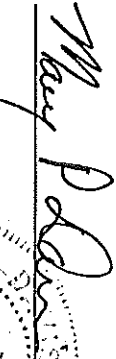
1. Property Owner: Jan Harch
2. Address and Assessor's Chart, Block and Lot of subject property:  
90 Roaring Brook Road, Portland, ME 04103      CBL: 397-A-18
3. Property: Cumberland County Registry Book 10219, Page 217.  
(Last recorded \_\_\_\_\_ Deed in Chain of Title):
4. Setback Reduction Granted:      This is to authorize an appropriate 20.5 foot rear yard setback in the R-2 Zone instead of the required 25 foot rear yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 11<sup>th</sup> day of August, 2000.

  
Marge Schmuckal  
Zoning Administrator

State of Maine  
Cumberland, ss.

Then personally appeared the above-named Marge Schmuckal and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.

  
Mary P. Davis, Notary Public  
Printed on Title of Maine  
Notary Public Commission Expires 7/27/2003

THIS CERTIFICATE SHALL BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID