

Lot#

347-E-22

CO' RIDGE AVE



CITY OF PORTLAND

R. LOVELL BROWN
BUILDINGS AND INSPECTION DIRECTOR

July 21, 1976

Location: (Assessor's #347-E-22)
Coolidge Avenue

Mrs. Curtiss Burrell
Route 2 - Box 200A
Cumberland Center, Maine 04021

Mrs. Burrell:

In reply to your letter of July 13, 1976, re Lot No. 148 Coolidge Avenue, I have checked it out and with only 4,179 square feet, the Zoning Ordinance would not allow a dwelling to be built on this lot in the R-3 Residential Zone in which this property is located. The R-3 Zone requires a lot of at least 6,500 square feet.

The "grandfather clause" would not apply in this case even though this lot is considered a 'lot of records' because the Zoning Ordinance states that you must have at least 5,000 square feet to be allowed this exception. You would have appeal rights, but in my opinion, it is very doubtful the Board would grant permission to build on a lot of this size.

You have asked the name of the owners on each side of this property. On the left side is Mr. Henry Lalumiere, 1568 Washington Avenue, Portland; on the right side is Mr. Lore H. Ford, III, 177 Coyle Street, Portland. My suggestion might be that you contact one or both of these gentlemen to see if they would like to sell part of their property so that you could have a lot of 6,500 square feet. If there was a possibility, I would then work with the Public Works Department at City Hall to see if a sewer on either Kennessy Drive or Washington Avenue could be extended to your lot and at what cost. I would next check with Mr. Errol Goodwin, who is the Plumbing Inspector here at this department, City Hall, to see if a septic tank system would be allowed at this location.

If I can be of any further help to you, please do not hesitate to call me here at this office.

Very truly yours,

A. Allan Soule
Assistant Director
Building & Inspection Department

AA:ghw

Rt. #2, Box 251A
Cumberland Center, Me. 04021
July 13, 1976

Mr. Alan Soule
Dept. of Building Supervisors
389 Congress St.
Portland, Me.

Mr. Soule:

In compliance with your suggestion, during our brief phone conversation today, I am writing this request for information concerning a residential lot of land, # 148 located on Coolidge Avenue in Portland. Its lot's dimensions are as follows: frontage on Coolidge Ave. 50', back line 52.67', side lines 77.62' and 77.62'.

According to the deed we hold, this lot - containing 4179 square feet - was conveyed to my father-in-law, the late Wilfred L. Burrell, of Portland, by The H. R. Lowd Land Co., Inc. of Boston, Mass. on March 1, 1928, and was subsequently inherited by my husband.

We would like to determine whether or not the present zoning and/or buildings regulations of the city of Portland would allow us to construct a residential dwelling on this lot. If so, with what regulations or restrictions must we comply? If not, are such regulations or restrictions subject to appeal?

We would also like to know the name of the owner of the adjacent vacant lot, thinking that its owner might be interested in purchasing the adjacent lot in selling his lot to us.

Also, is it possible that a "grandfather clause" might apply in this case, since the lot was considered large enough for a house lot at the time it was purchased?

Sincerely,

Glenn M. Burrell
Glenn M. Burrell
(Mrs. Curtiss Burrell)

