



Jeff Levine, AICP
Director, Planning & Urban Development Department

Sara Moppin, Chair
Zoning Board of Appeals
Portland City Hall
389 Congress Street
Portland, ME 04101

August 10, 2015

Re: Practical Difficult Variance Request- 5-9 Romasco Lane

Dear Chair Moppin :

I am writing in support of a request for the practical difficulty variance request for 5-9 Romasco Lane. The City's Tax Assessor's maps show the site as having 3,798 sq. feet of lot area. The lot line dimensions on the city map match up exactly to those of the mortgage survey's document for the standard mortgage inspection.

For this reason, the owners purchased the lots under the assumption that they were more or less that size and would therefore allow for five dwelling units. They have a "class D survey" that is taken by the mortgage company and the title company's surveyor. That survey was revealed that the lots totaled 3,342 sq. feet. The applicant has put a pause on additional survey work until the impact of this discrepancy is known.

While the assessor's maps are for tax purposes only, and therefore the land areas are only approximate, it is very unusual for there to be such a large variation between the estimated size of a lot on those maps and the actual surveyed lot sizes. This difference of 456 square feet is significant and results in a practical difficulty for the owners.

Please let me know if you need any additional information.

Sincerely,

Jeff Levine, AICP

cc: Zoning Board of Appeals
Ann Machado, Zoning Administrator