



# PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

January 19, 2011

Redfern Properties  
P.O. Box 8816  
Portland, ME 04104  
Attn: Jonathan Culley

RE: 67-73 Quebec Street – 014-M-013 – R-6 Zone

Dear Mr. Culley,

I am in receipt of your request for Zoning determination concerning the division of the lot located 67-73 Quebec Street into two separate lots.

67-73 Quebec Street is located in a R-6 residential zone. My determination is based upon a preliminary survey provided by James D. Nadeau, LLC, Professional Land Surveyors. It is noted that the “survey” is not stamped and is not signed by the surveyor. I received a scaleable preliminary survey on January 11, 2011 for this review.

Base upon the preliminary survey, it is noted that two lots created by the one division of land as depicted on the submitted “survey” would meet the underlying R-6 zone requirements.

It is noted that the R-6 zone was changed in October, 2010 to allow a 40 foot minimum lot with instead of the previous 50 foot minimum. The newly created vacant lot from the division of land meets the minimum required lot width.

Your request included a comment on the “envelope” shown on the submittal. The Zoning Ordinance does not have the terminology concerning “envelopes”. What is shown on the submittal does show the allowable setbacks denoted in the R-6 zone. The R-6 zone also contains maximum lot coverage and open space requirements. What is depicted on the sketch of the vacant lot does not necessarily allow the entire area of the “envelope” to be developed. The sketch does indicate that a building can be erected on the vacant lot that can meet all R-6 zoning requirements. A final determination for a building permit can only be rendered at the time of a full permit submittal.

Please note that this determination is based upon a preliminary survey sketch which is unsigned and unstamped. When a permit application to build upon this lot is submitted, it will be necessary to submit a full, signed and stamped survey. If the final, complete survey differs from the sketch submitted at this time, my determination may not stand.

It is also noted that the lot with the existing development contains a structure with two legal residential dwelling units. Any change of use of this structure requires a separate permit and approval.

If you have any questions regarding this determination, please do not hesitate to contact me at 874-8695.

Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: file