PORTLAND M

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

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

January 27, 2011

Thomas Watson
Port Property Management
104 Grant Street
Portland, ME 04101

RE: 67-73 Quebec Street – 14-M-013 – R-6 Zone

Dear Mr. Watson,

I am in receipt of your request for a Zoning determination concerning the division of land located at 67-73 Quebec Street into two separate parcels.

67-73 Quebec Street is located in an R-6 residential zone. My determination is based upon a signed and stamped survey by James D. Nadeau and dated 1/26/2011. Along with the survey, you have also submitted a deed description of the new lot and the original deed.

It is my determination that the two lots that are proposed with this division of land, meet the underlying R-6 zoning requirements. It is noted that the R-6 zone was amended in October, 2010 to allow a 40 foot minimum lot width instead of the previous 50 minimum lot width. 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.

Separate permits shall be required for any new construction on the proposed vacant lot prior to any construction.

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

Sincerely,

Marge Schmuckal

Marge Schmuckal
Zoning Administrator

Cc: file