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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

December 15, 2006

Barbara A. Vestal
Chester & Vestal
107 Congress Street
Portland, Maine 04101

revised

RE: 71 and 77 St. Lawrence Street – 16-E-23 and 16-E-12 – R-6 Zone

Dear Barbara,

I am in receipt of your request for a zoning determination concerning the lots located at 71 and 77 St. Lawrence Street, and in more particular the vacant lot at 71 St. Lawrence Street.

Both lots are owned in common as you have stated in your letter. As you also stated, the developed lot, 77 St. Lawrence Street, is a conforming lot in size, street frontage, lot width, and lot size per dwelling unit. Apparently the side setback abutting the vacant lot at 71 St. Lawrence is also being met.

I have reviewed section 14-139(2) Small residential lot development. The conditions listed in the ordinance state that the lot shall be: "Vacant or is used exclusively for parking or contains structure not use for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005". It goes on to say that such a lot shall be no larger than 10,000 square feet in size.

71 St. Lawrence Street, 016-E-023, has existed with the same deed description prior to and as of January 1, 2005. That same lot is vacant and has not been used for residential purposes as of January 1, 2005. This same lot is 5,250 square feet in size.

I have determined that 71 St. Lawrence Street, 016-E-023, is eligible for development under 14-139(2) small residential lot development. Please note that this determination letter is not an approval to start construction. Prior to development required permits with appropriate plans shall be submitted for review and approval.

Very truly yours,

Marge Schmuckal, Zoning Administrator