

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

May 10, 2016

Thomas B. Federle
Federle Law
254 Commercial Street
Portland, ME 04101

Re: 34-36 Atlantic Street - 016-F-002 (the "Property") – R-6 Residential Zone – proposed lot division

Dear Mr. Federle,

I am in receipt of your request for a zoning determination regarding a proposed division of the existing property located at 34-36 Atlantic Street. Currently, there are two single family detached dwellings located on the Property. The proposal is to divide the Property so each single family dwelling is located on its own lot. I have based my determination on a "Lot Split Plan 34-36 Atlantic Street, Portland, Maine, owner Atlantic Street, LLC C/O Tom Federle, 254 Commercial Street, Portland, ME04101, Prepared for Marni Maynard 34 South Ridge Road, Falmouth, ME 04105" prepared by M. Johann Buisman, Professional Land Surveyor, Northeast Civil Solutions, Incorporated on May 9, 2016 (the "Plan").

The Property is located within the R-6 Residential Zone. The Plan shows a proposed division of the Property into two lots, Lot A and Lot B. My review of the Plan shows that each proposed lot containing an existing detached, single family dwelling meets the zoning requirements of the R-6 Residential zone as outlined in Divisions 7 of the land use ordinance including but not limited to the dimensional requirements of section 14-139.

Please feel free to contact me with any questions.

Yours truly,

Christina Stacey
Zoning Specialist
Permitting and Inspections Department
City of Portland, Maine
207.874.8695
cstacey@portlandmaine.gov