



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

March 4, 2011

Jewell & Boutin, P.A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427
Attn: Thomas Jewell

RE: 17 Grant Street – 36-D-15 and 21 Grant Street – 36-D-14 – R-6 Zone

Dear Attorney Jewell,

I am in receipt of your request for a determination concerning the two properties located at 17 Grant Street and 21 Grant Street. Both lots are located in the R-6 Residential Zone.

My research has shown that each property was developed separately in approximately 1910, which is prior to the basis (1957) of our current Land Use Zoning Ordinance. I have determined that these two developed properties have never merged under section 14-433 or under any other section of the Land Use Zoning Ordinance. The act of ownership of developed properties by a single owner does not in itself create a merger of those properties unless the deed specifically mentions and creates such a merger by choice. The submitted deeds do not reflect such a specific action by the owner. Therefore the properties may be conveyed to separate owners without violation of the Land Use Zoning Ordinance.

I am confirming the current legal use of each property. 17 Grant Street is considered a legal six (6) residential unit building. 21 Grant Street is considered a legal six (6) residential unit building.

If you have any questions regarding this matter, please do not hesitate to contact me and (207) 874-8695.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: File