



Permitting and Inspections Department  
Michael A. Russell, MS, Director

*Ann Machado, Zoning Administrator*

September 9, 2016

Thomas F. Jewell, Esq.  
Jewell & Bulger, PA  
477 Congress St., Suite 1104  
Portland, ME 04101

RE: 757 Congress Street, Portland, Maine, CBL: 047-A-019 (the "Property")

Dear Attorney Jewell:

I am in receipt of your request for a zoning interpretation for the above referenced property. I have based my interpretation on the "Plan of Existing Conditions Survey Made For John McIntosh", dated June 7, 2016 and revised September 8, 2016, prepared by Rex Croteau, Professional Land Surveyor, Titcomb Associates, 133 Gray Road, Falmouth, Maine 04105 (the "Plan"). The Plan shows the Property being divided into two parcels, Parcel A and Parcel B. You are seeking confirmation that the two parcels created from the proposed lot split are in compliance with the zoning requirements.

The Property is located in the B-2b Community Business Zone. Section 14-185 of the Land Use Ordinance (Chapter 14 of the City of Portland Code of Ordinances) outlines the dimensional requirements for a lot in the zone. It is my understanding that the proposed use for the building on Parcel B is two residential dwelling units. This interpretation is based on this assumption. The current legal uses for the existing building on Parcel A are not clear. When the legal use is established for this building, the required off-street parking requirements outlined in Division 20 will be required to be met. Based on the Plan and the criteria stated above, both of the proposed parcels, Parcel A and Parcel B, meet the zoning requirements.

I trust that this sufficiently satisfies your request. If, however, you have any questions or concerns please do not hesitate to contact me at (207) 874-8709. This zoning interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions. A final determination will be made when a site plan and/or building permits are submitted to establish the uses on the two parcels.

Yours truly,

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
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