

Zoning Division
Marge Schmuckal

Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

June 30, 2003

Jonathan L. Goldberg
C/o Mittel Asen, LLC
P.O. Box 427
Portland, ME 04112-0427

RE: 103-105 Sherman Street – 048-C-025 – R-6 Zone

Dear Jonathan,

I am in receipt of your request for a determination letter attesting to “the compliance of the mortgaged property with applicable zoning laws and ordinances”.

The property located at 103-105 Sherman Street is located within an R-6 Residential Zone. The current legally permitted use is for six (6) residential dwelling units. I have attached copies from our microfiche which show a May 26, 1988 determination letter concerning the legal number of dwelling units and copy of a 1/21/1944 Certificate of Occupancy for six (6) dwelling units.

The given lot size is 4,750 square feet. Currently our zoning ordinance requires a minimum of 1,000 square feet of land area per dwelling unit. The legal number of dwelling units are legally nonconforming as to lot size under the current Zoning Ordinance.

I am not aware of any zoning violations on this property located at 103-105 Sherman Street. There are no legal actions pending or perceived concerning this same property.

To the best of my knowledge, all applicable zoning laws and ordinances are being met.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file