



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

October 30, 2014

James Nadeau, P.L.S., C.I.M.
Nadeau Land Surveys
918 Brighton Avenue
Portland, Maine 04102

RE: 25 Deane Street – 051-A-022 & 23 – R-5 Zone

Dear Jim,

I am in receipt of your request for a zoning determination concerning 25 Deane Street. I have based my determination on a proposed, scalable survey, unsigned and unstamped performed by Nadeau Land Surveys. I have also been given a revised sketch survey on 10/21/14 that revises the rear landing and also revises the front yard averaging. The entire property is located in an R-5 residential zone.

The new land reconfiguration creates two separate parcels from one current lot held under common ownership. Parcel One has an existing single family dwelling. After the reconfiguration, Parcel One meets all the dimensional requirements of the R-5 zone. However, this determination for Parcel One is conditioned on the survey note concerning the rear landing, stating "Bottom Stair to Be Removed For Ordinance Compliance". The stair reconfiguration must be done prior to finalizing the lot reconfiguration. After the reconfiguration, Parcel Two meets and/or can meet all the dimensional requirements of the R-5 zone, and is considered to be a "buildable lot".

The survey sketch received on 10/21/2014 also contains information concerning average front yard calculation. The calculations include setback information for the property to the left of Property Two and the first property to the right of Property One across Granite Street. This is the appropriate methodology for determining average setbacks. I agree with what is resulted for the average front yard setback.

Please be aware that this determination letter is not a substitute for an application to build. Separate building permits and reviews are required for any new construction and or alterations to the existing dwelling.

Portland, Maine



Yes. Life's good here.

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If there are any questions or concerns about the matters in this letter, please feel free to call me at (207) 874-8695.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, ME