



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

October 20, 2015

Julian Thomka-Gazdik
25 Deane Street
Portland, ME 04102

Re: 25 Deane Street – 051-A-022 & 023 – R-5 Residential Zone

I am in receipt of your request for a zoning determination letter concerning the Property at 25 Deane Street, Chart 051, Block A, Lots 022 & 023. I have based my determination on an unsigned "Plan Depicting the Results of a Standard Boundary Survey Made for Julian D. Thomka-Gazdik At The Intersection of Deane Street & Granite Street Portland, Maine" last revised September 29, 2015 by Nadeau Land Survey, Portland Maine (the Plan). The Plan depicts the relocation of the division line between Parcel One and Parcel Two.

The proposed reconfiguration created by the relocation of the division line is compliant with the City of Portland Land Use Ordinance. The Property is located in the R-5 Residential Zone. § 14-120(b) allows for "Small residential lot development". The lot can be "created from a single lot division of a developed lot and results in a lot meeting the dimensional requirements of § 14-120(b) with the remaining developed portion meeting the dimensional requirements of § 14-120(a) (1) – (14)". § 14-120(b)(2)(b) states that the maximum size of a developed lot prior to being split cannot exceed thirteen thousand square feet. The Plan shows that under the new lot configuration, Parcel One is meeting the dimensional requirements of § 14-120(a) (1)–(14) and Parcel Two is meeting the dimensional requirements of § 14-120(b). The original developed lot is 12,067 square feet, so it meets the maximum allowed lot size of 13,000 square feet.

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.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Zoning Administrator

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709