

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

April 28, 2016

Martha and Joseph Marques
214 Deering Avenue
Portland, ME 04102

Ocwen Loan Servicing LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

Re: 214 Deering Avenue - 051-E-008 (the "Property") – R-5 Residential Zone

Dear Mr. and Ms. Marques,

I am in receipt of your letter requesting a zoning determination for the Property located at 214 Deering Avenue. In your letter, you state that you are deeding a small portion of your property to the abutting property owned by the University of Maine, and you are asking me to confirm that the remaining property will conform to the zoning requirements of the City of Portland. My determination is based on a boundary survey by Owen Haskell, Inc., Falmouth, Maine dated 2-8-2014. The dimensions of the proposed portion of land to be split off from this property are approximately 18.67 feet by 47 feet which is approximately 877.5 square feet.

The Property is located in the R-5 Residential Zone. The dimensional requirements for this zone are outlined in § 14-120 of the land use ordinance. The minimum lot size for this zone is 6,000 square feet for a residential use. The existing property is 12,810 square feet. With the sale of the piece of land to the University of Maine, the remaining lot will be approximately 11,932 square feet which exceeds the minimum required lot size. The remaining property would also continue to meet the required maximum lot coverage of 40%, since the remaining structure would only cover 18% of the property. All other dimensional requirements including street frontage, setbacks and lot width would not be impacted by the sale of the portion (877.5 sf) of the property to the University of Maine. Both the ingress and the egress into the remaining property are also not impacted by the sale of the portion of land.

In conclusion, with the deeding of the 18.67' by 47' portion of land to the abutter, the property at 214 Deering Avenue will continue to conform to the zoning requirements of the City of Portland. Please feel free to contact me if you have any questions.

Portland, Maine



Yes. Life's good here.

Department of Permitting and Inspections

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland Maine
207.874.8709
amachado@portlandmaine.gov

Cc. file