

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Robert C. Hains
14 Taylor Street
Portland, ME 04102

October 14, 1999

RE: 14-16 May Street, R-6 Zone - 57-B-15

IS NOW 57-B-13

letter written prior to
R-6 Small lot m-fill Allowances

Dear Bob,

I am in receipt of your letter dated 10/7/99 requesting a further clarification of the status of your property at 14-16 May Street. As I outlined in the determination letter to the McMullans on September 9, 1999, I do not consider the proposed conveyance to the abutting property at 10-12 May Street to jeopardize the lot of record status of your property at 14-16 May Street as the ordinance is now written. I received signed documentation that 14-16 May Street has been held under separate and distinct ownership since June 5, 1957, and contains over 3,000 square feet, along with a 40 street frontage. I do not consider the proposed conveyance strip of land to be a "lot" by definition.

Please note that whenever this lot is to be developed, it will need to meet the current land use ordinance at that time. I have no control over what may or may not change within the ordinance before this lot is developed. I am not aware of any proposed revisions to the ordinance at this time that would impact my above determination and your lot.

Normally there is a 30 day appeal period to any of my determinations. The original determination was rendered and the information sent out on September 9, 1999. I am not sure that there is another 30 day appeal period given any concerned party from that original letter of determination. For the sake of legal argument, however, my letter of September 9, 1999 referenced the neighboring property of 10-12 May Street and not your property located at 14-6 May Street. Although it may be argued otherwise, you may have another 30 days from the date of this letter to appeal this determination specifically referencing your property at 14-16 May Street.

Please call if you have any questions.

Very truly yours,

Marge Schmuckal
Zoning Administrator

cc: file