



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

April 14, 2014

Constance Bloomfield
380 Danforth Street
Portland, ME 04102

RE: 380 Danforth Street – 061-I-003 – R-4 Zone – Proposed Lot Division

Dear Ms. Bloomfield,

I am in receipt of your request for a determination letter concerning the division of your property located at 380 Danforth Street. My determination is based upon a signed, stamped survey of Rex Croteau, P.L.S. for Titcomb Associates. The entire parcel is located within the R-4 residential zone.

Based upon the submitted survey, I have determined that parcel "B" with the existing three-unit structure meets all the R-4 zone dimensional requirements. No violation of the Land Use Zoning Ordinance is created. I have also determined that parcel "A", the newly created vacant lot meets or can meet the dimensional requirements of the R-4 zone.

Prior to developing parcel "A", separate applications, reviews and approvals will need to be submitted. Depending upon what you intend to construct, you may need a conditional use appeal and a subdivision review as part of the review process.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine