

WARREN & CURRIER BUCHANAN

Limited Liability Company, P.A.

Carol Godfrey Warren
David E. Currier
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February 22, 2017

Ann Machado
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Request for Zoning Determination
Property of J. Nelson Hill, 91-F-3

Dear Ann:

I am writing to follow up on our brief conversation yesterday regarding the requested zoning determination letter regarding the property owned by my client Jamie Nelson Hill Garman, on Trefethen Avenue on Peaks Island, which is designated as 91-F-3 on the tax maps ("91-F-3"). As my December 8, 2016 letter outlines, 91-F-3 has been owned by the Garman/Skolfield family since the turn of the twentieth century and is distinct from another Garman/Skolfield parcel that lies across Trefethen Avenue, 91-K-1. Yesterday you asked for confirmation, per Section 14-433 of the Portland Zoning Ordinance, that none of the parcels that abut 91-F-3 (which are 91-F-2, 91-F-5& 6, 91-F-11 and 91-F-14) have been held in common ownership with 91-F-3 since July 15, 1985.

I have attached four title chains setting forth the ownership of these parcels, demonstrating that none have been held in common ownership with 91-F-3 during this period.

Accordingly, I believe 91-F-3 meets all the requirements set forth in 14-433 and ask that you make a formal determination that it is a buildable lot of record.

Thank you for your assistance, Ann. Please call if you have any questions.

Best regards,



Brenda M. Buchanan

Cc: Jamie Nelson Hill Garman