

WARREN & CURRIER BUCHANAN

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December 8, 2016

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 request a zoning determination letter for my client Jamie Nelson Hill Garman, formerly known as J. Nelson Hill, in regard to property she owns on Trefethen Avenue on Peaks Island which is designated as 91-F-3 on the tax maps ("91-F-3").

As 91-F-3 is an undeveloped parcel, no street number has been assigned to it. It is Lot 21 on an 1887 plan of William S. Trefethen's homestead made by Charles Howe and recorded in the CCRD in Plan Book 6, Page 33 (the "Trefethen Plan")

Nelson seeks a determination that 91-F-3 is buildable as a lot of record, per §14-433. It lies across Trefethen Avenue from a developed lot with a street address of 88 Trefethen Avenue, which has a tax map designation of 91-K-1. For generations, both 91-F-3 and 91-K-1 were owned by the Skolfield family and its descendants. Josephine Skolfield obtained the parcels in separate deeds from William S. Trefethen at the turn of the twentieth century. (Deed references: William S. Trefethen to Josephine P. Skolfield dated February 5, 1895 recorded in the Cumberland County Registry of Deeds in Book 621, Page 156 (conveying what is now 91-F-3) and dated December 24, 1900, recorded in the CCRD, Book 699, Page 82 (conveying what is now 91-K-1.)

A house was built on 91-K-1 more than a century ago. 91-F-3 has remained vacant.

In 1973, John S. Parsons, a grandson of Josephine Skolfield, conveyed his 5/6 interest in 91-F-3 and a complete interest in 91-K-1 to Gerald E. Garman and Fay E. Garman (Book 3980, Page 342). Gerald Garman later conveyed his interest in these parcels to Fay

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