

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

December 22, 2000

Avram M. Hains
262 Danforth Street
Portland, ME 04102

RE: 32-34 Prospect Street 124-E-004 - R-5 Zone

Dear Mr. Hains,

I am in receipt of your building application to construct a new single family home at 32-34 Prospect Street. This property is located within the R-5 residential zone which requires a minimum lot size of 6,000 sq. ft. You are showing that this lot is only 5,672 sq. ft. Before I can allow you to build, you would need to document that this lot can meet the requirements of a lot of record as defined in section 14-433 of the zoning ordinance. You would need to show me that this lot was held under separate and distinct ownership from any adjacent lots since June 5, 1957.

I have also noted that your contractor states that he will be constructing a masonry chimney. Neither your structural plans nor your plot plan show the location of this chimney. Is this an internal or exterior chimney? If it is exterior, such a chimney would need to be shown on your plot plan with all the appropriate setbacks denoted. If it is interior, that should be shown on your construction plans. The height above the roof line should be shown on your plans.

Your permit will be on hold until all the appropriate information has been submitted. If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

CC: File