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*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 15, 2011

John Jordan
2320 Congress Street
Portland, ME 04102

RE: 99 Wellington Road – 141-D- 8, 9, 10 – R-3 Zone – Determination Letter

Dear Mr. Jordan,

I am in receipt of your request for a determination regarding the proposed division of land for your property at 99 Wellington Road.

The property is located in an R-3 residential zone. I have reviewed the most recent plans submitted for review on July 7, 2011. My determination is based upon a survey submitted which is a copy of a signed, stamped survey by Daniel J. Dalfonso LLC and dated 11-03-08. It is noted that Daniel J. Dalfonso did not personally redate or resign the revised survey.

I have reviewed both lots, the lot with the existing single family, single story ranch and the proposed vacant lot. Based upon what is shown for the demolition of an existing garage and connector and portion of a deck, both lots meet the underlying R-3 zone dimensional requirements. The proposed lot can meet the requirements of the R-3 zone at such time that a permit is requested. And the remaining house lot meets the R-3 zone.

Please note that this determination is conditional. There *shall* be a permit for the demolition work. The proposed structures shall be removed as shown on the submitted survey *before* the vacant lot is conveyed or registered in the Registry of Deeds.

This determination is also contingent upon the accuracy of the submitted plans. If Mr. Dalfonso did not make the alterations that are shown on the survey, and the plans were simply altered by another individual, the accuracy can be called into question. Certainly, prior to a building permit for the proposed vacant lot, a full, updated survey would be required. This determination does not substitute the requirement for permits prior to any new construction. All permits and site plan review(s) shall be required.

Very truly yours,

Marge Schmuckal
Zoning Administrator