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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

August 1, 2006

Dennis Aksamit
198 Walton Street
Portland, Maine 04103

RE: 198 Walton Street – Lot Division Determination – 142-E-013 – R-5 Zone

Dear Mr. Aksamit,

I am in receipt of your request to review a proposed lot division for compliance within the R-5 underlying zone.

I have reviewed the submitted “sketch plan of land” prepared by Northeast Civil Solutions and dated September 17, 2003 with a job number 10840. It is noted that this plan is not stamped and signed and is covered by a statement of “This is not a boundary survey. Boundary lines are approximate”. My review is based upon what has been prepared and submitted as being accurate. Any future changes or refinements may affect the results of my examination.

Based upon the submitted sketch plan, both proposed lots meet the underlying R-5 zoning requirements, including street frontage, setbacks, lot width, lot area, lot coverage, and area per family. It is noted that the existing structure is a legal single family dwelling. The newly created lot can be considered to be buildable as depicted.

Please note that this determination should not be considered an allowance to build. There is a process to go through before the issuance of a building permit to construct a new building, including a site plan review and the review of a completed, stamped, survey site plan and structural plans. It would be helpful to submit a copy of this letter at that same time.

If you have any questions regarding this determination please feel free to call me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator