



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

July 29, 2015

Douglas Drew &
Suzanne Smith-Drew
34 Johansen Street
Portland, ME 04103

Re: 28-30 Johansen Street & 32-36 Johansen Street – 167-C-007 & 167-C-019 – the “Properties “- R-3 Residential Zone

Dear Mr. Drew & Ms. Smith-Drew,

I am in receipt of your request for a zoning determination letter concerning the Properties at 28-30 Johansen Street, Assessor's Chart 167, Block C, Lot 019 (Parcel B) and 32-36 Johansen Street, Assessor's Chart 167, Block C, Lot 007 (Parcel A). I have based my determination on an unsigned “Preliminary Plan Depicting The Results Of A Proposed Land Division Made For Douglas Drew & Suzanne Smith-Drew Southeasterly Sideline Of Johansen Street And Northwesterly Sideline Of Cummings Street” (the Plan) dated July 24, 2015 by Nadeau Land Surveys, Portland, Maine. The Plan shows a new “proposed” division line between Parcel A and Parcel B which reduces the size of parcel B and increases the size of Parcel A.

The two parcels were created by a lot split based on a stamped “Plan Of Land In Portland, Maine Prepared For Cyrus Y. Hagge” dated December 21, 1987 by Atlas Land Survey, Portland Maine and recorded in the Registry of Deeds on January 13, 1988, Plan Book 168, Page 16. The single family home at 32-36 Johansen Street was built around 1910. The single family home at 28-30 Johansen Street was built in 1988 (permit #88-001379). The Properties are located in a R-3 Residential Zone. The proposed lot configuration impacts the square footage and rear setback for Parcel B. § 14-90(a)(1) of the ordinance states that the minimum lot size is sixty-five hundred (6,500) square feet. § 14-90(d)(2) gives the required rear setback as twenty-five (25) feet. According to the Plan, the proposed square footage of Parcel B will be 8,450 square feet, and the proposed rear setback will be twenty-five (25) feet. The proposed Parcel B meets the R-3 Residential Zone dimensional requirements for lot size and rear setback.

If you have any questions regarding this matter, please do not hesitate to contact me.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

Yours truly,

A handwritten signature in cursive script, appearing to read "ABM".

Ann B. Machado

Zoning Administrator

City of Portland, Maine

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207.874.8709