



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

November 6, 2014

Brenda Cerino
Town & Shore Associates
One Union Wharf
Portland, ME 04101

RE: 108 - 118 Bradley Street – 178-F-4 & 5 – R-3 Zone

Dear Brenda,

I am in receipt of your request to review the single division of land located at 108-118 Bradley Street. The entire property is located in the R-3 residential zone. My determination is based upon a signed, sealed survey performed by Robert C. Libby, Jr., land surveyor with BH2M and dated October 2014.

It is my determination that both lots, the lot with the existing single family dwelling and the newly created vacant lot, meet or can meet all the underlying R-3 zone requirements. This single division of land is not subject to review under the subdivision laws. The new "outsale" vacant lot is considered a buildable lot. I have found no violations of the Land Use Zoning Ordinance.

It is further mentioned that it is shown that there is a Portland Water District easement on the newly created vacant lot. The Land Use Zoning Ordinance requires all setbacks measured to property lines. The water district easement is enforced by the Portland Water District and not by the City of Portland. However, if any structure falls in the given easement, the City of Portland will want to see right title and interest to allow such an intrusion.

This determination is not a substitution for a building permit. Separate permits are required for review and approval. If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Sincerely,


Marge Schmuckal
Zoning Administrator
City of Portland, ME