

Dear Anne,

I am writing to request a determination on splitting a buildable lot off 226 Ludlow St.

The enclosed plot plan details the proposed lots. If you have any further questions please call

Shirley  
Jim White

RECEIVED

NOV 30 2016

Dept. of Building Inspections  
City of Portland Maine

<b>Applicant:</b>	Jim White	<b>Date:</b>	12/2/2016
<b>Address:</b>	226 Ludlow Street	<b>C-B-L:</b>	183A-A-12
<b>Permit #:</b>	Zoning Determination Request - 2863		

**CHECKLIST AGAINST ZONING ORDINANCE**

Date	House lot (built 1978)	Proposed lot:
<b>Zone Location</b>	R3	proposed 20'x48' footprint 1 1/2 stories
<b>Interior/Corner Lot</b>		
<b>Proposed Use/Work</b>	lotsplit	
<b>Sewage Disposal</b>	Public	
<b>Lot Street Frontage</b>	50' min.	
<b>Front Yard</b>	25' or average	
<b>Rear Yard</b>	25'	
<b>Side Yard</b>	1 or 1 1/2 story 8' 2 stories 14'	
<b>Projections</b>		
<b>Width of Lot</b>	65' min.	
<b>Height</b>		
<b>Lot Area</b>	6500 <sup>±</sup> min	
<b>Lot Coverage/Impervious</b>	35%	
<b>Area per Family</b>	6,500 <sup>±</sup>	
<b>Off-Street Parking</b>	2 spaces.	
<b>Loading Bays</b>	N/A	
<b>Site Plan</b>	N/A	
<b>SLZ/Stream Protection</b>	N/A	
<b>Flood Plains</b>	N/A	
<b>Notes</b>		

\* existing house is 2 stories - left side rear 12'±  
- right side - 16'±

> can borrow from other side  
left side → 14' → 12' = -2'  
right side - 14' + 2' = 16' (OK)

existing house 46' x 24' = 1104<sup>±</sup>  
(deck not shown 9' x 8' = 72<sup>±</sup>  
on site plan  
but on assessment  
slatun 165)

1176<sup>±</sup>

proposed house 20' x 48' = 960<sup>±</sup>