



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

December 2, 2016

Jim White
2 Farwell Court
Westbrook, ME 04092

RE: 226 Ludlow Street, Portland, Maine, CBL: 183A-A-012 (the "Property")

Dear Mr. White:

I am in receipt of your request for a zoning interpretation for the Property. You are seeking verification that a proposed lot split of the Property meets the zoning requirements under Chapter 14 of the City of Portland Code of Ordinances. My interpretation is based on the stamped "Proposed Lot Split Plan, 226 Ludlow Street, Portland Maine for Jim White" prepared by Robert Greenlaw, PLS, Professional Land Surveying, 32 Old Orchard Street, Old Orchard Beach, Maine 04064 dated 11/10/2016 and last revised Nov. 23, 2016 (the "Plan").

The Property is located in the R-3 Residential Zone. Section 14-90 of Chapter 14 outlines the dimensional requirements for the R-3 Residential Zone. Based on the information provided in the Plan, both the remaining existing house lot and the Proposed Lot meet the dimensional requirements of the underlying zone.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions. A final determination will be made when a site plan and building permit are submitted to develop the Proposed Lot.

Sincerely,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207.874.8709
amachado@portlandmaine.gov