



Planning & Urban Development Department

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

June 26, 2015

Mark S. Poirier
179 Pleasant Avenue
Portland, ME 04103

Re: 1647 Westbrook Street – 248-B-006 – the “Property” - R-1 Residential Zone with a Flexible Housing Overlay Zone along the western edge of the Property.

Dear Mr. Poirier,

I am in receipt of your request for a zoning determination letter concerning the Property at 1647 Westbrook Street, Assessor's Chart 248, Block B, lot 006. I have based my determination on a stamped “Boundary and Topographic Survey on Westbrook Street Portland, Maine Made for Second Chance Properties, LLC” performed by John Swan, Professional Land Surveyor, of Owen Haskell, Inc. on September 1, 2011 (the Survey).

The Property is located in a R-1 Residential Zone. The Survey shows a proposed division of the Property into two lots, Lot 1 and Lot 2. My review of the Survey shows that both the proposed lots, Lot 1 and Lot 2, meet and/or can meet all the dimensional requirements (section 14-70) of the R-1 Residential Zone, and are considered to be “buildable lots”.

Please be aware that this determination letter is not a substitute for an application to build. Separate building permits and reviews are required for any new construction on the Property.

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

Yours truly,

A handwritten signature in black ink, appearing to read "A. Machado", written over a horizontal line.

Ann B. Machado
Zoning Administrator
City of Portland, Maine
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207.874.8709