

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Nancy M. Heath
Certified Legal Assistant
Tompkins, Clough, Hirshon & Langer, P.A.
PO Box 15060
Portland, ME 04112-5060

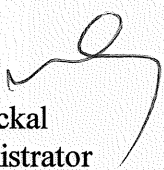
May 7, 1998

RE: 494 Capisic Street - 260-G-007 -proposed purchase by Kathleen Casassa

Dear Nancy,

I have reviewed the site plan that you have submitted on today's date that shows Ms Casassa's present property and what property she is proposing to purchase. Although these two properties are abutting, there is no legal need for them to "merge" under zoning into one property. It appears that all zoning requirements are met on the existing 514 Capisic Street property under the present R-3 Zone provisions. It is possible that 494 Capisic Street could be developed separately. Please note that when and if it is developed, it would need to meet the Zoning Ordinance in effect at the time of that development. Separate reviews and approvals would need to be done at that time. This letter should not be construed as to be guaranteeing any tacit approval.

Very Truly Yours,


Marge Schmuckal
Zoning Administrator

cc: File

260-G-007

TOMPKINS, CLOUGH, HIRSHON & LANGER, P.A.

Counselors at Law
Three Canal Plaza
Post Office Box 15060
Portland, Maine 04112-5060

Bruce M. Tompkins
Lawrence R. Clough
David M. Hirshon
Leonard W. Langer
Marshall J. Tinkle*

Tel (207) 874-6700
Fax (207) 874-6705

*Also licensed in MA
and DC

May 7, 1998

Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Re: Kathleen L. Casassa
514 Capisic Street, Portland, Maine

260-G-1 - original Prop.
260-G-7 - Abutting Prop.
(494 CAPISIC) to be Purchased

Dear Marge:

Pursuant to our telephone conversation, I have enclosed a plan of the property being purchased by Kathleen Casassa. I have marked on the plan the property being purchased by the same owner of the abutting property. You indicated over the telephone that these lots will not merge into one lot.

Would you please confirm this in writing.

If you have any questions, please do not hesitate to call. Thank you for your assistance.

Sincerely,

Nancy Heath

Nancy M. Heath
Certified Legal Assistant