



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

Ann Machado, Zoning Administrator

February 8, 2017

G. Charles Shumway II, Attorney At Law
177 Gray Road, Suite One
Falmouth, ME 04105

RE: 1582-1584 Forest Avenue, Portland, Maine – CBL: 299-D-027 (the “Property”)

Attorney Shumway:

I am in receipt of your request regarding an Easement Deed recorded at the Cumberland County Registry of Deeds, on November 17, 2016, Book 33615, Page 279 (the “Easement”). The Easement was granted by the owner of the Property to the owner of the property located at 1576 Forest Avenue, CBL 299-D-001. You would like to know if the Property has “retained sufficient frontage” with the granting of the Easement.

The entire front of the Property located along Forest Avenue is located in the B-1 Neighborhood Business Zone. The B-1 Zone extends approximately one hundred feet back from Forest Avenue. The rest of the Property is located in the R-3 Residential Zone. According to section 14-165 of the Portland Code of Ordinances, the minimum street frontage required in the B-1 zone is twenty feet. As long as the Property retains twenty feet of frontage along Forest Avenue, it remains a conforming lot. Therefore as long as the Easement has allowed for a minimum of twenty feet of street frontage to remain under the ownership of the Property, the Property has sufficient street frontage and remains a conforming lot.

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 available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

Ann R. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709
amachado@portlandmaine.gov