



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

Ann Machado, Zoning Administrator

August 30, 2016

Thomas P. Blake, PLS, CFM
Nadeau Land Surveys
918 Brighton Avenue
Portland, ME 04102

RE: 473 Riverside Street, CBL: 312-A-006 & 313-J-004, 483 Riverside Street, CBL: 312-A-007 and a portion of 501 (487) Riverside Street, a portion of CBL 312-A-001 & 313-J-001 (the "Proposed Lot")

Dear Mr. Blake:

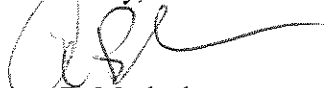
I am in receipt of your request for a zoning interpretation for the above referenced Proposed Lot. You are asking me to address the question of whether the Proposed Lot meets the minimum space and bulk requirements of the underlying zone. I have based my interpretation on the "Plan Depicting the Results Of A Boundary Survey Made For Acadia Lending Group, Easterly Sideline of Riverside Street & Northerly Sideline of Rankin Street Portland Maine", prepared by James D. Nadeau, Professional Land Surveyor, Nadeau Land Surveys, 918 Brighton Avenue, Portland, Maine on 6/30/2016 (the "Survey").

The Proposed Lot is located in the I-M (Moderate Impact) Industrial Zone. The dimensional requirements for the I-M Zone are stated in section 14-250 of the Land Use Ordinance (Chapter 14 of the City of Portland Code of Ordinances). Based on the information provided on the Survey, the proposed lot meets the minimum space and bulk requirements for the underlying zone.

Since the area at the rear of the Proposed Lot is being split off from a separate lot, 501 (487) Riverside Street; CBL 312-A-006 & 313-J-001, owned by Northern New England District Council of the Assemblies, it also needs to be determined that the remaining lot at 501 Riverside Street meets the dimensional requirements of the I-M Zone. The only dimensional requirement that is impacted by the transfer of land to the Proposed Lot is the minimum lot size requirement [section 14-250(a)(2)]. This is being met because there is no minimum lot requirement for the current use of the property as administrative offices for the Northern New England District Council of the Assemblies.

I trust that this sufficiently satisfies your needs. If, however, you have any questions or concerns please do not hesitate to contact me at (207) 874-8709. This zoning 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. A final determination will be made when a site plan and building permit are submitted to develop the Proposed Lot.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado

Zoning Administrator

Permitting and Inspections Department

City of Portland, Maine

207. 874.8709

amachado@portlandmaine.gov