

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development



CITY OF PORTLAND

December 7, 2001

Thomas R. Doyle
C/o Pierce Atwood
One Monument Square
Portland, ME 04101-1110

RE: Subdivision Determination Letter at 597-627 Warren Avenue - 314-A-003 - B-4 Zone

Dear Thomas,

I am in receipt of your request for a determination as to the question of subdivision. I have reviewed the accompanying material that was submitted.

Currently, there is a proposed division of land. This division will **not** result into a technical subdivision which is required to be reviewed by the Planning Board. The split will result in only two lots and more than five years have passed since the original subdivision. There has been a passage of fourteen years since the original subdivision was approved.

My conversations with the Planning Division, Sarah Hopkins, concluded with the agreement that this proposed split would not be considered as an alteration to an approved plat thereby necessitating review and approval by either the Planning Authority or Planning Board.

This proposed project would still require the regular site plan review process to be performed as stated in our local ordinance.

I am hoping that all your questions have been addressed with this letter.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Sarah Hopkins, Planning