



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

*Ann Machado, Zoning Administrator*

September 2, 2016

David Morash  
124 Allen Avenue, #1  
Portland, ME 04103

RE: 124 Allen Avenue, Portland, Maine, CBL: 342-B-016 & 342-B-023 (the "Property")

Dear Mr. Morash:

I am in receipt of your request for a zoning interpretation for the above referenced property. I have based my interpretation on the "Boundary Survey With Existing Conditions, Land Located at: 124 Allen Avenue, Portland, Maine 04103, Land Owned By: Loralyn Woodward, Address: 124 Allen Avenue, Portland, Maine 04013, Deed Reference: Book 25838 Page 247, 2<sup>nd</sup> Parcel" prepared by Richard W. Eaton, Professional Land Surveyor, R.W. Eaton Associates, 58 Pleasant Street, Westbrook, Maine 04092 on 8/16/2013 (the "Survey"). The Survey shows the Property being divided into two parcels, Parcel 1 and Parcel 2. You would like to know if a single family home can be built on Parcel 2.

The majority of the Property is located in the R-5 Residential Zone with a small portion of the rear of the lot in the R-3 Residential zone. Section 14-120(b) of the Land Use Ordinance (Chapter 14 of the City of Portland Code of Ordinances) allows a single family home to be built on a lot which does not meet the requirements of section 14-120(a), if the conditions of section 14-120(b) can be met. Based on the information provided on the Survey, a single family home can be built on Parcel 2 under the requirements of section 14-120(b).

I trust that this sufficiently satisfies your request. 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 Parcel 2.

Yours truly,

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
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