

Portland, Maine



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

Ann Machado, Zoning Administrator

November 16, 2016

Matthew Ek
Sebago Technics
75 John Roberts Road
Suite 1A
South Portland, ME 04108

RE: 246 Allen Avenue, Portland, Maine, CBL: 343-C-015 (the "Property")

Dear Mr. Ek:

I am in receipt of your request for a zoning interpretation for the Property. The proposed buyer of the Property, Peter King, is seeking verification that the proposed lot split meets the zoning requirements under Chapter 14 of the City of Portland Code of Ordinances. My interpretation is based on the unstamped "Lot Division Plan of: King Property, 246 Allen Avenue, Portland, Maine, For: Peter King, 2 Devens Road, Swampscott, MA 01907," prepared by Mathew Ek, Professional Land Surveyor, Sebago Technics, 75 John Roberts Road, Suite 1A, South Portland, ME 04106 dated 10/26/16 (the "Plan").

The majority of the Property is located in the R-5 Residential Zone with a small portion of the left rear corner of the lot located in the R-3 Residential Zone. Section 14-120 of Chapter 14 outlines the dimensional requirements for the R-5 Residential Zone. Based on the information provided in the Plan, both Lot A and B meet the dimensional requirements of the underlying zone.

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 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 Lot B.

Sincerely,

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