



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

February 26, 2016

Matthew Ek
Sebago Technics, Inc.
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Re: 1637 -1643 Washington Avenue – 373-A-016 (split from 373-A-003) – the "Property" – R-3 Residential Zone

Dear Mr. Ek,

I am in receipt of your request for a zoning determination letter concerning the Property located adjacent to 1637 Washington Avenue. I have based my determination on Exhibit 2 Of: Proposed Lot Division, 1637 Washington Ave, Portland Maine for Stan and Sandy Towle prepared by Sebago Technics (attached). My determination is based on the dimensions that are shown on Exhibit 2, since it is not a full size scalable plan.

The Property is located in the R-3 Residential Zone. The dimensional requirements for this zone are outlined in § 14-80 of the Land Use Ordinance. My review of Exhibit 2 shows that the proposed 35' x 20' two story building with a one story 6' x 20' section located on the right side meets all the dimensional requirements of the R-3 Residential Zone as does the proposed 24' x 24', one and one half story detached garage. I must point out that the front steps shown on the principal building encroach into the front yard setback. § 14-425 allows a yard to "be occupied by a one-story entrance porch not enclosed with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet." The front steps shown on Exhibit 2 will be in compliance if they meet section 14-425.

Please be aware that this determination letter is not a substitute for an application to build. Separate building permits and reviews are required for any new construction on the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

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
City of Portland, Maine
amachado@portlandmaine.gov

RECEIVED

FEB 20 2016

Dept. of Building Inspections
City of Portland Maine

THIS PLAN SHALL NOT BE
MODIFIED WITHOUT
WRITTEN PERMISSION FROM
SEBAGO TECHNICS, INC.
ANY ALTERATIONS,
AUTHORIZED OR
OTHERWISE, SHALL BE AT
THE USER'S SOLE RISK
AND WITHOUT LIABILITY TO
SEBAGO TECHNICS, INC.

SEBAGO
T E C H N I C S

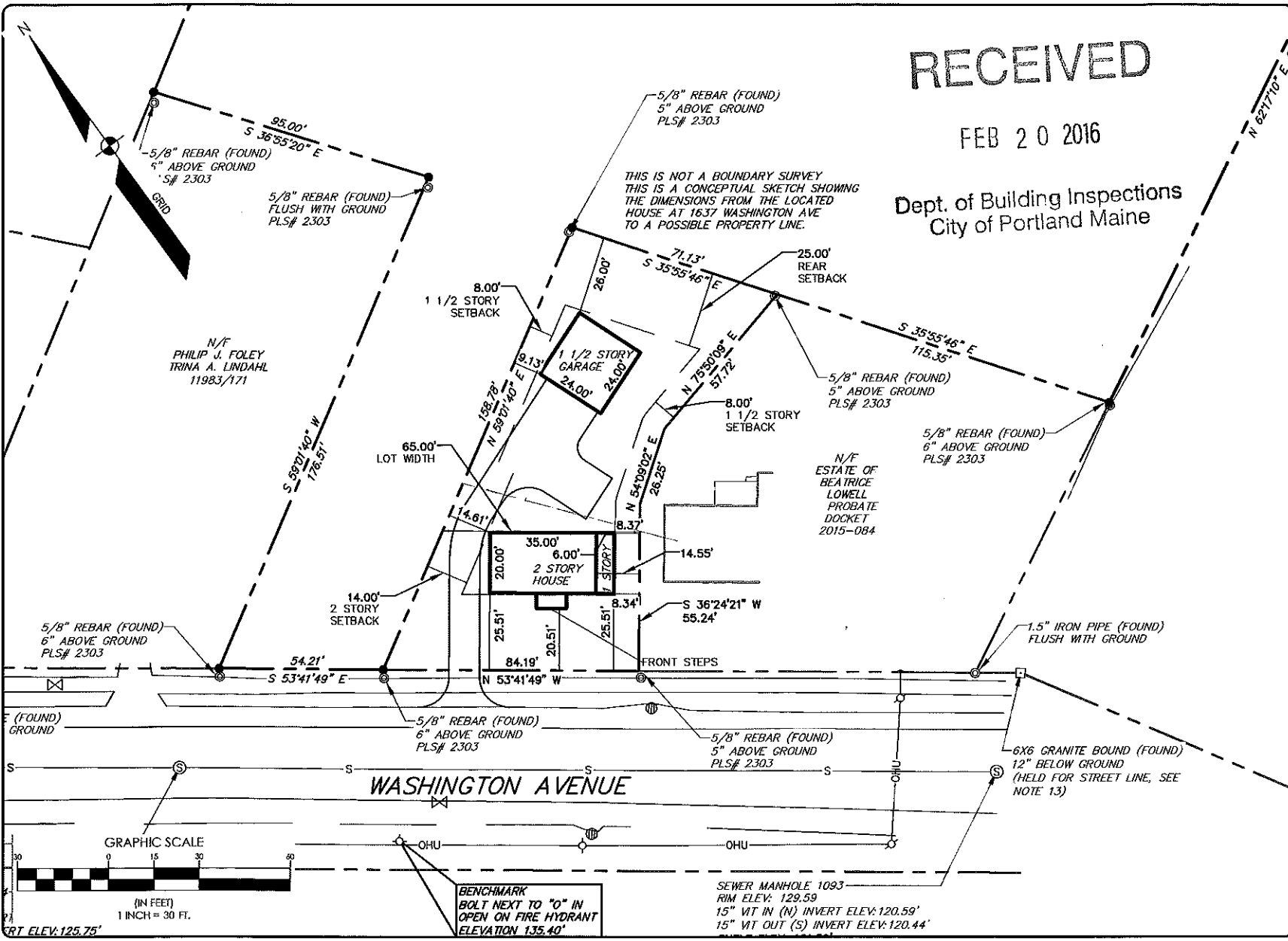
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite B
South Portland, ME 04240
Tel. 207-200-2100

EXHIBIT 2
OF:
PROPOSED LOT DIVISION
1637 WASHINGTON AVE
PORTLAND MAINE
FOR:
STAN AND SANDY TOWLE
15 BRYANT STREET
SOUTH PORTLAND, MAINE 04106

DESIGNED MWE CHECKED CLB

PROJECT NO. 15095 SCALE 1" = 30'

SHEET 2 OF 2



15513SP.dwg, TAB: 11X17