



Planning & Urban Development Department

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

November 25, 2015

Mark Carpenter
Nadeau Land Surveys
918 Brighton Avenue
Portland, ME 04102

Re: 112 Summit Street – 378-A-001 – R-2 Residential Zone

I am in receipt of your request for a zoning determination letter concerning the Property at 112 Summit Street, Chart 378, Block A, Lot 001. I have based my determination on an unsigned plan entitled "Plan Depicting the Results of a Boundary Survey & Proposed Lot Division Made for Nicholas Dambrie & Fred Joseph Dambrie III Southwesterly Side of Summit Street, Portland Maine" dated November 12, 2015 by Nadeau Land Surveys, Portland, Maine (the Plan). The Plan depicts the separation of the existing lot into two lots, one lot being the "Remaining Land of Dambrie" and the other lot being the "Proposed Conveyance".

The proposed reconfiguration of the existing lot into two lots as shown on the Plan is compliant with the City of Portland Land Use Ordinance. The Property is located in the R-2 Residential Zone. § 14-80 outlines the dimensional requirements for the R-2 Residential Zone. Both the lot entitled "Remaining Land of Dambrie" and the lot entitled "Proposed Conveyance" meet the dimensional requirements of the R-2 Residential zone.

Please be aware that this determination letter is not a substitute for an application to develop the "Proposed Conveyance Lot". Separate building permits and reviews are required for any new construction and or alterations to the existing dwelling.

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".

Ann B. Machado

Zoning Administrator

City of Portland, Maine

amachado@portlandmaine.gov

207.874.8709