



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

February 17, 2012

David McGovern
35 Allen Ave Ext
Falmouth, ME 04105

RE: 25 Sumac Street – 378-A-21 & 22 – R-2 Zone

Dear Mr. McGovern,

I am in receipt of your request for a determination letter concerning the rear, vacant described lot behind the single family developed lot located at 25 Sumac Street. Both the developed and undeveloped lots are located in an R-2 residential zone.

My determination is based upon a signed and sealed survey performed by Robert N. Farthing, PLS, and dated June, 2003 and called a “boundary survey, proposed lot split”.

Based upon the submitted survey, the vacant rear lot (378-A-22) is meeting or can meet, when it is built upon, all the Land the R-2 dimensional requirements. The rear lot is considered to be “buildable” at this time. Further, the front lot retains its conformity even with the proposed lot split.

It is noted that there is an encroachment of the driveway for 25 Sumac Street onto the newly proposed lot at the street line. It is recommended that prior to the finalization of the lot split by conveyance, that an easement be prepared for the driveway encroachment.

This determination is not an approval to build at this time. Separate permits are required for review and approval prior to any construction.

Very truly yours,

Marge Schmuckal
Zoning Administrator

file