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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

September 25, 2012

Nadeau Land Surveys
918 Brighton Avenue
Portland, Maine 04102
Attn: James D. Nadeau PLS

RE: 42-54 Summit Street - 377-E-30 & 378-C-42 – (the “Property”) – R-2 Zone

Dear Mr. Nadeau,

I am in receipt of your request for a determination on a proposed lot division concerning the Property. The Property is located entirely within the R-2 residential zone. My determination is based upon a land survey performed by James D. Nadeau of Nadeau Land Surveys, dated 08/28/2012 along with a cover letter explaining the dispensation of the apparent gore.

The division of land as shown results in both proposed lots (one with an existing dwelling along with the newly proposed vacant lot) meeting the underlying R-2 zone requirements, including but not limited to lot size, lot width and street frontage. However, the ability to legally transfer the proposed vacant lot is predicated on the requirement to remove the pool and concrete pad along with the fence and the removal of the shed.

Once the structure and pool are removed and the land title is transferred, separate permit applications are required for a new single family dwelling. This determination letter is not permission to proceed with construction. At that time an updated survey showing a proposed dwelling and it's setbacks to the property lines shall be required.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 84-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator