



Planning & Urban Development Department

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

April 17, 2015

Lindsay Holden
303 Auburn Street LLC
PO Box 133
Gorham, ME 04038

Re: 303 Auburn Street – 379-F-021 - R-3 Residential Zone

Dear Ms. Holden,

I am in receipt of your request for a determination letter to determine whether a separate lot can be split off the rear of the existing lot at 303 Auburn Street that will meet the requirements of the underlying zone. This lot is located in the R-3 Residential Zone. My determination is based upon a signed and sealed survey performed by David L. J. Hughes, PLS and dated March 26, 2015 and called "Plan Showing Proposed Division at 303 Auburn Street".

Based upon the submitted survey, the proposed lot at the rear of the existing lot with frontage on Christy Road is meeting or can meet, when it is built upon, all the R-3 dimensional requirements. Please note that in order to develop the lot, the existing garage will have to be removed. Also the dark "hexagon" shape shown on the survey over the existing garage does not indicate a buildable footprint. As shown on the survey, the remaining developed lot is also in conformance with the R-3 dimensional requirements. Please keep in mind, that with the proposed lot split, the existing lot at 303 Auburn Street will have to have two off-street parking spaces located on the lot.

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

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Acting Zoning Administrator
City of Portland, Maine
amachado@portlandmaine.gov
207.874.8709

Cc file