



Planning & Urban Development Department

*Ann Machado, Zoning Administrator*

March 11, 2016

The Cindy Lou Meoli Living Trust  
291 Summit Street, LLC

Matthew Ek  
Sebago Technics  
75 John Roberts Road- Suite 1A  
South Portland, ME 04106-6963

Re: 291 Summit Street – 388A-A -020 – R-2 Residential Zone and 303 Summit Street – 388A-A003 – R-3 Residential Zone

Dear Mr. Ek,

I am in receipt of your request for a zoning determination letter concerning the properties at 291 and 303 Summit Street. I have based my determination on an unstamped "Lot Division Plan of: Cindy Lou Meoli Trust And 291 Summit Street, LLC Properties, 291 and 303 Summit Street, Portland Maine For: Richard and Cindi Lou Meoli" drawn by Sebago Technics, dated March 4, 2106 (the "Plan").

The majority of the property at 291 Summit Street is located in the R-2 Residential Zone except for a small triangle of land in the southwest corner which is located in the R-3 Residential Zone. My review of the Plan shows that this property meets and/or can meet all the dimensional requirements (14-80) of the R-2 Residential Zone and therefore is considered to be a buildable lot.

The Plan shows a conveyance of a 3,403 square foot parcel of land from The Cindy Lou Meoli Trust to 291 Summit Street LLC to provide the required street frontage for the lot at 291 Summit Street. The property at 303 Summit Street is located in the R-3 Residential Zone. My review of the Plan shows that this property minus the 3,403 square foot parcel still meets the dimensional requirements of the R-3 Residential Zone for lot size, lot coverage and right side setback (14-90).

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 at 291 Summit Street.

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

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Ann Machado, Zoning Administrator*

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

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