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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 22, 2008

Ed Dickhaut
571 Allen Avenue
Portland, ME 04103

RE: 571 Allen Avenue – 399-E-002 & 003 – R-3 Zone – determination letter

Dear Mr. Dickhaut,

I am in receipt of your request to determine whether your lots held in common and located at 571 Allen Avenue may be divided into two separate lots that meet the underlying R-3 zoning requirements.

Based upon a submitted survey, signed and stamped by Daniel J. Dalfonso, and dated 01-15-2008, drawing number 1216, I have made the following determinations.

The lot division as proposed does meet the underlying R-3 zoning requirements with several conditions. The existing garage shall be removed prior to final approvals and the selling off of the new lot. The survey plan also erroneously depicts a building setback envelope with in the front area of the new vacant lot where it can not be built upon because it does not have the minimum required lot width. The survey plan shall be revised to eliminate those erroneous building setback lines.

This determination is not an approval to begin construction of any type. If this depicted division is accomplished as shown, separate building permit(s) shall be required prior to any approval and construction. This office will need a copy of the prepared deed description to show compliance with the proposed survey plan. This office shall also receive confirmation that the existing garage has been removed.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Cc: file



CITY OF PORTLAND, MAINE
Department of Building Inspections

February 4 20 08

Received from Ed DUKKADT

Location of Work 571 Ethen Ave

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ___ Plumbing (IS) ___ Electrical (I2) ___ Site Plan (U2) ___

Other Zoning Determination

CBL: 399 E 23

Check #: CASH

Total Collected \$ 150⁰⁰

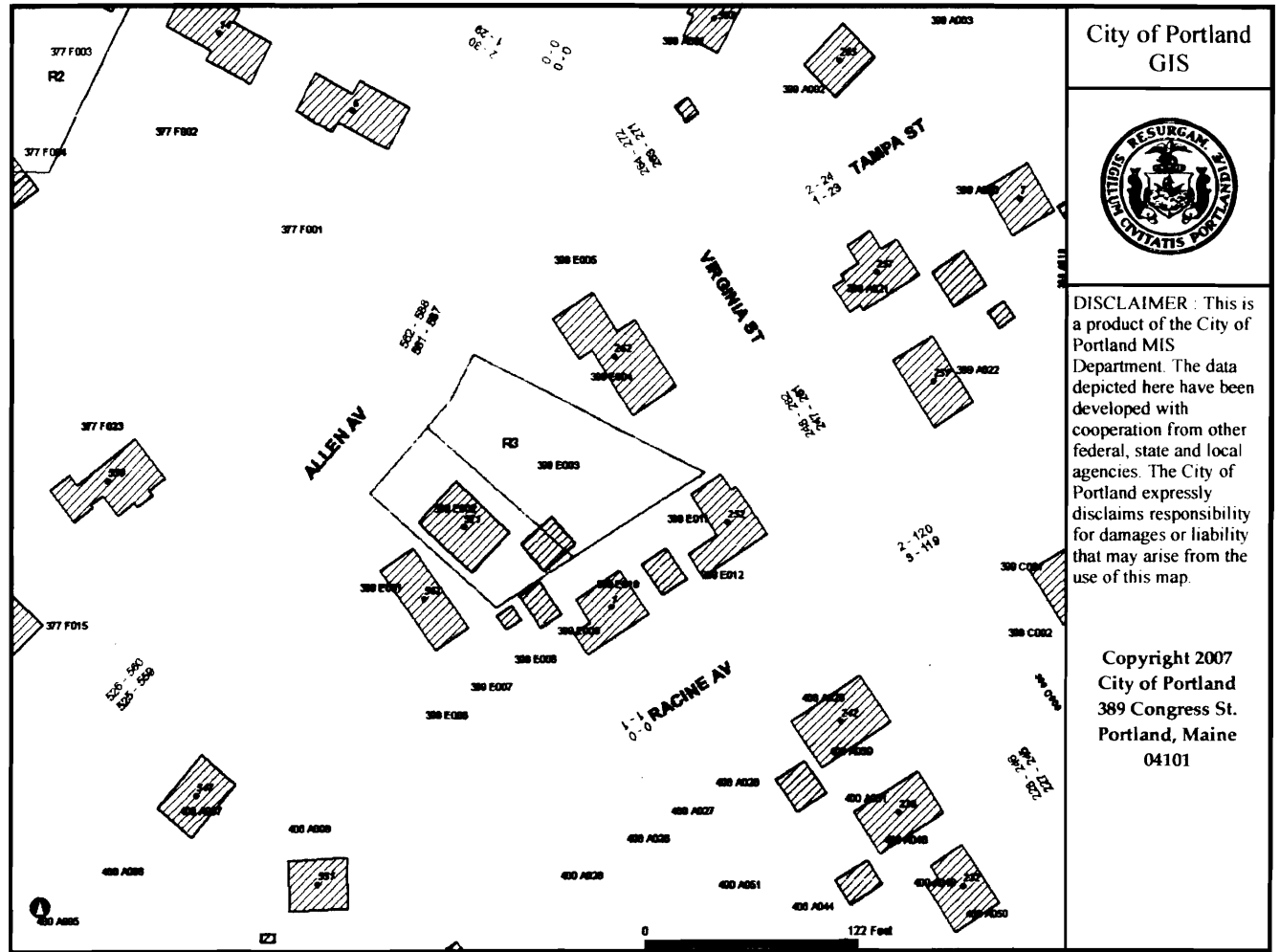
THIS IS NOT A PERMIT

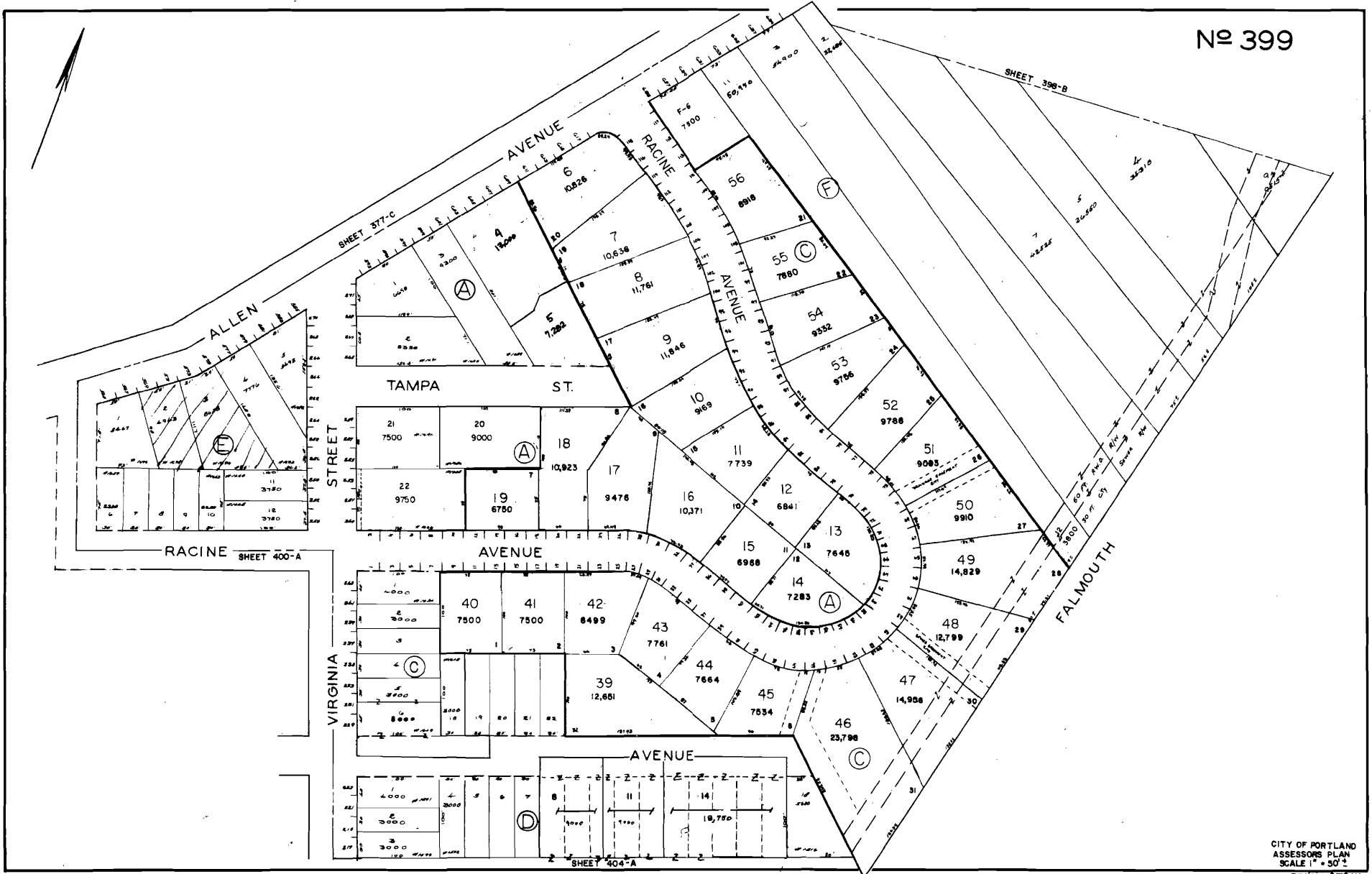
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy





Applicant: ED Dickhaut

Date: 2/22/08

Address: 571 Allen Ave
(569-573)

C-B-L: 399-E-2-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing house on lot built \approx 1930

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to divide the ^{one} existing lot into 2 lots
Lot "A" ID.U Lot "B" - vacant

Sevage Disposal - City

Lot Street Frontage - 50' min req - 50' given

$\frac{29}{21.02} = 50.02'$ given

Front Yard - 25' min req - 34' scaled
at closest

25' shown

Rear Yard - 25' min (GARAGE is legally non-conforming to rear & ill legal to the new side) 27.5' scaled from main street

25' available

Side Yard - 14' min 25' stay \rightarrow 28' & pt side legal non con

14' & 14' available

Projections - none shown on exist Bldg

Width of Lot - 65' min req - 65' shown

65' shown

Height - 35' max - OK

to be determined N/A

Lot Area - 6,500 sq ft - 6,611.1 sq ft given

7,163.8 sq ft given

Lot Coverage/ Impervious Surface ^{35%} MAX

Area per Family - 6,500 sq ft - 6,611.1 sq ft given

7,163.8 sq ft given

Off-street Parking - 2 req - shown & build for 2 in long driveway

N/A AT THIS TIME

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

Needs to remove garage

