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

January 12, 2006

Joseph Harris
32 Gertrude Avenue
Portland, ME 04103

RE: 28-36 Gertrude Avenue – 402-A-007, 20, 21 – R-3 Residential Zone -
Determination Letter

Dear Mr. Harris,

I am in receipt of your request for a determination of a lot split from one lot to two lots. I have reviewed and relied upon the plan submitted and drawn by Back Bay Boundary, Inc. with a revision dated of 12-05-2005 and labeled job #2005015-P.

I have determined that both lots, the lot with the existing single family and detached garage and the newly created vacant lot, meet the minimum requirements of the R-3 residential zone.

Please note that my review is for zoning only. This determination for the propose lot split is not permission to begin building. This is not a pre-approval for a building permit. A site plan review and a building permit are required with subsequent reviews and approvals prior to construction.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

CC: file