



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

March 27, 2014

Marsha Weeks Trill, P.A.  
Attorney at Law  
31 Main Street  
Gorham, Maine 04038

RE: 195 Ray Street and accompanying parcels: 407-D-6, 7, 8, 9, 10, 11, 12, 13, 25 (the "Property")

Dear Attorney Trill,

I am in receipt of your determination request concerning the Property. All of the Property is located within the R-3 Residential Zone. My determination is based upon a "Boundary Retracement Survey and Conveyance Parcel" sealed and signed by Terry H. Leighton, a Professional Land Surveyor. Copies of prepared deed descriptions were also submitted.

I have determined that the developed parcels with the single family dwelling and 33,766.20 square foot of land meets all the dimensional requirements of the R-3 zone after a proposed parcel has been conveyed out. I have also determined that the vacant 8,996.31 square foot parcel being conveyed out meets, or can meet all of the R-3 zone requirements. This one division of land does not constitute a Subdivision under State Law or City Ordinance. However, prior to development of the conveyed vacant parcel, applications for site plan review and building permit must be submitted, reviewed and approved.

It is also noted that Section 14-403 of the Land Use Zoning Ordinance requires that newly developed properties must comply with minimum street construction standards.

If you have any questions regarding this determination, please feel free to contact me at (207) 874- 8695.

Very truly yours,

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

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine