

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

August 27, 2004

John Ransom
c/o Chase Custom Homes
1 Percy Hawkes Road
Windham, ME 04062

RE: 13 Daggett Street – 409-E- 33, 34 and part of 32– R-3 Zone – application #04-1199

Dear John,

I am in receipt of your permit application to split an existing lot and construct a new single family dwelling at 13 Daggett Street. Your permit is being denied because this is the second division within five (5) years of a larger tract of property, all owned by Andrew Deforte.

On December 9, 2003, this office approved the first division of land, thereby creating two lots. A building permit was issued on that date to construct a single family home. Your current lot creation constitutes the second division, which would create three (3) building lots. The definition of a subdivision (section 14-493) states: "Subdivision shall mean the division of a lot, tract or parcel of land into three (3) or more lots,within any five-year period whether accomplished by sale, lease, development, buildings, or otherwise...". A tract (or parcel) of land is further defined as all contiguous land in the same ownership.

You must apply to the Planning Division under the subdivision requirements. Their application will tell you what needs to be submitted before going before the Planning Board. You can contact Sarah Hopkins for further information. You must contact this office and submit a stamped approved subdivision plan prior to further review of a building permit request.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Sarah Hopkins and Jay Reynolds, Planning