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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

September 16, 2013

Michael Schuler
c/o Portland's Choice Realty
1051 Washington Avenue
Portland, ME 04103

RE: 60-66 Huntington Avenue, cor. 32-36 Van Vechten Street -410-D-1, 2, 3, 4, & 5
R-3 Zone

Dear Mr. Schuler,

I am in receipt of your request for a determination letter concerning the division of land located on Assessor's maps 410-D-1, 2, 3, 4, & 5 on the corner of Huntington Avenue and Van Vechten Street. My determination is based upon a survey sketch by Robert T. Greenlaw, PLS, revision #1 dated 08-23-2013. The entirety of the lots are located within the R-3 Residential Zone.

The proposed division of land into two lots, one with an existing single family (labeled Lot A) and one new vacant lot (labeled Lot B), meets the City of Portland Land Use Zoning Ordinance under the proposed division of land. The existing developed lot would meet all the dimensional requirements of the R-3 zone. And the new vacant lot meets or can meet all the requirements of the R-3 zone. This single division of land would not trigger the need for a subdivision review through the Planning division.

Please note that this letter is not an approval to begin construction on the new vacant lot. Separate permits, review and approvals are required prior to commencing work.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine