



# PORTLAND MAINE

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*Penny St. Louis - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

April 7, 2011

James D. Nadeau, LLC  
Professional Land Surveyors  
918 Brighton Avenue  
Portland, ME 04102  
Attn: James Nadeau

RE: 120-126 Veranda Street & 13-19 Hodgins Street – 431-M-5, 6, 10, 11 – R-5 Zone

Dear Jim,

I am in receipt of your request for a determination letter concerning the division of a lot consisting of four parcels on Veranda and Hodgins Street into 2 separate lots. My determination is based upon a stamped and signed survey by James D. Nadeau, P.L.S., C.F.M. The entire property is located within a R-5 Zone.

I have reviewed your proposed division of land consisting of parcel "A" (a new vacant lot) and parcel "B" (an existing developed single family dwelling lot). Based upon your survey and the proposed land swap conveyance with an abutter along Hodgins Street, both parcel "A" and parcel "B" meet the underlying R-5 zone requirements.

It is important to note that the orientation of the existing single family dwelling continues to "front" toward Veranda Street. The minimum front yard requirement of twenty feet is being maintained. It is also noted that in order to for this division of land to meet the R-5 zone street frontage requirements, the land swap along Hodgins Street should be done prior to or at the same time as the execution of all deeds.

This determination is not an allowance to begin construction on the newly created parcel "A". Separate reviews and approvals are required prior to any new construction.

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

Sincerely,

Marge Schmuckal  
Zoning Administrator