



# PORTLAND MAINE

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435-A-19

**Corporation Counsel**  
Gary C. Wood

May 26, 2005

**Associate Counsel**  
Elizabeth L. Boynton  
Donna M. Katsiaficas  
Penny Littell

Pauline Krekorian  
6 Bartley Avenue  
Portland, ME 04103

Dear Ms. Krekorian:

I am responding to your letter addressed to Donna Katsiaficas in the City's Corporation Counsel's Office. I have reviewed the material that you attached to your letter and have taken the liberty of discussing the matter with Marge Schmuckal, City Zoning Administrator. As I understand it, you have previously conversed with Ms. Schmuckal about your inquiry, namely, whether the two lots you own on Harvard Street may be built upon separately and still conform to the zoning requirements of the Portland Land Use Code.

In the R-3 zone the City's Code requires a minimum lot size of 6,500 sq. ft., with minimum street frontage of 50 feet (§14-90). The lots you own which are approximately 5,000 sq. ft. (435-A-20) and 5,365 sq. ft. (435-A-19), respectively, do not qualify, independently, as buildable lots. There is no "grandfathering" of these vacant lots. Merging the two lots, however, will provide you with one developable lot.

In answer to your second question, the City has a public easement in and over Harvard Street. You may contact the Public Works Department at 874-8801 to answer questions you may have about water and sewer hookups.

Thank you for your inquiry.

Sincerely,

Penny Littell  
Associate Corporation Counsel

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Enclosure

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