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

April 5, 2013

Warren Currier & Buchanan
57 Exchange Street
Portland, Maine 04101-5020
Attn: Brenda Buchanan

RE: Valley Avenue & Deering Street, Great Diamond Island – 083A-R-014 – IR-2

Dear Brenda,

I am in receipt of your request for a determination regarding a property located on Great Diamond Island on the corner of Valley Avenue and Deering Street. That property is located wholly within the IR-2 (Island Residence-2) zone which requires a minimum lot size of 20,000 square foot of land area under section 14-145.11(a)1. That same section provides an exception for lots of record as allowed under 14-433. You have provided the chain of title for the two abutting properties which shows that the 083A-R-014 property has been held under separate and distinct ownership from adjacent lots since July 15, 1985. The property also is meeting the applicable street frontage requirement of that time. Section 14-433 also goes on to state that lots of record in the IR-2 zone shall have a minimum lot area of 6,500 square foot. The property at 083A-R-014 has the land area of 12,208 square foot. Therefore, I have determined that the lot located at 083A-R-014 is considered to be a buildable lot.

I am also confirming that section 14-403 "Street Access" allows an exception for the islands in Casco Bay from having to meet the minimum street standard requirements as outlined therein. It is recognized that Great Diamond Island is a City of Portland island in Casco Bay. Neither Valley Avenue nor Deering Street will be required to be brought up to minimum City standards at the time of development.

Please note that this determination is not authorizing any construction to commence. Separate permits and reviews are required prior to any construction. 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