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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 2, 2012

David P. Scoblionko/Jan E. Scoblionko
41 East Wall Street
Bethlehem, PA 18018

RE: Maple Street, Peaks Island - 085-O-001 & 039 (old lots #92 & #93) : The
"Property"

Dear David Scoblionko and Jan Scoblionko,

I am in receipt of your request for a determination in regard to the Property meeting the requirements of 14-433. I have made my determination based upon the chain of titles of the Property and its abutting properties. I have also incorporated an earlier determination dated February 8, 2007 in regards the issue of the merger of lands. The Property is located entirely within the IR-2 Island Residential Zone with a portion of Shoreland Zone Overlay.

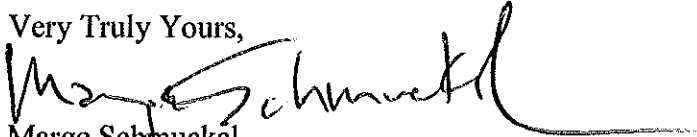
It has been shown to me by the chain of titles, that the Chart-Block-Lot numbers 085-O-001 & 039 together are a lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and is meeting the applicable street frontage requirements of that time. The Property is a total of approximately 9,071 square feet in size which is meeting the minimum area of six thousand five hundred (6,500) square feet for a lot of record.

Therefore, the Property is considered to be a buildable lot in the IR-2 Zone.

Please note that prior to any development of the Property, a separate building permit application with all the required attachments shall be submitted for review and approvals. All current applicable yard dimensions shall be met as stated in the IR-2 Zone.

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

Cc to: Ann V. Filipos, Coldwell Banker, 53 Baxter Boulevard, Portland, ME 04101