

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

July 6, 2001

Scott Brown
11 Higgins Lane
South Portland, ME 04106

RE: 134 Luther Street, Peaks Island – vacant land – 87-D-002 & 003 - IR-1 zone

Dear Scott,

I am in receipt of the ownership research that you did in reference to 134 Luther Street, Peaks Island, ME. Your information provided to me indicates that this lot could be considered a lot of record as defined in section 14-433 of the Zoning Ordinance. It has been shown that these two lots have been held under separate and distinct ownership from the adjacent lots since July 15, 1985.

All this letter is affirming is that these two lots may be considered a lot of record as described in Section 14-433 of the Zoning Ordinance. This is not guaranteeing the issuance of a building permit. Please be aware that you would also need to show this office the availability for water and septic systems prior to issuing a house permit. No permits will be issued until this office receives a complete building permit application with all the appropriate information. Without a complete application, it is impossible for this office to be aware of any other pertinent issues that may be present concerning this property.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File