



# PORTLAND MAINE

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Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator  
July 23, 2013

Royal C. Mulkern  
62 Lawson Road  
Scituate, MA 02066

RE: 62 Upper A Street, Peaks Island – 087-HH-006 – IR-2 Zone – Determination

Dear Royal,

I am in receipt of your request for a determination letter concerning your property located at 62 Upper A Street, Peaks Island. This property is located in an IR-2 residential zone that requires a minimum lot size of 20,000 square feet of land area (14-145.11(a)1). It is understood that your lot is approximately 11,424 square feet in size.

Section 14-433 allows development for lots of record existing on the islands located in the IR-2 zone which can be shown to be an existing described lot and that is held under separate and distinct in ownership from adjacent lots since July 15, 1985. Such lot must also be at least 6,500 square foot in size. In addition, the lot must also meet the applicable street frontage requirements of that time (50 feet). All applicable yard dimensions must also be met. If all such conditions are met, the lot may be considered a buildable.


I have reviewed the chains of title for the lot in question and all adjoining lots. I have found that 087-HH-006 has been held separate and distinct in ownership since July 15, 1985. The lot has more than the minimum land area allowed of 6,500 square feet, indicating approximately 11,424 square feet. The requirement of at least 50 feet of street frontage is being met at approximately 82 feet along the road. The lot is shown to be able to meet the setbacks as outlined in the IR-2 Zone.

Therefore, it is my determination that 62 Upper A Street on Peaks Island is shown to be meeting all the requirements of section 14-433 and may be considered a buildable lot.

Please note that this letter does not intend to grant the ability to begin construction without the required permits and review as required.

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

Very truly yours,



Marge Schmuckal, Zoning Administrator