

# PORTLAND MAINE

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Jeff Levine - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

July 10, 2012

Jill Keefe  
Port Island Realty  
14 Welch Street  
Peaks Island, ME 04108

RE: 151 Brackett Street, Peaks Island – 087-LL-001 – IR-1 Zone

Dear Jill,

I am in receipt of your request to determine that the property located at 087-LL-001, called 151 Brackett Street, Peaks Island is a buildable lot or what the Land Use Zoning Ordinance defines as a Lot of Record.

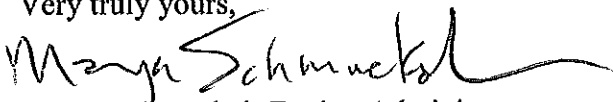
The property in question is located in an IR-1 Zone. The required lot size in the IR-1 Zone under section 14-145.4(a)1 is normally 40,000 square feet for lots with public water or 60,000 square feet for lots without public water; **except as provided in section 14-433**. Section 14-433 goes on to allow properties to be built upon if the lot is a: "...lot of record as of July 15, 1985, **and** held under separate and distinct ownership from adjacent lots **and** meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1....zone, **provided that** a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet ...".

I have reviewed the submitted deeds showing the chain of title for the lot in question and all abutting properties. The lot is a described lot existing prior to July 15, 1985. None of the abutting lots have been held in common with the subject lot since July 15, 1985. The current street frontage is just over 219 feet which is well over the required street frontage requirements. The current lot size shown in the Assessor's information is 25,345 square feet, well over the minimum 10,000 square feet required for a lot of record.

Therefore as section 14-433 allows, lot #087-LL-001 is considered to be a buildable lot.

Please note that this letter does not authorize construction to begin. Separate reviews and permits are required prior to any development. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

  
Marge Schmuckal, Zoning Administrator