

**Ann Machado - Re: 105 Lyndon Ave., Peaks Island -Permit #2013-02019 - New Single family home**

---

**From:** <JGreenw232@aol.com>  
**To:** <AMACHADO@portlandmaine.gov>  
**Date:** 9/24/2013 10:24 AM  
**Subject:** Re: 105 Lyndon Ave., Peaks Island -Permit #2013-02019 - New Single family home

---

Dear Ann,

As a follow up to our telephone conversation, I am responding to the IR-1 Lot Size zoning requirement for 105 Lyndon Ave. The lot does have public water access and there is an easement on the property showing where the water line is located. The water line is seasonal and is used approximately seven months out of the year. The well has been requested by the owner to extend the seasonal use of the property.

It is my understanding since we have public water access that we are in compliance with section 14-145.5(a) which states that the minimum lot size is 40,000 SF.

I will also be forwarding a PDF of the survey by Northeastern Land Surveying for the Estate of John Stevens Bunton showing the entire parcel of land that this lot was created from.

**Thank you,  
Jim Greenwell, AIA  
130 Island Avenue  
Peaks Island, ME 04108 207-766-2509**

In a message dated 9/23/2013 2:23:12 P.M. Eastern Daylight Time, AMACHADO@portlandmaine.gov writes:

Jim -

This email is a followup to a voice mail that I just left you regarding the Level I Minor Residential Site Plan Application to build a new single family home at 105 Lyndon Ave. The property is located in the IR-1 Island Residential Zone. Section 14-145.5(a) states that the minimum lot size is 40,000 sf for lots with public water and 60,000 sf for lots without public water. The site plan shows a new well as the source of water to the house. Since the lot is not served by public water, at 40,682.4 sf the lot does not meet the minimum lot size of 60,000 sf. This new lot does not meet the zoning requirements and therefore is nonconforming and cannot be developed.

The deed mentioned a boundary survey by Northeastern Land Surveying for the Estate of John Stevens Bunton which is recorded in Plan book 213, Page 27. This boundary survey needs to be submitted as a pdf to see the entire parcel of land that this lot was created from.

Please contact me about this as soon as possible.

Thank you.

Ann Machado

Ann Machado  
Zoning Specialist  
Planning & Urban Development  
Portland City Hall  
(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.