



## CITY OF PORTLAND

Alyce Bauerle  
C/o Port Island Realty  
14 Welch Street  
Peaks Island, ME 04108

November 27, 2000

RE: Property located on Prince Ave & Reed Ave, Peaks Island  
91-R-7, 10, 11 - IR-1 zone

Dear Alyce,

Recently you submitted deeds to properties for the land in question and for the adjoining land. This was helpful in determining whether this lot is buildable .

The property in question (91-R-7,10,11) is located in an IR-1 zone which normally requires 40,000 square feet minimum lot size for lots with public water, or 60,000 square feet minimum lot size for lots without public water. The lot(s) in question is approximately 16,126 square feet in size. Section 14-145.5(1), minimum lot size requirements, also allows an exception for lots of record as defined in section 14-433. 14-433 states that if a lot, or lots, have been held under separate and distinct ownership from adjacent lots since July 15, 1985, **and** meeting the applicable street frontage requirements of that time may be considered a buildable lot, **provided that** a lot in the IR-1 zone shall have a minimum area of 10,000 square feet of land area.

The submittal of the deeds did verify that these lots in question were held under separate and distinct ownership from any adjacent lots since July 15, 1985. The minimum frontage at that time was 50 feet. The property in question has a minimum of 70 feet fronting on Prince Avenue and therefore meets the minimum applicable street frontage requirements of that time. The lots in question are a total of approximately 16,126 square feet in land area, which is more than the minimum area required under a lot of record of 10,000 square feet of land area.

Therefore, the lots in question 91-7, 10, 11 do meet the requirements as outlined in the allowance for a lot of record. This is considered a buildable lot provided that when a permit is applied for the applicable yard dimensions are met. There is also a requirement that if these lots are not on City Sewer, they must meet the State Plumbing requirements for a septic system as shown with an approved HHE200 form from a State Certified Soil Analyst.

Please note that this letter is NOT a substitute for a building permit application. Prior to any construction, it is necessary to apply for a building permit with all the required information. The applicant should retain this letter and submit it with all the other applicable information at the time of permit application.

If there is any other questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: File