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

September 27, 2006

Dick Durgin, Jr.
Century 21 First choice Realty
72 Auburn Street
Portland, ME 04103

RE: 21 Mayfield Street – 293-C-011 – R-5 Zone

Dear Dick,

I am in receipt of your request concerning the buildability of the lot located at 21 Mayfield Street. This lot is located within the R-5 Zone. The minimum required lot size for building on a lot within the R-5 Zone is 6,000 square feet. The lot at 21 Mayfield Street is 5,880 square feet according to the Assessor's records. The required minimum lot size within the R-5 zone provides an exception of the minimum lot size under section 14-433. Section 14-433 states, "Any lot of record as of June 5, 1957, *and* held under separate and distinct ownership from adjacent lots *and* having a street frontage of forty (40) feet ... may be considered a buildable lot in any residential zone ... with a minimum lot size of five thousand (5,000) square feet ... provided that the applicable yard dimensions can be met".

Based upon the extensive title research that you provided, this lot has been shown to be a lot that existed as described on June 5, 1957. The chain of titles show that 293-C-011 has been held under separate and distinct ownership from adjacent lots since June 5, 1957. The lot is 5,880 square feet in size which is well above the minimum size of 5,000 square feet provided for under a lot of record. The lot also has approximately 48 feet of street frontage which is more than the minimum required street frontage of forty (40) feet for a lot of record.

Based upon this evidence and evaluation, this lot, 12 Mayfield, 293-C-011 had been determined to be a buildable lot, provided that the applicable yard dimensions can be met at the time of building application.

Please note that this letter is not intended to be permission to begin construction. Separate applications are required for review and approvals prior to commencement of work. Copies of this letter should be provided along with the rest of the application requirements.

ATM

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal line extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: file

ATM