



CITY OF PORTLAND, MAINE

300 CONGRESS STREET

PORTLAND, MAINE 04101

TEL: 776-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Elizabeth Street

87-2-97

Peaks Island

August 24, 1988

Mr. Paul Landry
Akers Associates
386 Fore Street
Portland, Maine 04101

Dear Mr. Landry:

Based upon the present zoning and the IR-2 Zone as explained in Section 14-433 as revised by a recent amendment, the lot on Elizabeth Street is considered to be a buildable lot if it can be proved that it is a lot of record. I have been advised by William Goodwin that this subject lot is located on Elizabeth Street and can be served by a City sewer.

The subject lot contains 5,545 square feet of land area and it states in Section 14-433 Lots of Record that a lot located on a sewer that is a Lot of Record must have a minimum of 5,000 square feet in the IR-2 Zone for it to be "buildable."

The rules may be subject to change in the future due to the proposals now undergoing study which involve the establishment of "conservation easements," on two other lots in order to be allowed to build on a third lot. This concept has not yet been adopted.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer