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

May 12, 2008

Judy George
233 Smith Road
Windham, ME 04062

RE: 52 Atlantic Street – 016 E008 – R-6 – denial of third unit – permit #08-0466

Dear Ms. George.

I am in receipt of your application to change the use of your property at 52 Atlantic Street from a two family to a three family dwelling. Section 14-139(b)(1) of the ordinance states that the minimum area per dwelling unit that is required in the R-6 zone is 1,000 square feet per dwelling unit. You need 3,000 square feet of land area to change the use of you property to a three family, but your lot size is only 2,554 square feet. Since you do not have enough land area, you cannot change the use of your property to a three family, and I must deny your application. Section 14-332(a)(2) of the ordinance requires that for a change of use in an existing structure, you need one parking space for each unit. Your plot plan shows that there are only two parking spaces on the property, and since you need three spaces, you do not meet the parking requirement, and your permit must be denied.

Our office received an application for a hardship variance for the land area per dwelling unit requirement on May 2, 2008. This appeal application was in response to the letter I wrote you on April 22, 2008 pointing out the illegal use of your property as a three family dwelling and requiring you to bring the property into compliance as a two family dwelling.

Please contact me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

