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

August 24, 2007

Adam Hill
59 Myrtle Street
Portland, ME 04101

RE: 59 Myrtle Street – 026 K002 - R-6 – Proposed deck – permit #07-0996

Dear Mr. Hill,

This letter is a follow up to the voicemail that I left you yesterday. You have an application to build a nine -foot by twelve foot second floor deck and stairs at your property at 59 Myrtle Street. Your property is located in the R-6 residential zone. Section 14-139(d)(3) of the land use ordinance states that the side setback in the R-6 zone is ten feet. Your site plan shows that the setback to the landing for the steps from the side property line is two feet. Section 14-139(e) says that the maximum lot coverage is fifty percent of the lot area. Your lot is 2,381 square feet. Fifty percent of that is 1,190.5 square feet. The footprint of the existing building is 1,460 square feet, which is already over the maximum allowable lot coverage. Since your proposed deck and stairs does not meet either the side setback requirement or the lot coverage requirement, I must deny your permit.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. You may contact this office for the necessary paperwork that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Yours Truly,

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