



Permitting and Inspections Department  
Michael A. Russell, MS, Director

*Ann Machado, Zoning Administrator*

July 7, 2017

**VIA EMAIL AND REGULAR MAIL**

Federal Street Phoenix, LLC  
c/o Brent Adler  
P.O. Box 15372  
Portland, Maine 04112

RE: 47- 49 Chapel Street - 026 L013 & 014 - Building permit application 2017-00747

Dear Mr. Adler,

I regret to inform you that your permit application 2017-00747 to build a single-family home at 47-49 Chapel Street is denied. Pursuant to the City of Portland Code of Ordinances § 14-403, "No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than thirty-five (35) feet wide." The Chapel Street right-of-way is twenty-two feet wide, and the traveled way is only fourteen feet wide.

You may appeal this decision to the City of Portland Zoning Board of Appeals pursuant to the City of Portland Code of Ordinances § 14-472. You have thirty days from the date of this letter to file an appeal. If you do not appeal, you may be barred from challenging my findings in the future. I have enclosed the necessary form if you choose to appeal; you may return the forms to me directly. If the Zoning Board overturns this decision, the permit will issue from this Department with appropriate conditions.

If you have any questions regarding this decision, please contact Anne Torregrossa in Corporation Counsel's Office.

Sincerely,

Ann B. Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland Maine

CC: Michael Russell, Permitting Inspections Department Director  
Anne Torregrossa, Associate Corporation Counsel