

**Marge Schmuckal - 38 Portland Street - #2013-01222**

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**From:** Marge Schmuckal  
**To:** perkup@earthlink.net  
**Date:** 6/20/2013 12:01 PM  
**Subject:** 38 Portland Street - #2013-01222

033-J-11

Hi David,

I am in receipt of your application to attach a deck on the rear of your property at 38 Portland Street. Your submitted plot plan does not add up correctly for the width of the lot. Along the front of the property you have shown 8' plus 19' or 27 feet of frontage. The Assessor's maps based off of the deed declare that you only have 21.5 foot of frontage. And the rear of the property adds on approximately 3 more feet or approximately 24.5 feet.

Before I can process your application for zoning, I will need a more accurate plot plan. The numbers must add up correctly. You will need no less than 5' from the side of the proposed 6' x 8' deck to the property line. The 5' also includes the stairs. Your permit is on hold until I receive this necessary information. Please call (207) 874-8695 if you have any questions.

Thank you,  
Marge Schmuckal  
Zoning Administrator

# 38 Preble St



Side yard - 16' req.

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38 Farland St

B-2b

City of Portland  
Code of Ordinances  
Sec. 14-185

Land Use  
Chapter 14  
Rev. 12-19-12

b. Rear yard:

i. Principal structures: Ten (10) feet. Where a rear yard abuts a residence zone or first floor residential use, twenty (20) feet is required.

ii. Accessory structures: Five (5) feet.

c. Side yard:

i. Principal and accessory structures: None, except that where a side yard abuts a residential zone or a first floor residential use, ten (10) feet is required.

ii. Accessory structures: Five (5) feet.

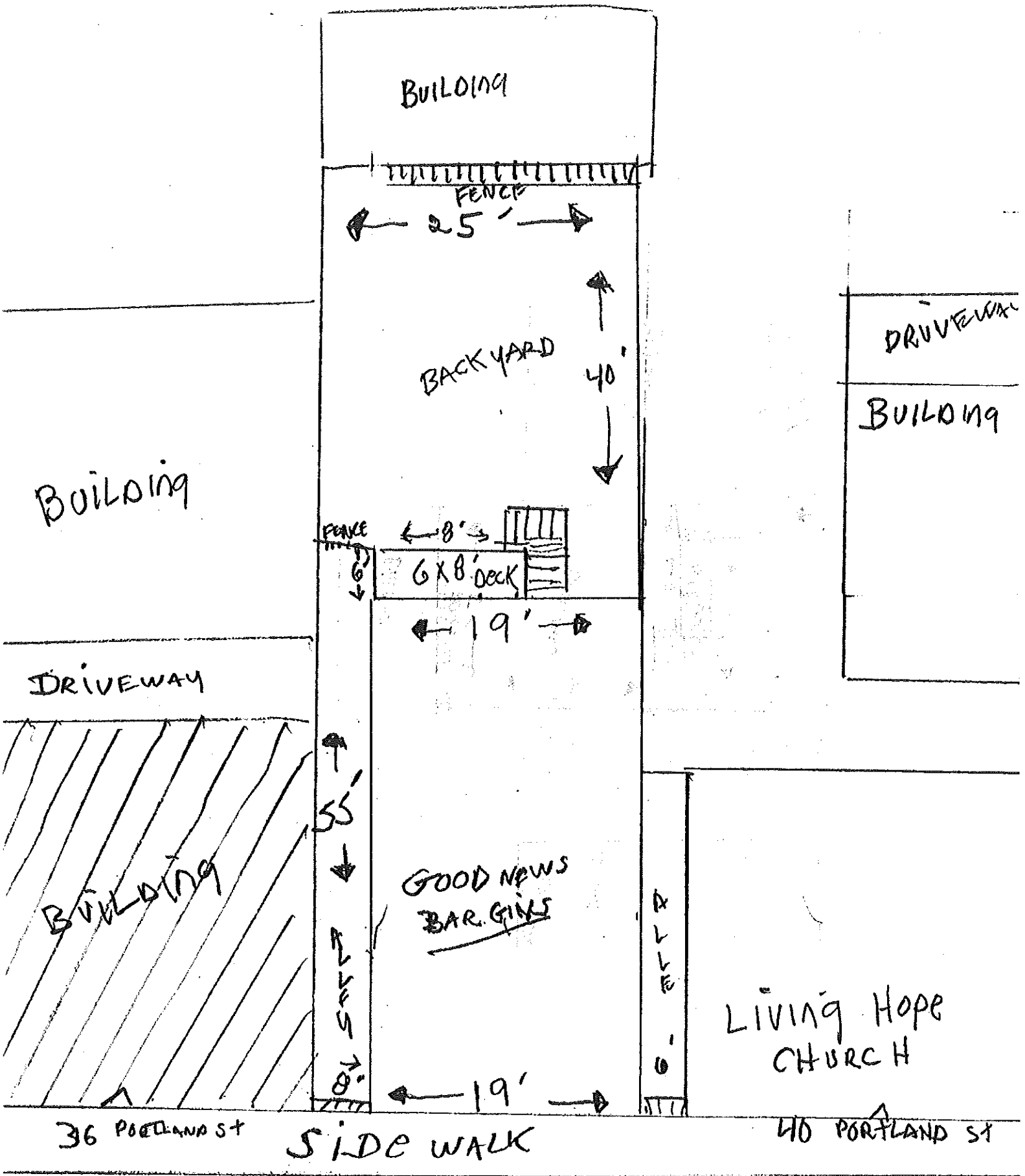
iii. Side yards on side streets (corner lot): In the B-2 and B-2c zone, a minimum of ten (10) feet. In the B-2b zone, a maximum of ten (10) feet except that for any newly constructed building on a lot abutting two (2) or more streets, the maximum side yard shall apply to one street or to the side street that forms a corner with a major street as provided for in the maximum front yard provisions of this section.

both sides  
yes

(4) Minimum lot width: None.

(5) Maximum structure height:

a. B-2 and B-2c zones: Forty-five (45) feet, except that on lots in excess of five (5) acres, sixty-five (65) feet is permitted; provided each of the minimum setbacks required under subsection (3) above are increased by one (1) foot in distance for each foot of height above forty-five (45) feet.



BUILDING

FENCE

BACKYARD

BUILDING

FENCE

6x8' DECK

DRIVEWAY

BUILDING

GOOD NEWS  
BAR GRILL

6' SIDE WALK

LIVING HOPE  
CHURCH

36 PORTLAND ST

SIDE WALK

40 PORTLAND ST

38 PORTLAND ST