

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

September 27, 2004

Stephen Sanderson
Back Bay Properties, LLC
878 North Road
North Yarmouth, ME 04096

RE: 158 Grant Street – 053-C-010 – R-6 Zone – application # 04-1306

Dear Mr. Sanderson,

I am in receipt of your application to build an addition and to change the use of this property from two to four family dwelling units. Your permit is denied because it is not meeting the requirements of the Zoning Ordinance and has not received an approval under site plan review as required.

Section 14-136(a)2 of the ordinance requires that any alteration to a multifamily dwelling shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area. Your proposal shows that both existing units will be reduced to well under one thousand square feet.

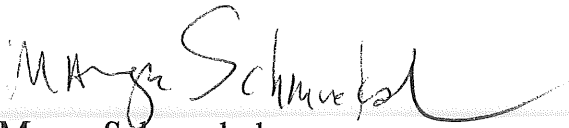
Section 14-136(a)2 also requires any such development to be reviewed and approved under article V, site plan review standards. There is no evidence that you have applied for this review and approval.

You have supplied a sketch of an apparent lot. It appears that there is some sort of right of way. This office requires a stamped, surveyed, site plan (as does the planning division under site plan review standards). We would need copies of the written right of way agreement. Your plan does not show existing property lines, nor the new addition, nor the setbacks of the new addition to the property lines. All dimensional requirements of the R-6 residential zone must be reviewed and met. Your project cannot be reviewed by this office without a complete, stamped, surveyed site plan in order to determine compliance.

You have the right to appeal my decision concerning the zoning ordinance. If you wish to exercise your right to appeal, you have 30 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 Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal". The signature is written in black ink and is positioned above the typed name.

Marge Schmuckal
Zoning Administrator

Cc: file