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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

December 31, 2009

Stephen Leverett
463 Mountfort Road
North Yarmouth, ME 04097

Re: 34 Dow Street – 055 E001 – B-1/R-6 – expansion of entry porch – permit #09-1445

Dear Mr. Leverett,

I have reviewed your application to enlarge the entry porch. Your property is in the R-6 residential zone. For a single family home in the R-6 zone, you are allowed to cover 50% of the lot with the footprint of structures [section 14-139(1)(e)]. 50% of the lot (2,031 s.f.) is 1015.5 square feet. The footprint of the existing structures on the property is 1125.8 square feet, so it is already nonconforming. You cannot make the property more nonconforming by increasing the size of the existing entry, so I must deny your application to expand your entry porch.

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 file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. You may contact our office for the appeal application if you decide to appeal.

If you choose not to file an appeal, you must revise your application to rebuild the entry within the existing footprint. Your permit is on hold until you either go through the appeal process or submit a revision.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

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