



Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

July 25, 2014

Thomas & Judith Watson
94 Pine Street
Portland, ME 04102

RE: 94 Pine Street – 056-A-002 – R6 residential zone & Historic District – deck built without a permit

Dear Mr. & Ms. Watson,

It has come to the attention of our office that a detached deck has been constructed in the rear yard of the property at 94 Pine Street without a permit. Code Enforcement Officer Chuck Fagone inspected the property on July 2, 2014 and took pictures of the deck. Since the deck was not permitted, it is not legal and the property needs to be brought into compliance.

94 Pine Street is located in the R-6 residential zone. It is also located in a Historic District. Section 14-139(a)(4) addresses the minimum side and rear yard setbacks. The minimum rear yard setback is twenty feet and the minimum side yard setback for a one story structure is ten feet. If the accessory detached structure is one hundred forty-four square feet or less that than the side and rear setbacks can be reduced to five feet. Section 14-139(a)(5) states that the maximum allowable lot coverage is 50%.

You need to bring your property into compliance. To do this, you must apply for a building permit to permit the deck after the fact. If the existing deck does not meet the dimensional requirements, then the plans will have to show how it is being modified to meet the requirements. If the deck cannot be modified, it needs to be removed. You have thirty days to apply for a permit or remove the deck.

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. If you decide to appeal, please contact our office for the paper work.

Please feel free to contact me with any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
207.874.8709