



# PORTLAND MAINE

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*Penny Littell- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

July 9, 2008

Debra Givin & Keith Laughlin  
10 Devonshire Street  
Portland, ME 04102

RE: 10 Devonshire Street – 082-C-010 – R-5 Primary Zone and B-1 Zone – permit  
#08-0783

Dear Keith and Debra,

This letter is a follow-up of the conversation that we had earlier today. Your permit to build a new porch and remove the front stairs is denied based upon the current Land Use Zoning Ordinance.

Currently your property is a legal nonconforming two family building. The currently R-5 Zone requires 3,000 square foot of land area per dwelling unit., or 6,000 square foot of land for a two family. Your current lot size is 5,000 square foot which is under the requirements of today's ordinance. Section 14-388 does not allow a building that is nonconforming to area per dwelling unit to be added on or enlarged. Currently this section of the ordinance is being reviewed by Planning for consideration of revising or removal.

I also spoke with you concerning the front setback as shown on your submittal. If and when we can forward on a permit for you property, I would need greater clarification of property lines and setbacks.

Please note that if you bring your original receipt in to room 315, you can get a partial refund of your payment as outlined on your receipt.

If you have any further questions regarding this permit, please do not hesitate to call me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator