



# PORTLAND MAINE

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Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator

April 23, 2013

Patrick and Theresa Bore  
99 Foxcroft Drive  
Doylestown, PA 18901

RE: 49 Seashore Ave., Peaks Island 04108 – 084-E-001 – IR-2 Zone & Shoreland  
Application #2013-00659

Dear Mr. & Mrs. Bore,

I am in receipt of your application to erect an 8' x 10' shed on your Peaks Island property as identified above. Please note that your permit is being denied because it does not meet the requirements of the underlying IR-2 Zone.

The IR-2 Zone requires a front setback of 25 feet [section 14-145.11(c)] instead of the approximate 14 foot setback shown on your plans. The required side setback is 15 feet [section 14-145.11(c)] instead of the 5 foot setback shown on your plans. Your proposed shed also does not meet the maximum lot coverage of 20% [section 14-145.11(d)]. Instead your shed will increase the lot coverage to 25.2%.

Based upon the above violations of the Land Use Zoning Ordinance your permit is denied. You have the right to appeal my decision concerning this matter. 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 and required fees that are required to file an appeal.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Shed Solutions, 80 Spear Mill Road, Cushing, ME 04563