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

March 16, 2009

Philip Morgan
30 Barkley Avenue
Auburn, ME 04210

RE: 8 Ryefield Street, Peaks Island – 084 E005 – IR-2 – enclose porch – permit #08-1580

Dear Mr. Morgan,

As you know, I have been working with your contractor Terry Edwards on your application to enclose the six foot by twenty-eight foot porch on the side of your house at 8 Ryefield Street, Peaks Island. At this point, I must deny your application.

The existing open porch sits right on the side property line and does not meet the minimum required side setback of twenty feet [section 14-145.11(c)(3)]. Section 14-427 allows the enclosure of an open porch that encroaches into a required setback if it existed on June 5, 1957, but the major portion of the enclosure has to be glass. The most recent plan of the enclosed porch submitted on February 25, 2009 does not meet the criteria. The proposed windows and door cover 18.3% of the total wall area which is under the required 51%.

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. I gave Terry Edwards the variance appeal application on March 11, 2009.

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

Yours truly,

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

Cc. Terry Edwards
file

