



# PORTLAND MAINE

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

March 22, 2010

Philip Morgan  
30 Barkley Avenue  
Auburn, ME 04210

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

Dear Mr. Morgan,

I am writing this letter to inform you that the stairs that have been built off of the side of your porch at 8 Ryefield Street, Peaks Island, are not legal because they were built without a permit. They must be removed.

On May 10, 2009 I received a phone call from the owner of 14 Ryefield Street. Her concern was that the stairs from the porch at 8 Ryefield Street were being rebuilt and that they encroached on her property. I called the owner back on May 11, 2009. I looked at the permit (#08-1580) and saw that the stairs off the porch had not been shown on the plot plan and if built would encroach on the abutter's property since the porch is located right on the property line. I called the contractor, Terry Edwards and told him that the stairs could not be built off the side of the porch. He said that he would call you. I also told him that there was room to build the steps on your property and that he needed to submit amended plans to show the relocation of the stairs.

On June 30, 2009, I wrote you a letter informing you that the permit approval to rebuild your side porch at 8 Ryefield Street, Peaks Island did not include rebuilding the stairs off the side porch because those stairs would be located on a separate adjoining property. You could not show this office that you had right, title or interest to build on the separate adjoining property. In this letter, I also said that we needed revised plans to show where the steps would be located on your property.

On March 1, 2010 I received an email from the owner at 14 Ryefield Street stating that the stairs were being rebuilt onto the property at 14 Ryefield Street.. Suzanne Hunt, code enforcement officer, confirmed this at an inspection on March 11, 2010 and documented it with pictures. These stairs were built without a permit and therefore are not legal. You have fourteen days from the date of this letter to remove the stairs. If you would like to build the stairs on your property, you must submit an application to amend the original permit (#08-1580) to show where you are relocating the stairs. An inspection has been scheduled for Thursday, April 5, 2010 to confirm that the stairs have been removed.

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. Mary Costigan, Corporation Council  
Jonathan Goldberg, Esq.  
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