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

March 31, 2009

Robert Hannigan
76 Island Avenue
Peaks Island, ME 04108

Re: 15 Boat House Way, Peaks Island – 084 P004 – I-B – deck extension – permit #09-0252

Dear Mr. Hannigan,

I am in receipt of your application to enlarge your deck at 15 Boat House Way. After reviewing your application, I must deny it because it does not meet the zoning requirements of the I-B zone.

Section 14-226(d) of the ordinance gives the maximum allowable lot coverage as 50% of the lot. The lot is 10,096 square feet, so the footprint of the structure can cover 5048 square feet. The footprint of the existing structure with the 10' x 27' deck is 6574 square feet which is already over the maximum allowable lot coverage. The proposed enlarged deck would add 241 square feet for a total of 6815 square feet of lot coverage. The existing structure and deck are legally nonconforming, but you cannot make the property more nonconforming by enlarging 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. Please contact this office for the necessary paperwork that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

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

Yours truly,

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

