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

October 6, 2010

Christopher & Barbara Hoppin
196 Seashore Avenue
Peaks Island, ME 04108

Re: 192 Seashore Avenue, Peaks Island – 085 S015 – IR-2 – illegal ramp

Dear Mr. & Mrs. Hoppin,

You submitted a building permit application (#10-1182) on September 21, 2010 to do structural work at your property at 192 Seashore Avenue, Peaks Island. Part of our review process is to make sure that when an existing structure is nonconforming to any dimensional requirements, that all parts of the structure have been permitted. In doing my research, I found that the ramp shown on the plot plan and building plan was not permitted. It needs to be permitted if possible, or it needs to be removed.

192 Island Avenue, Peaks Island is located in the I-R2 residential zone. The ramp needs to meet the zoning requirements. The one requirement that it does not appear to meet is the front yard setback. The minimum required front yard setback is twenty-five feet, except that the front yard does not need to exceed the average depth of the front yards on either side of the property [section 14-145.11(c)(1)]. The ramp is not located twenty-five feet from the front property line. You need to submit information that shows what the front setbacks are for the abutting properties to show what the average is. If the ramp meets the average setback, then just apply to permit it. If it doesn't meet the average setback, then you will need to remove it and submit a permit that shows how the porch will be accessed from grade.

You have thirty days to bring the property into compliance. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

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

Cc file