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

September 29, 2010

Scott Kelley &
Gail Trefethern-Kelley
16 Sterling Street
Peaks Island, ME 04106

Re: 16 Sterling Street, Peaks Island – 087 E021 – I-R2 – shed – permit #10-1160

Dear Mr. Kelley & Ms. Trefethern-Kelley,

I have done the zoning review for your permit to build a ten foot by twelve foot structure at your property at 16 Sterling Street, Peaks Island. Your application does not meet all the zoning requirements, so I must deny it.

Your property is located in the I-R2 island residential zone. Section 14-145.11(d) states that you are allowed to cover twenty percent of your lot with the footprint of structures. Your lot is 4,250 square feet, so you can cover 850 square feet of it. Your present structure is 827 square feet. You are proposing to build a 120 square foot structure which would bring your total square footage to 947 square feet which covers 22.28% of the lot. Since this is over the maximum allowable twenty percent, I must deny your permit.

Also, the setbacks for the location of your proposed structure would have to be confirmed. The only setback given on the plot plan is the fifteen foot side setback which meets the requirement. You also appear to meet the ten foot rear setback. The front setback would have to be confirmed. It needs to be twenty-five feet or the average depth of the front yards on either side [section 14-145.11(c)(1)].

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. Please contact our office for the necessary paperwork if you decide to file an appeal.

If you decide 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 contact me at 874-8709 if you have any questions.

Yours truly,

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