



## CITY OF PORTLAND

March 5, 2001

Stanwood and Kathleen Newall  
31 Central Avenue  
Peaks Island, ME 04108

RE: 31 Central Avenue 087-GG-018 - IR-2

Dear Mr. & Mrs. Newall,

I am in receipt of your permit to add a 1 ½ story addition at 31 Central Avenue. Your plans show that the addition expands the existing footprint and is closer to the side lot lines than the 20 feet required. I am also seeing a discrepancy as to the size of your old rear deck and entryway. The Assessor's records show that the existing deck is 6 x 7 and the existing entryway is 4 x 7. Your submittal shows the existing deck and entryway to be much larger. Using the regulations of the IR-2 zone, I can not allow you to increase the size of your structure if you can not meet the setback requirements and also meet the lot coverage requirements. Using the Assessor's information, you would only be allowed an increase of 125 square feet before you meet the maximum lot coverage requirements.

Please note that section 14-436(1) would allow you to expand upward not more than 50% on the existing footprint.

Again, your permit can not be issued at this time because of the reasons stated above. I would be glad to review any adjustments to your submittal to see if they would meet the requirements of the zone.

You have 30 days from the date of this letter in which to appeal my decision. If you wish to exercise your right to appeal, please call me at 874-8695 in order to obtain the necessary paperwork that you would need to file such an appeal. Variance appeals are not an easy appeal to have granted by the Zoning Board of Appeals. Because of the criteria required, the Zoning Board usually denies such appeals. Please call if you have any questions.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: File  
Donald Crandell, New Island Ave., Peaks Island, ME 04108