



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

October 26, 2009

Jane Banquer and Norman J. Proulx
95 City Point Road
Peaks Island, ME 04108

RE: 78 Pleasant Avenue, Peaks Island – 87-J-002 - IR-2 Zone – permit application
#09-1157

Dear Ms. Banquer and Mr. Proulx,

I am in receipt of a permit application to erect a 8' x 16' shed on a vacant piece of land located at 78 Pleasant Avenue on Peaks Island. Your permit is being denied at this time because the zoning requirements of the IR-2 Zone are not being met.

The principal use of a shed on a lot in the IR-2 is not listed as a permitted use under section 14-145.8 of the Land Use Zoning Ordinance.

Also under section 14-145.11(a)1 the required minimum lot size is 20,000 square feet instead of the 15,862 square feet given in the Assessor's records for this lot. This office has not been provided any information documenting that this lot would be considered a lot of record as defined in the ordinance.

I have left you a voice mail explaining these ordinance deficiencies. If there is any more information concerning these issues that you can forward to me, I would be glad to consider such. At this time your permit is denied and no further review is being done.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 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.

Very truly yours,

Marge Schmuckal
Zoning Administrator

