



# PORTLAND MAINE

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*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

July 24, 2007

Christopher Alves  
101 Central Avenue  
Peaks Island, ME 04108

RE: 101 Central Avenue, Peaks Island – 087 P010 – IR-2 - kitchen addition & rebuild front entry – permit # 07-0784

Dear Mr. Alves,

I am in receipt of your application to put an addition on the kitchen and rebuild the front entry at your property at 101 Central Avenue, Peaks Island. 101 Central Avenue is located in the IR-2 residential zone. The land use ordinance under section 14-145.11(d) states that the maximum allowable lot coverage is twenty percent of the lot area. Your lot is 8150 square feet. Twenty percent of that is 1630 square feet. The footprint of your existing house is 1085.5 square feet. The footprint of your garage is 575 square feet. The total square footage of the footprints of the structures on your property adds up to 1660.5 square feet, which is 30.5 square feet over the allowable lot coverage. Since you are already over your maximum allowable lot coverage, I must deny your application to add on to your kitchen and rebuild your front porch.

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.

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

Yours Truly,

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