



*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

July 15, 2014

Steven Nilsen &  
Deborah McKowen  
19 Woods Road  
Peaks Island, ME 04108

RE: 19 Woods Road, Peaks Island – 092-G-010, 011, 012, 013, 019, 020 & 021 – IR1 Island Residential Zone – building without a permit

Dear Mr. Nilsen & Ms. McKowen,

It has come to the attention of our office that you are in the process of building a barn without a permit at your property at 19 Woods Road, Peaks Island. It has also come to our attention that you are keeping two horses and two geese on the property. Code Enforcement Officer, Doug Morin met with you on July 11, 2014 and told you to stop the work on the barn until you had applied for a building permit to do the work.

19 Woods Road is located in the IR-1 Island Residential Zone. Section 14-145.5 of the land use ordinance gives the Dimensional Requirements that new structures must meet in the zone. I have enclosed a Residential Additions Permit Application. All applications must be submitted electronically. I have also enclosed a handout that explains this process.

The raising of domesticated animals is a conditional use [section 14-145.3(c)(4)] which requires filing a Conditional Use Appeal application and appearing before the Zoning Board of Appeals. If you are going to keep the horses and geese on your property, you will need to apply for the Conditional Use Appeal. There are certain criteria that you need to meet under this conditional use which are outlined in the section mentioned above. I have enclosed the Conditional Use Appeal Application, a sheet titled "Application Process for the Zoning Board of Appeals" and the section of the ordinance.

You need to bring your property into compliance. You have thirty days from the date of this letter to apply for a building permit to build the accessory structure. You also have thirty days to apply for the Conditional Use Appeal Application if you are going to continue to raise domesticated animals (horses and geese). If the building permit and Conditional Use Application are not received within thirty days, you will need to take down the structure you have built and remove the animals from your property.

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

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

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decision is binding and no longer subject to appeal. I have enclosed the necessary paper work that is required if you choose to file an appeal.

Please feel free to contact me with any questions.

Yours Truly,

Ann B. Machado  
Zoning Specialist  
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Cc. file

