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

March 14, 2008

Mr. George B. Smith III
15 Lake Ridge Drive
Sidney, ME 04330

RE: 41 Church Road, Cliff Island – 109B F010 – IR-1 – permit # 08-0230

Dear Mr. Smith,

This letter is a follow up to our telephone conversation from yesterday. As we discussed, there are two issues with the permit application for the proposed porch extension and new entry porch at your property at 41 Church Road, Cliff Island. The first issue is that your property falls within the shore land zone. Section 14-449(a)(1) of the ordinance states that “all principal and accessory structures shall be set back at least seventy-five (75) feet” from the high waterline. The ordinance goes on to give an allowance for limited expansion in buildings that existed as of June 15, 1992. Since you are located in the shore land zone, for you to do any expansion to your building we need a certified site plan completed by a professional surveyor or engineer that locates the seventy-five foot setback line from the highest spring tide in relation to your existing building and the proposed expansion. We cannot process your permit without this stamped site plan.

The second issue with your permit application is that your proposed porch expansion does not meet the rear setback requirement. Your property is located in the IR-1 residential zone. Section 14-145.5(c)(2) gives the rear yard setback as thirty feet. Your plot plan shows that there is only nine (9) feet to the rear property line. Since the proposed expansion does not meet the rear setback, we cannot allow you to expand the porch.

At this point your permit is on hold until you let me know what you are going to do. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

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

