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

September 9, 2008

Carolyn and James Gray
143 Craigie Street
Portland, ME 04102

RE: 143 Craigie Street – 120-B-008 – R-3 Zone – Application #08-1131

Dear Mr. & Mrs. Gray,

I am in receipt of your permit to erect a 18' x 22' detached garage on the property of the single family dwelling located at 143 Craigie Street. Your permit is denied based upon the submitted information and the requirements of the Land Use Zoning Ordinance.

First of all, the submitted information is not consistent. The submitted building elevation plans show a garage of 18' x 22' where the submitted site plan shows a garage 20' x 22'. Your site plan also shows an entry door to the left of the garage door. The elevation drawings do not delineate that entry door. All your submitted plans must be consistent for an accurate analysis and review with current regulations. You must submit revised plans reflecting exactly what you are requesting and what you expect to build. Those plans must be consistent.

You must also submit floor plans of the basement and second floor explaining the uses of each area. As we discussed on the phone, accessory detached structures shall not be used as storage for business uses, whether for your principal business or a secondary business use.

Finally, section 14-90(g) states that detached accessory structures shall be no higher than eighteen (18) feet. Your submitted plan, accounting for grade differences, scales to be at least twenty (20) feet in height.

For the reasons stated above, your permit has been denied and will be reviewed no further at this time. If you submit the requested information and plans within thirty days, your permit can be re-reviewed. If this office does not receive any of the information requested within six (6) months of this letter, your permit application will lapse and will be deemed denied.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File