

Ann Machado
City of Portland, Maine

RE: Application for set-back variance under Chapter 14, Section 14-433

Location: 180 Frances Street, Portland, ME 04102

As aging (71 and 67) Portland residents, we are planning to add a ground floor bedroom, bathroom, and entry way to our existing home. It is our intention to “age in place” in our home as long as possible.

Presently we have one bathroom and it and all three bedrooms are on the second floor.

Our home was built in 1917 when the lot requirements and set-backs were far different than they are now. The set-back of the present house to the north boundary is just under 5 feet. On the south side, our house is about 7 feet from our paved driveway. Therefore, our potential building space is quite limited.

Our request is for approval of a 5-foot setback on the north side of the proposed addition.

A five-foot set-back on the north side of the proposed addition would allow for a room of sufficient size to accommodate our needs inside the house. And this would also allow sufficient space between the south side of the addition and the driveway to accommodate snow plowing (the foundation of the neighbor’s house on the south side is less than 4 feet from the edge of our driveway. Therefore, most snow must be plowed to the area between the driveway and the proposed addition). Other than this requested variance, we will be within all current set-back and lot coverage requirements.

As you will see from the elevations and plot plan, we propose adding a space that is in keeping with the architecture and ambiance of the present home and the neighborhood. This is a very important factor for us.

We love our home and our city and respectfully request this application for a five-foot set-back on the north side be approved.

Very truly yours,

Lynn Stermer

Herman Stegeman