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

June 14, 2010

William Nutting
17 Holmes Road
Saco, ME 04072

Re: 349 Stevens Avenue – 122 F002 – R-5 – illegal deck

Dear Mr. Nutting,

This letter is a follow up to the conversation that we had at the front counter on June 8, 2010. As you know, during my review of your permit application to rebuild the rear deck and stairs at 349 Stevens Avenue, I discovered that the existing rear deck was built without a permit and is therefore illegal.

349 Stevens Avenue is located in the R-5 residential zone. Section 14-120(d)(3)(a) gives the minimum side yard setback for a one story structure as eight feet. The submitted plot plan gives the side yard setback to the deck as four feet. Section 14- 425 allows for a one story entrance porch to encroach into a setback as long as it does not extend more than six feet off the principal structure and the total square footage of the porch does not exceed fifty square feet. The existing deck is more than fifty square feet.

You need to bring your property into compliance. The deck either needs to meet the eight foot side setback or meet the criteria of section 14-425. You have thirty days from the date of this letter to make the deck legal.

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 decision is binding and no longer subject to appeal. Please contact this office for the necessary paper work if you decide 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