



David Johnston & Co.

Inspections Division  
389 Congress Street Room 315  
Portland, Maine 04101  
Attn: Ann Machado

Re: Administrative Zoning Appeal

**224 Coyle Street 124 G005001**

Dear Ann,

Adam Victor and Brenda Brush of 224 Coyle Street hereby apply for administrative review and approval of the enclosed amended Plan dated 5/10/12, revised from a Plan submitted previously and dated 4/25/12.

The rear setback of 25' cannot be met in this instance due to the fact that the existing building already encroaches upon the setback, and deck access can only be achieved through that portion of the house beyond the setback. The landing outside the proposed door measures 4' x 6', with stairs measuring approximately 4' x 6' leading down to grade from there. The main portion of the proposed deck, which is within setback boundaries, is exterior to the kitchen, fully occupied by cabinetry and kitchen plumbing, which prevents locating the proposed door in that area. Also, as noted on the Plan, existing access to the basement is below the most northerly portion of the deck, which precludes locating stairs in that area. Lastly, the grade falls away in a more or less northerly direction, which would add to the overall deck-to-grade height, making the stairs considerably longer.

**Section 14-433** states that rear setbacks in the R-3 zone may be reduced to 5', provided that the principal structure existed prior to July 19, 1988, (224 Coyle Street was apparently built sometime in 1895) and that the requirements of 14-139(b) can be met, which appears to be the case.

Thank you for your attention to this matter.

David Johnston (for Victor/Brush)

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