

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Planning & Development  
Lee Urban, Director

## CITY OF PORTLAND

August 20, 2003

*certified # 7001-2570-0003-2551-0080*

Michael Horrisberger  
27 Clifton Street – apt #3  
Portland, ME 04101

RE: 27 Clifton Street – 126-E-005 – R-3 zone – permit application #03-0898

Dear Mr. Horrisberger,

I am in receipt of your permit application to construct a new wrap-around deck with new stairs at 27 Clifton Street. Your permit application is denied because your proposal does not meet the required rear setback and exceeds the maximum lot coverage for the R-3 residential zone.

Section 14-90 requires a rear yard setback of twenty-five (25) feet instead of the ten (10) foot rear setback that you are showing. Section 14-90 also restricts the maximum lot coverage for a lot in an R-3 zone to twenty-five (25) percent. Your lot is 10,000 square feet in area. Twenty-five percent of your particular lot would set the maximum lot coverage to 2,500 square feet. A total square footage of your building area adds up to approximately 2,958 square feet. Your proposal is over the maximum allowed lot coverage.

Apparently you have already begun construction on this project without the benefit of first obtaining a building permit. A Code Enforcement Officer required you to come in for a building permit. Your construction shall be removed in order to come into compliance with the ordinance within ten (10) days of this letter.

You have the right to appeal my decision concerning the setback and lot coverage. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal. If you submit a timely appeal, you will not be subject to the immediate removal of your unpermitted construction work.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal  
Zoning Administrator

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Cc: Mike Nugent, Inspection Services  
Code Enforcement Office  
File