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

June 9, 2011

Erica Calder
68 Codman Street
Portland, ME 04103

Re: 68 Codman Street – 128 A013 – R-3- replace rear deck - permit #2011-06-1249

Dear Ms. Calder,

I have reviewed your permit application to rebuild the rear deck and front sun porch at 68 Codman Street. At this point I must deny your permit because the rear deck was not permitted, and it does not meet the required setback.

68 Codman is located in the R-3 residential zone. The minimum side setback for a one story addition is eight feet [section 14-90(d)(3)] . The distance given on the plot plan from the deck to the side property line is six feet. I researched our records to see if the existing rear deck had been permitted and it had not. If the deck was not permitted, it is not legal. Since it does not meet the side setback, it needs to be brought into conformity. You have thirty days to bring the deck into conformity. You may either revise the existing application to have the deck meet the eight foot side setback or you need to remove it.

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 appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please call our office for the necessary paper work if you decide to 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