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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

June 5, 2007

Nikifuros Katsamas
795 Forest Avenue
Portland, ME 04103

RE: 795 Forest Avenue – 137 C003 – B2 – add outside deck – permit # 07-0583

Dear Mr. Katsamas,

In reviewing your application to build a deck outside of your restaurant at 795 Forest Avenue, I found your application to be incomplete. The application lacked a plot plan showing the shape and dimension of the lot, the footprint of the existing and proposed structure and their distance from the actual property lines, and the location and dimensions of the parking area. Without this plot plan, I cannot determine if the deck meets the requirements of the underlying zone.

I called and left a message at the restaurant on May 29, 2007. Mike Corey called me on June 1, 2007, and I told him about the need for a plot plan. He brought in a partial plot plan yesterday showing the location of the deck, but the parking spaces were being relocated. This proposed parking change did not meet the parking standards in the City of Portland Technical and Design Standards and Guidelines. Mike Corey brought in another partial plan today with a new location for the deck. I told Mike that without a full site plan I couldn't determine if the newest proposal meets the underlying zone requirements. Your application for the deck is on hold until we receive a complete site plan.

Please feel free to call me at 874-9708 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709