

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

August 21, 2003

Gerald Soucy
14 Ashwood Dr.
Saco, ME 04072

RE: 23-25 Cambridge St., corner of Cornell St. – 151A-A009 & part of 8 – R-5 zone
Permit application #03-1015

Dear Gerald,

I am in receipt of your application to amend your site plan from the original approved site plan. You have relocated the decks to the sides of the building instead of on the rear as originally shown. You have also changed your parking configuration. Your permit has been denied because you are not meeting the requirements of the City's Land Use Ordinance.

Section 14-120 requires a side yard setback on a side street (Cornell Street) to be a minimum of fifteen (15) feet. Your amended, submitted survey plans scale the setback at approximately 13.75 feet.

The plans have also changed the parking configuration for both dwelling units. A standard parking space size is 9' x 19' as required under the Technical and Design Standards and Guidelines as promulgated by the Planning and Public Works Departments. The parking spaces have been shown to be 7 ½ x 15 which is a compact car size. Compact space sizes are only to be used when providing over and above the required minimum number of spaces as designated by the Zoning Ordinance. You are providing the minimum number of parking spaces as required under the ordinance. If the correct 9' x 19' space size is shown on the plans, they would extend five (5) feet into the required front yard setback of twenty (20) feet. Section 14-336 prohibits required parking to be located within the required front yard setback when two driveways are provided on site.

Your permit has been denied. You will not receive any occupancy permit (whether temporary or permanent) until such time that your building and parking has been brought into compliance with the City Ordinances. This office shall required revised plans for approvals showing how you

intend to come into compliance.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is bonding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,



Marge Schmuckal

Zoning Administrator

CC: Sarah Hopkins, Planning
Jay Reynolds, Planning
Penny Littell, Legal
Jon Reed, Code Enforcement Officer
Mike Nugent, Inspection Services
File