



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

December 10, 2008

Tomasso Ciccomancini
80 Fall Brook Street
Portland, ME 04103

Re: 80 Fall Brook Street – 162 B045 – R-5 – Stream Protection – illegal shed

Dear Mr. Ciccomanicini,

This letter is a follow up to our telephone conversation from yesterday. A shed was built on your property without a permit. Section 14-463 of the ordinance requires that you get a permit before you construct a building. Not only was the shed built without a permit, but it was also built in the stream protection zone. Section 14-453 of the ordinance states that the minimum setback for a building in the stream protection zone is seventy-five (75) feet from the normal high water line. According to Mike Menario, code enforcement, the shed is located close to the stream.

You need to bring your property into compliance. The shed either needs to be relocated seventy-five feet from the normal high water line of the stream or it needs to be removed. If you decide to relocate the shed, you will need to apply for a building permit. You have thirty days to apply for a building permit to relocate the shed or remove the shed.

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. I have enclosed the necessary paper work that is required to file an appeal.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

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

Cc. file