

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

Kevin Tardiff  
138 Bradley Street  
Portland, ME 04102

December 22, 1999

RE: 138 Bradley Street - 178-F-011 - R-3 Zone

Dear Mr Tardiff,

I am in receipt of your permit application to make alterations including new door and stairs in the rear. The plot plan that you submitted was not very clear as to specifically how much the stairs and/or deck extended into the rear yard. You show that you have 25 feet to the rear property line **before** any additional deck or stairs. I need an accurate plot plan showing the exact size of what you are proposing and how far you will then be to your rear property line.

Please note that in the R-3 zone, 25 feet is required to the rear lot line. So basically anything you build will be encroaching on the rear setback and I will have to deny your permit. However there is a section of the ordinance that allows me to reduce the rear setback requirement if you can show me good reason that this addition is required and you can't in some other manner meet the requirements (by redesign or relocation) of the ordinance.

Your permit can not be issued, nor can work continue until this situation is resolved. The sooner you can submit the required plot plan information, the sooner I can make a final zoning determination. Please also note that there is question as to the given cost of the work. You stated that the **estimated contractual cost** is \$50.00. That does not seem realistic for the work you outlined. We will require verification of that cost to be submitted.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

CC:  Tom Markley, Code Enforcement Officer  
 Mike Nugent, Housing & Neighborhood Services  
Mark Adelson, Housing & Neighborhood Service  
Charlie Lane, Corporation Counsel  
Tom Kane, City Councilor  
P. Samuel Hoffses, Chief Building Inspector  
File