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Housing & Neighborhood Services



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Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

November 25, 2003

David Hill
65 New Portland Road
Gorham, ME 04038

RE: 44 Maggie Lane
CBL: 292-A-039
Zone: Residential 5

Dear Mr. Hill:

I am in receipt of the building permit application for the above address to construct a 6' x 30' deck. This permit is denied because it does not meet the Zoning Requirements for the City of Portland, Maine.

After reviewing the plot plan, it shows the structure will be 16' from the rear property line. This distance does not meet the required 20' setback for the R-5 zone. Section 14-120(d)(2a) requires attached accessory structures to be a minimum of 20' from the rear property line in a Residential 5 zone.

In summary, this application does not meet the Zoning Ordinance of the City of Portland, specifically Section 14-120(d)(2a), minimum yard dimensions, and therefore is being denied.

You have the right to appeal my decision concerning setbacks. 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 binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal @ 874-8703.

Sincerely,

A handwritten signature in cursive script that reads "Jeanie Bourke".

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0742	Issue Date:	CBL: 292 A039001
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Location of Construction: 44 Maggie Ln	Owner Name: Hill David L	Owner Address: 65 New Portland Rd	Phone: 839-2291
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: RS

Past Use: Two Family	Proposed Use: Two Family/Deck	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: PERMIT DENIED	

Proposed Project Description:
Construct a 6' x 30' Addition to Existing Deck

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gad	Date Applied For: 06/24/2003	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p align="center">Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:</p>	<p align="center">Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <p>Date:</p>	<p align="center">Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date:</p>
	PERMIT DENIED		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	292 A039001
Location	44 MAGGIE LN
Land Use	TWO FAMILY
 Owner Address	 HILL DAVID L 65 NEW PORTLAND RD GORHAM ME 04038
 Book/Page	 17279/137
Legal	292-A-39 MAGGIE LN 44 LOT 19 6027 SF

Valuation Information

Land	Building	Total
\$20,480	\$122,430	\$142,910

Property Information

Year Built 2001	Style Duplex	Story Height 2	Sq. Ft. 2076	Total Acres 0.138		
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/04/2002	LAND	\$205,000	17279-137
07/13/2001	LAND	\$70,000	16735-297
06/13/2001	LAND	\$50,000	16627-007

Picture and Sketch

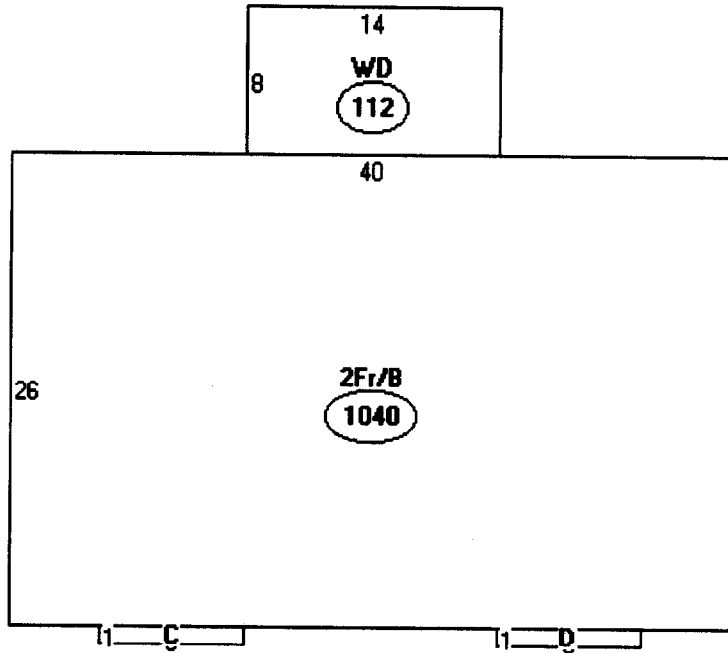
Picture Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.







Descriptor/Area
A: 2Fr/B
1040 sqft
B: WD
112 sqft
C: FBAY
8 sqft
D: FBAY
8 sqft

1168
180 deck
1348

Lot 6027 SF
x 40%
2410.8
OK

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>42-44 MAGGIE LN.</u>		
Total Square Footage of Proposed Structure <u>180</u>	Square Footage of Lot <u>6027</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>A</u> Lot# <u>039</u>	Owner: <u>DAVID HILL</u>	Telephone: <u>207-839-2291</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVID HILL</u> <u>65 NEW PORTLAND RD</u> <u>GORHAM ME 04038</u>	Cost Of Work: \$ <u>600.00</u> Fee: \$ <u>30.00</u>
Current use: <u>TWO-FAMILY DWELLING</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>6'x30' ADDITION TO AN EXISTING DECK</u>		
Contractor's name, address & telephone: <u>OWNER</u>		
Who should we contact when the permit is ready: <u>DAVID HILL</u>		
Mailing address: <u>65 NEW PORTLAND RD</u> <u>GORHAM ME 04038</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>839-2291</u>		

PERMIT DENIED

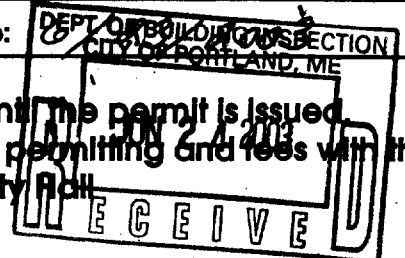
PERMIT DENIED

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>David Hill</u>	Date: _____
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



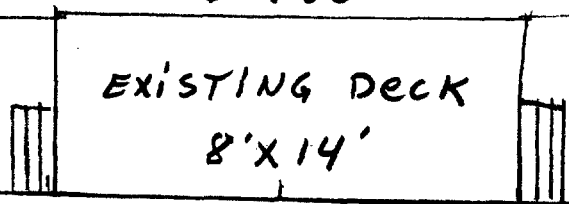
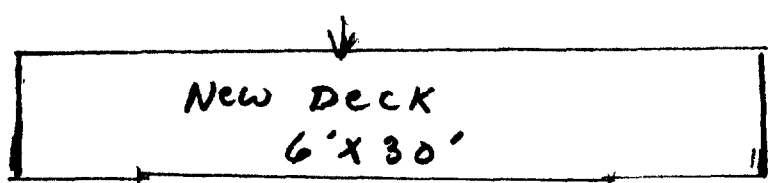
IRON PIPE

IRON PIPE

RS Zone
Rear 20' Req 16' shown
Does not meet setback
Denied

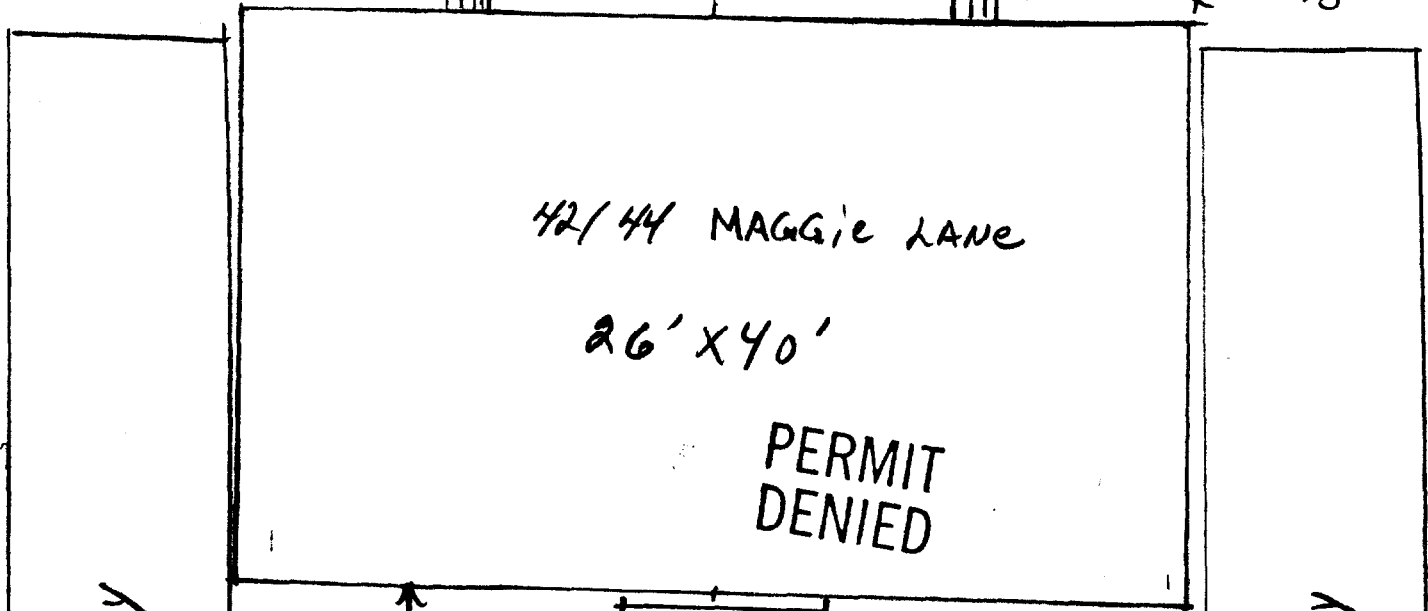
16'

N



15'

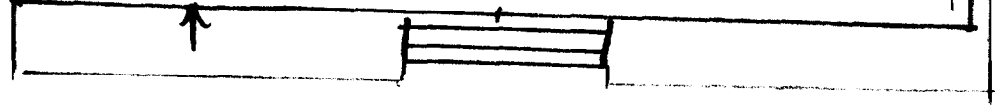
15'



PERMIT DENIED

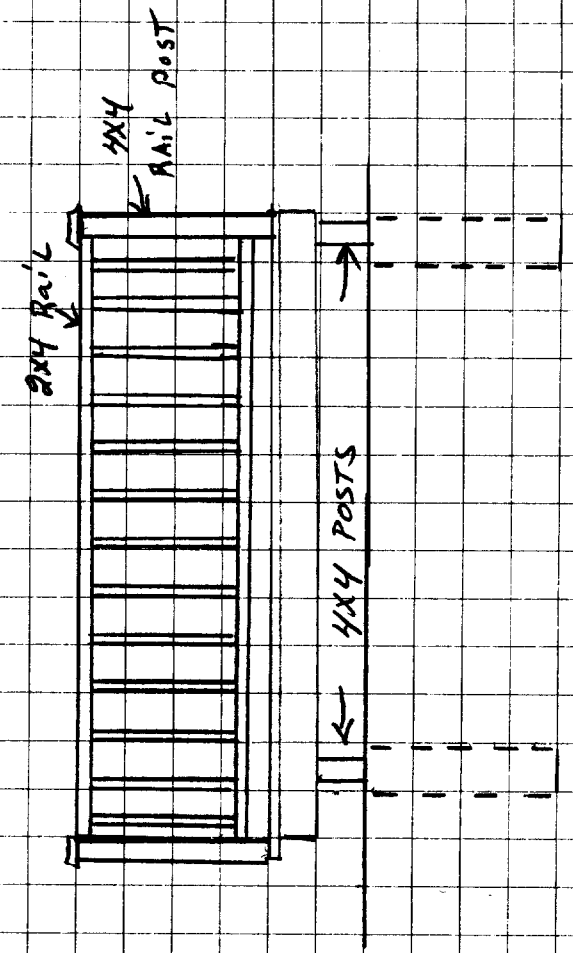
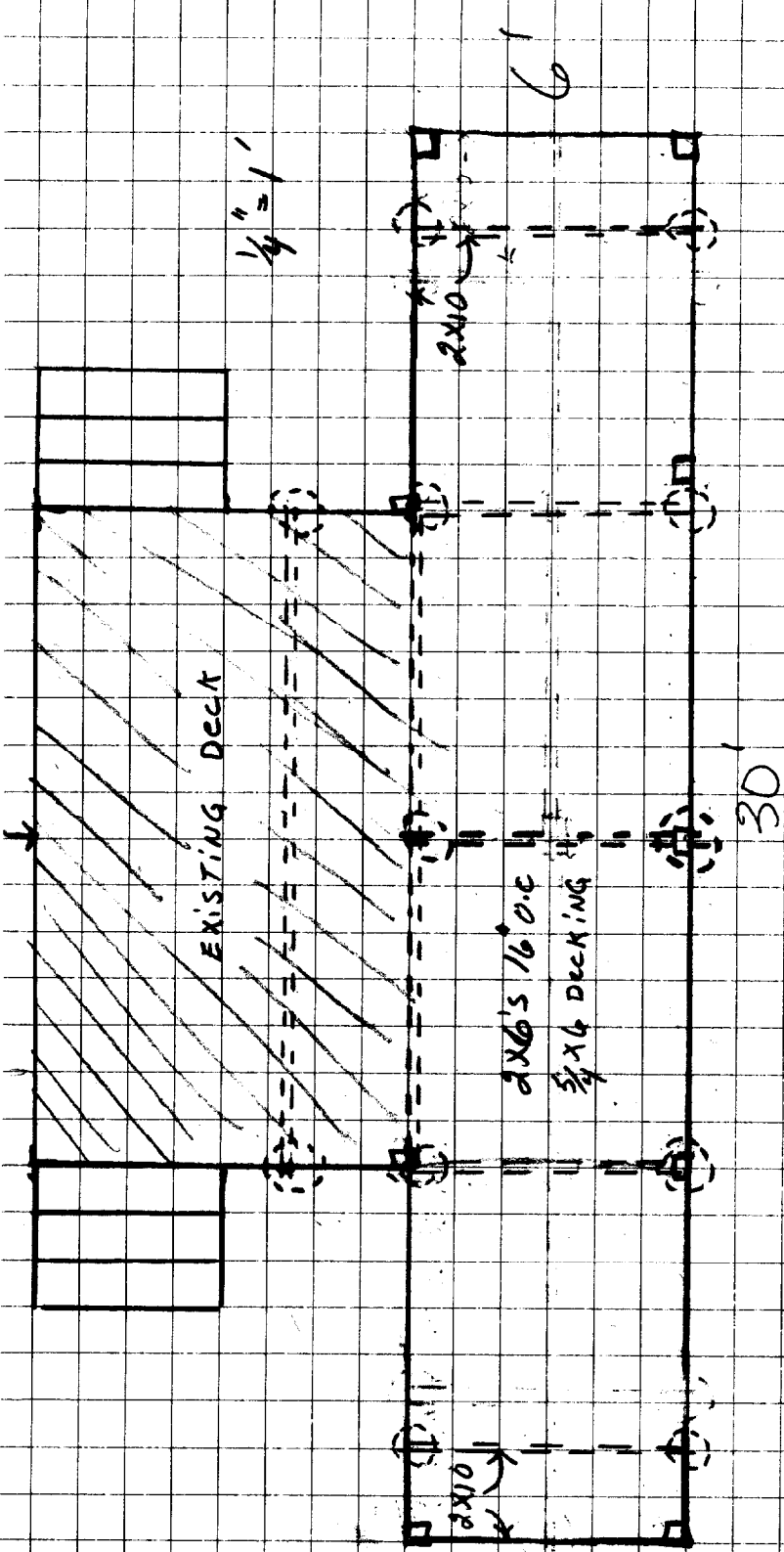
DRIVEWAY

DRIVEWAY



32'

Side WALK



PERMIT DENIED