

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

Troy Fredericks
19 Ardmore Street
Portland, ME 04103

November 16, 2000

RE: 19 Ardmore St. - 294-D-19 & 20 - R-3 Zone

Dear Mr. Fredericks,

As pointed out during our recent phone conversation, the R-3 zone in which your property is located, requires a rear setback of 25 feet instead of the 10'4" shown on your submitted plans. The zoning ordinance does allow a reduced setback of 10' for **swimming pools**. However, I do not consider the proposed extension of your present deck with a hot tub the same as a swimming pool.

I also do not think you meet the qualifications of section 14-433. I believe that you could meet the current required setbacks with some revisions concerning the placement of your proposed hot tub.

However, you have the right to appeal my decision, either thru an interpretation appeal or practical difficulty variance appeal. Please be advised that variance appeals are very, very difficult to have granted by the Zoning Board of Appeals. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to do so. I have enclosed a packet of information explaining the appeal process.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File