



# PORTLAND MAINE

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*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

September 27, 2007

James & Joan Noble  
135 E. Commonwealth Drive  
Portland, ME 04103

RE: 133-135 Commonwealth Drive – 300 F011 – R-3 – build a detached garage – Permit #07-1181

Dear Mr. & Mrs. Noble,

I am in receipt of your application to build a fourteen by twenty foot detached garage at your property at 133-135 Commonwealth Drive. In reviewing your application, it has come to my attention that the proposed garage does not meet the required rear setback. Your property is located in the R-3 residential zone. Section 14-90(d)(2) of the ordinance states that the rear setback is twenty-five feet. The plot plan that was submitted with your application shows the rear setback to the proposed structure is nineteen feet. Since the setback to the proposed garage does not meet the minimum required setback of twenty-five feet, I must deny your application to build the garage.

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. You may contact this office for the necessary paperwork that is required to file a Practical Difficulty Variance appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

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

Yours truly,

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