



# PORTLAND MAINE

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

April 29, 2009

Dorothy Valente  
113 Lane Avenue  
Portland, ME 04103

RE: 113 Lane Avenue – 310 D014 – R-3 – garage addition – permit #09-0259

Dear Ms. Valente,

This letter is a follow up to the telephone conversation that we had on April 27, 2009. You applied for a building permit to build an attached twenty-two foot by twenty-four foot garage. At this point I must deny your application because it does not meet the requirements of the R-3 residential zone.

Section 14-90(d)(3)(a) of the ordinance gives eight feet as the minimum side setback for a one story structure. The plot plan that was submitted with the application gives the side setback to the property line from the proposed garage as six feet. This does not meet the minimum eight foot setback requirement.

As I told you on the telephone, if you reduced the proposed garage width to twenty feet then according to the plot plan (the distance would have to be verified), the setback would be eight feet, and this would meet the dimensional requirement. You said that you needed a two car garage. The Technical and Design Standards and Guidelines for the City of Portland give the width of a parking space as nine feet, so a twenty foot wide garage should be able to hold two cars.

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.

If you choose not to file an appeal or modify your application, 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

Cc. file