

Inspection Services  
Michael J. Nugent  
Manager



Dept. of Planning & Development  
Lee Urban  
Director

## CITY OF PORTLAND

September 12, 2006

Brian & Sandra Ingraham  
109 Elmwood Avenue  
Westbrook, ME 04092

RE: 613 Riverside St CBL: 311-A-007 Zone IM

Dear Mr. & Mrs. Ingraham:

I am in receipt of your building permit application for a garage at the above location. Your permit is being denied because of the use in the IM zone. Residential structures are non-conforming in the IM zone and any increase of that use or an accessory to that use is not allowed.

Section 14-382 of the Municipal Zoning Ordinance states that a building whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the degree of nonconformity. Because the existing residential use is nonconforming, this permit is denied, and the 20' x 40' accessory garage cannot be built.

Please note that section 14-473(C)(4) specifically prohibits variance appeals regarding the use of your property. Please find the attached section of the ordinance. Please contact this office @ 874-8701 for the necessary paperwork if you wish to receive a percentage of your permit fee refunded.

Sincerely,

Tammy Munson  
Code Enforcement/Plan Reviewer