



Christina Stacey <cstacey@portlandmaine.gov>

Shed permit for 126 Tarbell Ave.

2 messages

Christina Stacey <cstacey@portlandmaine.gov>
To: power.matt@yahoo.com

Thu, Oct 6, 2016 at 4:18 PM

Hi Matt,

I started the review of your application to construct a cordwood shed at the above address, but unfortunately have run into a serious problem. The city's zoning ordinance states that accessory structures such as sheds are only allowed as an "accessory" to an permitted principal use such as a dwelling. Because this lot does not appear to have a principal dwelling, the construction of accessory structures cannot be permitted. A shed cannot be permitted as a principal use.

I noticed that about a year ago this office did approve a permit for another shed on this property, which was issued erroneously. Because the shed was built with permit approval, you may keep the existing shed, but I cannot approve a second shed.

Please let me know how you wish to proceed. I can issue a denial of the permit which could be appealed to the Zoning Board of Appeals within 30 days, or you can withdraw the permit.

I greatly apologize for the inconvenience I know this causes. Please let me know if you have any questions.

Kind regards,
Chris

—
Chris Stacey - Zoning Specialist
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Portland, ME 04101
(207) 874-8695
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Matt Power <power.matt@yahoo.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Cc: "jainaerin@gmail.com" <jainaerin@gmail.com>

Thu, Oct 6, 2016 at 4:41 PM

Hi Chris

Oh geesh, thank you. We weren't aware of these restrictions and it's pretty disheartening, but yes, we will **withdraw the permit application**. Thanks for allowing us to keep the shed from last year...losing that would have been a real nightmare.

Our long-term plan for the property was to create a small permaculture farm with gardens, gazebos and a greenhouse on the site, but it sounds like that would not be possible unless we first built a "primary" structure on the land. We hadn't really planned on that, but perhaps that is an option.

Could you tell me what it would take to get some kind of variance from the city that would allow us to put a small home on the lot without major road work? The lot has city water and electricity already adjacent, and trash and recycling and mail are already serviced at the house past our lot on the end of Tarbell Ave. Whom would we need to approach about a building variance for a residence?

We're new to the building/development business and would appreciate any advice you could offer.
thanks very much
Matt Power
22 Dow St., Portland
[207-274-1327](tel:207-274-1327)

Christina Stacey

Thursday, October 6, 2016 4:18 PM

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