



Ann Machado <amachado@portlandmaine.gov>

114 Harris Ave. - Permit 2016-02914

1 message

Ann Machado <amachado@portlandmaine.gov>
To: zorica.krsmanovic86@gmail.com

Fri, Feb 3, 2017 at 2:54 PM

Zorica -

I have done the initial zoning review for the sunroom that was built "on the existing porch". At this point I cannot approve the permit for zoning.

The property is in the R-3 zone. The side yard setback for a one story addition is 8 feet. The plot plan shows the setback to the house as 18 feet and the deck coming 15 feet off the side of the house. That leaves an 6' side setback which does not meet zoning. There is no permit on file for a 12' x 15' deck.

The property needs to be brought into compliance. You have two options. You can provide a plan drawn by a surveyor that shows that the existing sunroom meets the eight foot side setback, or two, you need to remove the part of the sunroom that does not meet the eight foot side setback. You have thirty days to let me know which option you choose to follow.

You have the right to appeal this decision. If you decide to file an appeal, you have thirty days from the date of this email to submit the appeal, or you lose the right to appeal. Please contact me for the necessary paperwork if you decide to file the appeal.

Please contact me with any questions.

Ann

Ann Machado
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