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

April 1, 2009

Peter Risbara
20 Anthonie Street
Windham, ME 04062

RE: 134 Allen Avenue – 342-B-003- R-5 zone in front and R-3 zone in rear - #09-174

Dear Mr. Risbara,

As you know I am in receipt of your permit application to change the use of the existing 2-family dwelling to a 3-family dwelling with a new addition. Your permit has been on hold waiting for more required information including a site plan and site plan submittal, parking plans and more detailed construction plans. Because I do not have complete plans to review, I have not started a complete review of your submittal. However, it has come to my attention while speaking with your surveyor that your lot does not meet the minimum lot width for multiplexes, which is considered to be three or more dwelling units. Section 14-120(f) of the R-5 residential zone states that multiplexes must have a minimum lot width of 90 feet from side line to side line. Although I do not have a survey yet, the plan you submitted shows that you have approximately 63' lot width which is well under the minimum lot width required.

I must advise you that because I can't do a complete review, I am not sure that other issues might arise. We could try to work with you to resolve such items. However, I do not think you have the availability to widen your existing lot. Therefore your permit would be denied.

However, you have the right to appeal this decision. If you wish to exercise your right to appeal, you have 30 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 am including the necessary paperwork that you will need to file an appeal.

If you have any questions, please do not hesitate to contact me at 874-8685.

Very truly yours,

Marge Schmuckal
Zoning Administrator