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

February 25, 2010

Dona St. Pierre
142 Hennessy Drive
Portland, ME 04103

Re: 142 Hennessy Drive – 347 B028 – R-3 – permit #10-0163 – farmer's porch

Dear Mr. St Pierre,

I have reviewed your application to remove the existing front entry porch at your property at 142 Hennessy Drive and replace it with a thirty two (32) foot by six (6) foot farmer's porch. At this point I must deny your permit application.

142 Hennessy Drive is located in the R-3 residential zone. The minimum required front yard setback is twenty five (25) feet [section 14-90(d)(1)]. The setback for the proposed farmer's porch is nineteen (19) feet from the front property line and the front steps encroach even further. Under section 14-425, an entry porch can project into a setback as long as the porch does not extend more than six (6) feet from the building and the total square footage of the porch cannot exceed fifty (50) square feet. The square footage of the proposed farmer's porch is 192 square feet, so it does not meet the criteria of the section. Since the proposed farmer's porch does not meet sections 14-90(d)(1) and 14-425, the permit is denied.

You have already decided to exercise your right to appeal my decision. Your Practical Difficulty Appeal application was received on February 23, 2010. Pending the outcome of the Zoning Board of Appeals decision, your permit is on hold at this time.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709