

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

John R. & Elizabeth J. Boone
PO Box 285
Portland, ME 04112

File

RE: 1738 Washington Avenue, cor. Shepherd Ln -351-A-39 August 26, 1997

Dear Mr. & Mrs Boone,

I am in receipt of your application for a Setback Reduction Permit For Existing Structures. After a review of the information that you submitted, I have concluded that you do not require this specialize exception. That section of the ordinance is to validate the situs of mislocated single family dwellings. I believe that your single family dwelling meets the Zoning Ordinance. I have enclosed a copy of Section 14-428 on corner lots. Your rear yard may be reduced down to that of a side yard under certain circumstances. I have found that you very definitely meet those circumstances under this provision.

It is my opinion that your dwelling is properly sited and that you are not in need of the application you applied for today. You may bring in your receipt for a partial refund. If you have any other question regarding this matter, please do not hesitate to contact me.

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	25 feet	Front yard	25 feet
Rear yard	21 feet	Rear yard	25 feet
Side yard -rt	30 feet	Side yard -rt	14 feet
Side yard -lft	49 feet	Side yard -lft	14 feet

TOTALS 125 feet is greater than 78 feet

A copy of this letter will be placed in your microfiche building file.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses, Chief of Inspection Services

see 1/97 amendment

→ combine - see def in

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height, subject to the provisions of section 14-434. (Code 1968, § 602.19.E)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § 602.19.F)

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

(a) *Roof structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitation herein prescribed for buildings. *including satellite dishes*

(b) *Reserved.*

(Code 1968, § 602.19.I; Ord. No. 428-83, § 1, 4-25-83; Ord. No. 36-89, § 3, 6-28-89)

Sec. 14-431. Yards.

The height in stories or feet of that part of the principal building adjoining a yard shall be used in determining the required width or depth of that yard, but in no case shall any higher part of the building be closer to the property line than width or depth of yard required for that height. In case an addition is to be made to a building which existed on June 5, 1957, the side yard spaces of which complied with the ordinance in effect on that date, the aggregate side yards may be the same as required on that date, provided the yard on the side where the addition is intended would comply with the minimum width required by the present ordinance. Yards as prescribed for residential uses shall be required for an apartment house or



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: John R & Elizabeth G. Boone
1738 Washington Ave, Portland 04103

Applicant's interest in property (e.g. owner, purchaser, etc.):
Owner

Owner's name and address (if different): Same

Address of property and Assessor's chart, block, and lot number:
1738 Washington Ave 351-A-39

Zone: R-3 Present Use: Residence I-FAM

Setback Reduction from: Section 14-437 Future Use: SAME

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

Building constructed 1970 per CAMA system

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: 8/26/97

John Boone
Signature of Applicant

*\$50.00 pd
8/26/97*