



CITY OF PORTLAND

January 2, 2001

Leo Caouette
305 Palmer Avenue
Portland, ME 04103

RE: 305 Palmer Avenue – 353-E-012 – R-2 zone

Dear Mr. Caouette,

I am in receipt of your building permit to erect a deck with a hot tub. Your permit is being denied because you are not meeting the required setbacks. Your property is located in an R-2 residential zone which requires a twelve (12) foot side yard setback (section 14-80(4)). Your submitted plans show only six (6) inches to the side yard. The R-2 zone also requires a twenty-five (25) foot rear setback. Your plans do not give a specific rear setback, but if your plans are to any type of scale, you are much closer than the required 25 foot. As stated your permit is denied because you can not meet the required setbacks.

It is my understanding that work has already begun on this deck and hot tub. It will be necessary to remove any work that has begun and is not approved.

You also have the right to appeal. If you wish to exercise your right to appeal, you would need to do so within 30 days of the date of this letter. I have included the appropriate appeal information with this letter. Variance appeals are extremely difficult to have granted by the Zoning Board of Appeals.

If you wish to relocate your deck so that you would meet the requirements of the R-2 zone, I would be glad to review any revised plans. Please call if you have any other questions regarding this matter.

Very truly yours,

Marge Schmuckal
Zoning Administrator