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

September 3, 2009

Tim Maxfield
71 Allison Avenue
Portland, ME 04103

Phillips & Berry Remodeling
64 Taft Avenue
Portland, ME 04102

RE: 71 Allison Avenue – 370-A-24 – R-2 Residential Zone – Permit App. #09-0958

Dear Mr. Maxfield,

I am in receipt of a permit application to remove an existing deck and to build a new 12' x 12' covered porch with a 12' x 16' deck. Your permit is denied because it is not meeting the requirements of the R-2 Residential Zone in which the lot is located.

Section 14-80(d)2 of the R-2 Zone states that the minimum rear setback is 25 feet instead of the 15 feet shown on your submittal.

Section 14-80(e) of the R-2 Zone states that the maximum lot coverage is 20%. The Assessor's information states that the size of the lot is 10,136 square feet in size. 20% of 10,136 results in a maximum lot coverage of 2,027.2 square feet. My calculations result in a total lot coverage with the removal of the existing deck and a new covered porch along with a new deck, results in a total lot coverage of 2,200 square feet which is 172.8 square feet over the maximum allowed.

If you and your contractor can redesign your additions to meet the current R-2 Zone requirements, I will be glad to reactivate the permit and verify Zoning compliance. You also have the right to appeal my 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. Please contact this office for the necessary paperwork required to file an appeal. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator