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

August 25, 2008

Claude Carriere
64 Brook Road
Portland, ME 04103

RE: 64 Brook Road – 375 C028 – R-3 – add second story over garage – permit #08-1038

Dear Mr. Carriere,

I am in receipt of your application to add a second story addition over your garage. Your original permit (#08-0338) was to add a one and a half story attached garage to your house. This permit was approved because the proposed garage met the side setback of eight feet for a one and a half story garage. Now you are applying to amend your permit and make the garage a full two story garage. A two-story garage does not meet the required side setback, so I must deny your request to add a second story to the proposed garage.

64 Brook Road is located in the R-3 residential zone. Section 14-90(d)(3) of the ordinance states that the required side setback for a two-story structure is fourteen feet. The plot plan that you submitted with your original permit gave the side setback for the proposed garage as eight feet. Since you do not have the required fourteen feet, you cannot build a two-story garage.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty 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. You may contact this office for the necessary paper work that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Yours truly,

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