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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

October 9, 2007

Deborah Harmon
31 Melody Lane
Portland, ME 04103

RE: 31 Melody Lane – 379 D005 – R-2 – front porch – permit #07-0675

Dear Ms. Harmon,

I am in receipt of your application to build a forty-two foot by seven-foot porch on the front of your house at 31 Melody Lane. Your property is located in the R-2 residential zone. The land use ordinance, section 14-80(d)(1) gives the required front yard setback in the R-2 zone as twenty-five feet. The plot plan submitted with your application shows the front yard setback for the proposed porch to be twenty-one and a half feet. Section 14-80(e) of the land use ordinance gives the maximum allowable lot coverage as twenty percent of the lot area. Your lot is 9,947 square feet. Twenty percent of that is 1,989.4 square feet. According to the assessor's office, the footprint of your existing structure is 1804 square feet. The square footage of the proposed porch is 294 square feet. With the addition, the total square footage of the footprint of the house would be 2,098 square feet, which is 108.6 square feet over the allowable maximum lot coverage. Since the proposed front porch does not meet the required front yard setback or the maximum allowable lot coverage, I must deny your application to build the porch.

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. Please contact this office for the necessary paper work if you decide 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.

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

Yours truly,

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

