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

November 27, 2006

Jennifer & Steven Fowler-Greaves
113 Deepwood Drive
Portland, ME 04103

RE: 113 Deepwood Drive – 397 C017 – R2 – addition – permit # 06-1541

Dear Jennifer & Steven Fowler-Greaves,

I am in receipt of your application to put an addition on the back of the house at 113 Deepwood Drive. In reviewing the application, I have found discrepancies between the information that was submitted. First of all, the application said that the addition was twenty feet by twenty-one feet, yet the site plan and building plans show the dimensions of the addition as eighteen feet by twenty-two feet. Second, the site plan has the size of the lot as ninety feet wide by one hundred twenty feet deep, yet the lot is one hundred feet wide by one hundred feet deep. The site plan needs to reflect the actual conditions of the lot. Finally, the size of the existing garage is also unclear. The site plan and the building plans have the garage as twenty-four feet wide and thirty feet deep. The left elevation plan has the garage as twenty-four feet deep, and it does not show the porch off the front of the house. All these contradictions make it unclear as to what is actually there and what the size of the proposed addition is. It is important to know exactly what exists and what is proposed to make sure that the zoning requirements are met. Section 14-80(e) of the ordinance states that the maximum lot coverage in the R2 zone is twenty percent of the lot area. If the lot is one hundred feet by one hundred feet, then the lot size is ten thousand square feet. Twenty percent of that is two thousand square feet. If the garage is twenty-four by thirty feet and the house including the porch is thirty-six feet by thirty-six feet, then the total square footage of the existing footprint is two thousand and sixteen square feet, putting the footprint sixteen feet over the maximum lot coverage. The eighteen by twenty-two foot addition would add three hundred ninety-six more square feet, making the footprint four hundred and twelve feet over the maximum lot coverage. Since the proposed addition is over the maximum allowable lot coverage, I must deny your application. I left a message on your contractor, Kevin Bedard's voice mail on October 31, 2006 regarding these issues, but I never heard back from him.

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 paperwork 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.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

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