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

June 3, 2008

Joy O'Brien & Richard Rangan
113 Deepwood Drive
Portland, ME 04103

RE: 113 Deepwood Drive – 397 C017 – R2 – expand rear deck – permit # 08-0601

Dear Ms. O'Brien and Mr. Ranaghan,

I am in receipt of your application to put a larger rear deck on the back of the house at 113 Deepwood Drive. Your house is located in the R-2 residential zone. Section 14-80(e) of the ordinance states that the maximum lot coverage in the R2 zone is twenty percent of the lot area. The size of your lot is ten thousand square feet. Twenty percent of that is two thousand square feet. The footprint of the existing structure including the existing six by eight foot deck is 1,928 square feet. The proposed 12 foot by 24 deck would add 240 square feet to the footprint for a total of 2,168 square feet. This is 168 square feet more than the allowable maximum lot coverage. Since your proposed deck expansion is over the maximum allowable lot coverage, I must deny your application.

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. I have enclosed a copy of the appeal application and process. 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