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

May 18, 2005

Jeff Lowery
123 E. Kidder Street
Portland, ME 04103

RE: 119 E. Kidder Street – 425-I-part of 28, 31, & 32 – R-5 Zone – application #050-506

Dear Jeff,

I am in receipt of your application to split the current lots that you own into two separate lots and to then build a new two unit building on the newly created lot. Your permit has been denied because your submittals are incomplete at this time in order to determine compliance with the City's ordinances.

Your submittal has not shown the required four (4) parking spaces on your plans. You need to provide four 9'x19' parking spaces. These parking spaces shall not be places within your required front yard setback.

Your site plan does not entirely match your building plans. Your building plans show two 5' x 10' rear decks with stairs extending toward the rear setback line. Your site plan does not show those extended stairs. It is important to show the exact dimension of the stairs. Your allowance to project into a required yard is limited to no more than 50 square feet, with a projection of no more than six (6) feet (section 14-425). Your proposal may be violating that allowance.

It has also been determined that your development falls under a subdivision review before the Planning Board. You must submit a subdivision packet to the planning department and receive approvals prior to the issuance of your new building permit.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Sarah Hopkins, Planning
Jay Reynolds, Planning
File

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Pen my letter in our legal office is now saying that this is not considered to be a subdivision.