



CITY OF PORTLAND

January 7, 2004

Donald E. Brown, Jr.
50 Hawthorne Street
Portland, ME 04103

RE: 78 Hawthorne Street – 427-C-003 – R-5 zone and within Shoreland Zoning
Permit application #04-0002

Dear Mr. Brown,

I am in receipt of your permit application to add a full shed dormer on both sides of the main part of the house and raise the roof in the kitchen. Because your lot is lawfully nonconforming as to land area per dwelling unit, section 14-436 of the land use zoning ordinance allows a maximum 50% expansion within the existing footprint, only once during the lifetime of an existing structure. Currently I do not have enough information with your submittal to determine compliance with the ordinance. Your permit is on hold until I can receive the required information.

Within thirty (30) days, please submit existing floor plans of the top floor with a comparison of the new floor plans. Both plans shall provide scaling and all dimensional information.

Please also note that your new addition will be close to the maximum height of 35 feet allowed within this R-5 zone. After framing is completed you shall show proof to the code enforcement officer that you are meeting this maximum height limitation. You may need a professional to verify the height for the City.

Very truly yours

Marge Schmuckal
Zoning Administrator

Cc: file