

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

July 18, 2001

Matthew S. Hodgins
197 Sherwood St.
Portland, ME 04103

RE: 197 Sherwood Street – 428-F-4,5,6 - R-5 zone

Dear Mr. Hodgins,

I am in receipt of your building permit application to change the use from two families to three families. This change of use is considered a multiplex development under the definitions given within the R-5 zoning ordinance (section 14-117(a)2). A multiplex development requires 6,000 square feet of land area per dwelling unit, or 18,000 square feet of land area for three (3) dwelling units. Per your submittal and the Assessor's information, this lot is only 15,000 square feet in land area.

Because you are not meeting the minimum land area requirements for the change of use from two (2) to three (3) units, **your permit is denied.**

You have the right to appeal this determination to the Zoning Board of Appeals (section 14-472). If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to apply. Please note that variance appeals are very difficult to receive based upon the criteria that the Zoning Board of Appeals is required to use. Please contact this office immediately for the required information you will need in order to apply for an appeal.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Mark Adelson, Dir. Neighborhood and Housing Services
File