



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 21, 2011

Warren A. Rowell
43 Watson Street
Portland, ME 04103

Re: 43 Watson Street – 431 C005 – R-3 residential zone – expand front porch – permit #2011-07-1727

Dear Mr. Rowell,

I have reviewed your building permit application to rebuild and expand your front porch at 43 Watson Street. At this point I must deny your application because you are not meeting the zoning requirements of the R-3 residential zone.

43 Watson Street is located in the R-3 residential zone. Section 14-90(d)(1) states that the minimum front yard setback is twenty-five (25) feet. Your plot plan gives the setback from the porch to the street as 16'. This does not meet the minimum requirement. Also, it is not clear if the 16' that is given is to the street or the front property line. Since you do not meet the required setback, you cannot expand your front porch. You can rebuild the existing permitted front porch which our records show to be 8' x 12'. Please submit revised plans that reflect that you are only rebuilding the front porch in the previously permitted footprint.

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 file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. Please contact our office if you decide to file an appeal.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

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

Cc. file