

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

J & T Construction
31 Beech Ridge Road
Scarborough, ME 04074

September 22, 1999

RE: 66 Samuel Road - 437-C-9 - R-3 Zone - Floodplain overlay zone of AE, panel 7C

Dear J & T Construction,

Please note that your permit to construct an addition of 24' x 26' garage with a second floor room and 23' x 12' family room/entry way is being denied. Your plans show that you intend to install a kitchen area above the new garage which constitutes a second dwelling unit. This is not an allowable use in the R-3 Zone without the granting of an appeal by the Zoning Board of Appeals. This would be a use variance appeal, which is a very difficult appeal, if not an impossible appeal to receive from the Board of Appeals. This property is also located in an AE Floodplain zone which requires the lowest floor elevation to be a two (2) feet above the given elevation of 70 feet. This office requires drawings that show the lowest floor elevation to be at 72 feet. After construction of the lowest floor elevation this office requires a Certificate of Elevation to be filled out by a surveyor and submitted for review.

Please let me know if you wish to continue with this project. If you do wish to appeal, you have 30 days from the date of this letter to apply. This office can supply all the necessary information explaining how to file for an appeal, and the information you will need to fill out the Floodplain paperwork.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

cc: Daniel & Laurie Hibbs, 66 Samuel Road, Portland, ME 04103
File