Portland Maine Yes. Google's good here.

Christina Stacey <cstacey@portla

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

81 Morning St - Permit #01421

2 messages

Christina Stacey <cstacey@portlandmaine.gov> Thu, Sep 14, 2017 at 2:05 PM
To: Carol Morrissette <carol@resdesstudio.com>

Hi Carol,

I have started review of the application for expansion and renovations at 81 Morning St. The project appears to meet zoning regulations; however, I had a question about the possible encroachment over the property line to the north. Has the property been surveyed? The site plan seems to show the northern edge of the building slightly extending over the side property line. We would have concerns about approving an expansion of a building that is encroaching over a property line without an easement from that abutter. Please let me know any info you may have.

Thanks,
Chris

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Chris Stacey - Zoning Specialist
Permitting & Inspections Department
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

Carol Morrissette <carol@resdesstudio.com> Fri, Sep 15, 2017 at 5:26 PM
To: Christina Stacey <cstacey@portlandmaine.gov>

Chris,

We had inadvertently submitted an older drawing for the site plan. The updated plan is attached and properly named.

We referenced the deed and the City's GIS for property boundaries. The property has not been surveyed, but the house and garage have been field measured so as to be located in relation to each other, the retaining wall and fence that runs along two property lines, and the neighboring house. The GIS information was used to establish the relationship of the neighboring buildings that were not easily accessible to measure in the field.

This updated site plan accurately shows our intent of zero increase in footprint (with the exception of the side entry stairs) or overhangs.

Please let me know if you have any other questions or concerns. Thank you for pointing this error out—it was simply an older overlay that we should have updated.

As always,
-Carol

Carol A. Morrissette
Maine Licensed Architect
Residential Design Studio, LLC
21 Chestnut Street, Unit 506
Portland, Maine 04101
Studio 207.699.4184
Mobile 207.671.7965

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions.

[redacted]

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