



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**26 Moody St - permit #2017-01260**

3 messages

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**Ann Machado** <amachado@portlandmaine.gov>  
To: hjm2256@gmail.com

Thu, Aug 24, 2017 at 1:49 PM

Harry -

I have completed my initial zoning review for the permit to change the use of the building to a single family home. I have a few questions before I can sign off for zoning. It has been a little confusing because you have already been issued two fast track permits. It is a little hard to tell where the work approved under permit 2017-01281 ends and the work on this permit begins.

1. Can you confirm that the following is the the scope of work covered by this permit - to add a deck over the front entry porch, to replace the existing bulkhead with a doghouse entry to the basement, to remove the bay window on the left side, to remove the existing rear deck and to build a new first floor rear deck closer to the left side of the building.
2. Is the attic going to be occupied or finished at this time?
3. I need some clarification about the new first floor deck. From plan A2.3 (South Elevation) and Plan A1.1 (First and Second floor Plan) the deck is 14' x 8' with a set of steps going off each side of it. The outline of the new deck on the proposed site plan is unclear. The gray area appears to show it but the gray area goes beyond the proposed stairs and it does not show the stairs on the other side going towards the right side property line.
4. The site plan shows a curb cut and driveway. There does not appear to be an existing curb cut. You need to work with Public Works to get a street opening permit if you want to install a curb cut.

Ann Machado  
Zoning Administrator  
Permitting and Inspections Department  
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**Harry Mcmann** <hjm2256@gmail.com>  
To: Ann Machado <amachado@portlandmaine.gov>

Thu, Aug 24, 2017 at 3:45 PM

Hello Ann,

The reason for the fast track permits was to keep the project moving along as I had contractors sitting idle. Of the fast track permits the first was to demo interior walls etc. That is complete. The second was to repair fire damage - this is still ongoing and yes it does somewhat overlap the permit request you have.

As to your specific questions:

- 1.) Yes to all - adding the deck over the front porch, the doghouse, and the rear deck, as well as moving windows and interior design.
- 2.) No, the attic will not be occupied, just roughed in for a future bedroom or other use.
- 3.) I believe the site plan does show both sets of deck stairs. You are correct there are a few areas of shaded gray that are somewhat confusing. I can swing by tomorrow if that would be helpful?
- 4.) The curb cut is complete. The permit for that was pulled by Ruck Paving. I believe I have a copy of that if you need it.

Feel free to call me if easier [207-749-6688](tel:207-749-6688)

Thanks, Harry

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