

Jeanie Bourke - Re: 90 Vesper St., BP#2015-00977 plan review comments

From: Nancy MacCausland <nmaccausland@gmail.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 7/7/2015 3:31 PM
Subject: Re: 90 Vesper St., BP#2015-00977 plan review comments

Thank you Jeanie. I have a call in to my builder to measure again as I am on PEI. I will attach a picture of that bumpout on the side. It is just a cover over the entrance. Using the 7 inches from the house for the line it should be pretty easy to measure.



Nancy
On Jul 7, 2015, at 12:26 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

Hi Nancy,

Just getting caught up on emails. I am researching the easement question, but my understanding is that it will need to be recorded on the deed at the Registry.

I have attached a couple of plans with some comments for you to confirm some information.

I will let you know soon.

Thanks,
Jeanie

>>> Nancy MacCausland <nmaccausland@gmail.com> 6/26/2015 4:36 PM >>>

Thanks. I know you must be busy tidying things up for your week. Is there anyone I can talk to about how the easement works? No bumps out on the building but steps to get in the rear door with a small roof over the steps.
Enjoy your time off.

Nancy

On Jun 26, 2015, at 4:33 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

If you want to be less than 5' from the PL you will need to get the easement. I just wanted to make sure you understood your options.

On the other side, you need to provide the distance to the farthest most building projection. Is there a bumpout on the left side? The Assessors sketch shows this.

I am on vacation next week, so we may need to wait until the following week to catch up.

Jeanie

>>> Nancy MacCausland <nmaccausland@gmail.com> 6/26/2015 2:42 PM >>>
Hi Jeanie

Hopefully we can talk in regard to this . I don't really understand the new ruling. Does that mean I can have a 0 ft setback if I meet the 10 ft requirement on the other side. I definitely meet that. Or do I need to get an easement. How do I get that. Or am I not eligible at all for the 0 ft ruling.

I'll forward your email to Bob Paisley for the additional information. But I guess I need to know about that ruling.

I thought a regular person should be able to submit the plans. But do I need someone else?

Thanks

Nancy
902-886-3327

On Jun 26, 2015, at 2:26 PM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

Hi Nancy,

Yes, we will need the email from John Swan.

As I informed you previously, the new R-6 Zone has been adopted. This now allows a 10' rear setback, which this deck meets. The big change is the side setbacks. A structure can now have as low as a 0' setback to the PL if the cumulative side yard setbacks are a minimum of 10'. Your plot plan shows 12' on the left side, is that accurate? There is a caveat for a deeded maintenance easement on the lesser side. The easement can be incorporated into the chosen setback distance. See this code language:

Minimum Side Yard Setback for Principal and Accessory Structures

5 ft, except that a side yard in

the R-6 zone may be reduced to zero, provided that the cumulative side yard setbacks are not less than 10 ft. A permanent

maintenance easement a minimum of

5 ft. in width shall be provided on the parcel adjacent to the lot line with the reduced side setback.

Side yards in R-6A shall be 10 ft. for principal structures up to 45 ft. in height and 15 ft. for principal structures greater than

45 ft.in height.

Once you decide what to do, please change all the plans to reflect this, ie. the plot plan, deck dimensions, etc. so that I am reviewing the accurate information. Previously, I had only done the zoning review. I have looked at the building construction details and have several comments that need to be addressed. See the attached plans with markups. All revised plans shall maintain the exact pdf file name as this will automatically replace the originals.

Let me know if you have any questions.

Thanks,

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

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Permit status can be viewed at: <http://www.portlandmaine.gov/792/Permit-Status>

>>> Nancy MacCausland <nmaccausland@gmail.com> 6/25/2015
 11:55 AM >>>

Hi Jeanie

I talked to our builder, Bob Paisley of Structural Integrity about the new requirements . Using the information from John Swan (side of house is 7 inches from property line), he figured that the plans could be adjusted by putting in a new sono tube with rebar and building a new support post. This would put the side of the deck 5 feet from the side property line.

I don't have a formal document from Haskall but I could send you the email that John Swan sent me with the measurement from the house to the side property line. The only change from the original plan would be the cutting back of the deck and changing the position of the soon tube.

I have attached a revised plot plan and floor plan.

I'm hoping this is enough! Thanks .

Nancy

❖❖ <Floor Plan.pdf><Framing plan.pdf>

<Plot Plan.pdf><Assessors sketch.pdf>