CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/17/17

155 Washington - demo and addition permits

Johnny Ritzo <johnny@kingpinecapital.com> Thu, Jan 26, 2017 at 4:04 PM
To: Christina Stacey <cstacey@portlandmaine.gov>

Hi Christina,

Thank you for your follow up. In response to your requests / questions:

Demolition Permit

(1) See attached letter to Mr. Rando

(2) See attached report from Northeast Test Consultants

Addition Permit

(1) Please see the North and South Elevations (A.04) of the plans.

The old structure has a ridge height of 13'10" and the new structure has a proposed ridge height of 14'4" resulting in a 6" difference. I followed up with my architect, Kevin Moquin, and he explained that he wanted to match the roof pitches of the existing cinder block building (5/12 pitch) with the proposed addition for aesthetic purposes. He further explained to me that, within the 15' setback area (non-conforming portion), the new building is actually shorter than the existing shed because of the proposed pitch. The new ridge line, which is 6" higher than the old one, lies beyond the 15' set back and conforms with the height restrictions of the zone.

If this line of argument doesn't suffice, I can talk with my architect about either lowering the wall height or decreasing the pitch of the proposed structure to bring it down 6". Please let me know what the City will require.

(2) I will go ahead and fill out the Administrative Authorization and will email it to the Planning Department.

Thank you very much for your help. I look forward to working with you on this project.

Best,

Johnny

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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. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

2 attachments

Ltr_Rando_012617.pdf
1936K

15731-2016_King Pine Capital_2 Sheds_155 Washington Avenue_Portland_Asbestos Survey.pdf
4346K

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