

Ann Machado - RE: 12 - Romasco Lane - unpermitted deck

From: Nick DeFries <njdefries@hotmail.com>
To: Ann Machado <amachado@portlandmaine.gov>
Date: 6/20/2013 10:53 AM
Subject: RE: 12 - Romasco Lane - unpermitted deck

Hi Ann,

I would like to go ahead with the interior work proposed on the permit (#2013-01241). and appeal for the decks. the existing permit work scope will include:

Crawlspace:

Adding a couple of concrete footing and lally columns
Adding 2x10's @ 16" to the ground floor ceiling and floor.

Ground floor:

Removing interior
Removing and replacing the stair from the ground floor to the first floor
Removing interior gypsum board and wood paneling from the exterior walls and installing cellulose insulation and vapor barrier.
Adding 2x10's @ 16" to the ground floor ceiling and floor
Adding 2x6 framing to the exterior walls to allow for more insulation.
Adding Sprinkler system.
Running all new electrical outlets, light switches and lighting.
Removing the existing kitchen and moving to a new location on the west wall.
Adding 1 hour fire rated walls on the ceiling and stair walls.
Changing the bathroom layout and installing a new sink and bathtub.
Adding wood floors to living room and bedroom along with tile in the bathroom.

First Floor

Removing and replacing and the stair from the first floor to the second floor with wider and shorter treads and risers.
Removing one window and replacing it with another triple glazed window.
Removing interior gypsum board and wood paneling from the exterior walls and installing cellulose insulation and vapor barrier in the stairway and bathroom.
Adding 2x6 framing to the exterior walls to allow for more insulation in stairway and bathroom.
Adding Sprinkler system.
Adding 1 hour fire rated walls on the ceiling and stair walls.
Changing the bathroom layout and installing a new sink and bathtub.
Removing some interior walls.
Removing the existing kitchen and moving to a new location on the north wall.

If you have any questions please let me know. or need more information please let me know.

Thanks
Nick DeFries
207.423.4335

Date: Thu, 20 Jun 2013 08:59:14 -0400
From: AMACHADO@portlandmaine.gov
To: njdefries@hotmail.com
Subject: 12 - Romasco Lane - unpermitted deck

Nick -

This is just a follow up to our telephone conversation from yesterday.

As I told you, the existing rear deck and egress landings and stairs were never permitted. I will be sending you a separate letter regarding this. I have attached the Practical Difficulty Variance Appeal Application and a pdf that explains the ZBA Appeal Application Process.

If you want to go ahead with the interior work proposed on the permit (#2013-01241) and decide if you want to appeal then send me an email explaining that you want to revise the permit and list exactly what the scope of work is that you want covered under the existing permit.

Let me know if you have any questions.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

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.