

Marge Schmuckal - Re: 34 Howard St.

From: Lauren Reiter <laurenjreiter@yahoo.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 9/10/2014 6:01 PM
Subject: Re: 34 Howard St.
CC: Tom Landry <tomlandry@benchmarkmaine.com>

Thanks Marge. I'll get revised "official" drawings to you by end of this week, including the stair bulkhead, and hopefully we can talk on Tuesday when you return. Please call my cell 917-502-2225, or email me. Or, I'll be in town Tuesday and Wed. if you want to meet to go over them. (I will give them the original date, as I understand that this is how things have to be entered in the system.)

Have a great weekend!

Lauren

Reiter Architecture & Design

Lauren J. Reiter, RA, LEED AP
P.O. Box 275 / 56 Fox Lane
Brooklin, ME 04616
tel. 207.359.2300 / fax. 207.359.4951
email. laurenjreiter@yahoo.com

On Wednesday, September 10, 2014 4:54 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

Hi Lauren,

What you marked up looks like it could work. I would need a little more info on how the stairs to the roof would be constructed along with a good elevation.

To let you know, I am going out of town on a long weekend and will be back next Tuesday so we can finalize this permit and get it out to you.

thank you,
Marge

>>> Lauren Reiter <laurenjreiter@yahoo.com> 9/9/2014 5:09 PM >>>

Marge, I've attached a marked-up A4/Proposed Plan drawing to try to communicate what the Owner would like to do at this point, following the results of our meeting yesterday. The notes on the drawing indicate the following:

1. Remove "cantilevered" deck from second floor off of south side of Master Bedroom, because of encroachment on setback. (The building appears to be 10' - 4-1/2" off the property line.)
2. Add cantilevered second floor deck above the outside entry way, off of the east side of the Master Bedroom as shown.
3. Bring stair bulkhead up to roof, and create flat roof above the areas formerly noted as shed dormers. This would have 42" high railings, of course. There would still be a gabled end of the building facing Howard St. - in-other-words, we'd have a gabled area about 3' deep at the end of that section of the building and the flat roof/roof deck would be behind it.

Based on our conversation, I am assuming that all of the above items present no issues relative to zoning.

The only other issue is this: in lieu of what we showed as proposed small decks on the 1st and 2nd floors off of the living room and the east bedroom, would it be possible to include this space as interior space instead of decks? This would add about 40 feet to each floor, with the total net added square footage from the original to be approx. 158 SF (i.e. 78 SF previously shown + 80 SF). This is shown on the drawing as hatched area.

I realize that this might be a bit confusing with all of the notes on the drawing, so I'd love to discuss it with you tomorrow if that is convenient for you. Please let me know what time you'd be able to talk.

thanks so much!
Lauren

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Marge Schmuckal - 34 Howard St.

From: Lauren Reiter <laurenjreiter@yahoo.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 9/9/2014 5:10 PM
Subject: 34 Howard St.
CC: Tom Landry <tomlandry@benchmarkmaine.com>
Attachments: 34 Howard Proposed Plan revisions 9-09-14.JPG

Marge, I've attached a marked-up A4/Proposed Plan drawing to try to communicate what the Owner would like to do at this point, following the results of our meeting yesterday. The notes on the drawing indicate the following:

1. Remove "cantilevered" deck from second floor off of south side of Master Bedroom, because of encroachment on setback. (The building appears to be 10' - 4-1/2" off the property line.)
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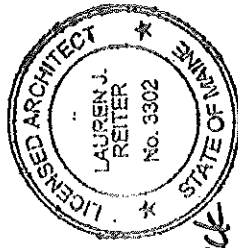
Based on our conversation, I am assuming that all of the above items present no issues relative to zoning.

The only other issue is this: in lieu of what we showed as proposed small decks on the 1st and 2nd floors off of the living room and the east bedroom, would it be possible to include this space as interior space instead of decks? This would add about 40 feet to each floor, with the total net added square footage from the original to be approx. 158 SF (i.e. 78 SF previously shown + 80 SF). This is shown on the drawing as hatched area.

I realize that this might be a bit confusing with all of the notes on the drawing, so I'd love to discuss it with you tomorrow if that is convenient for you. Please let me know what time you'd be able to talk.

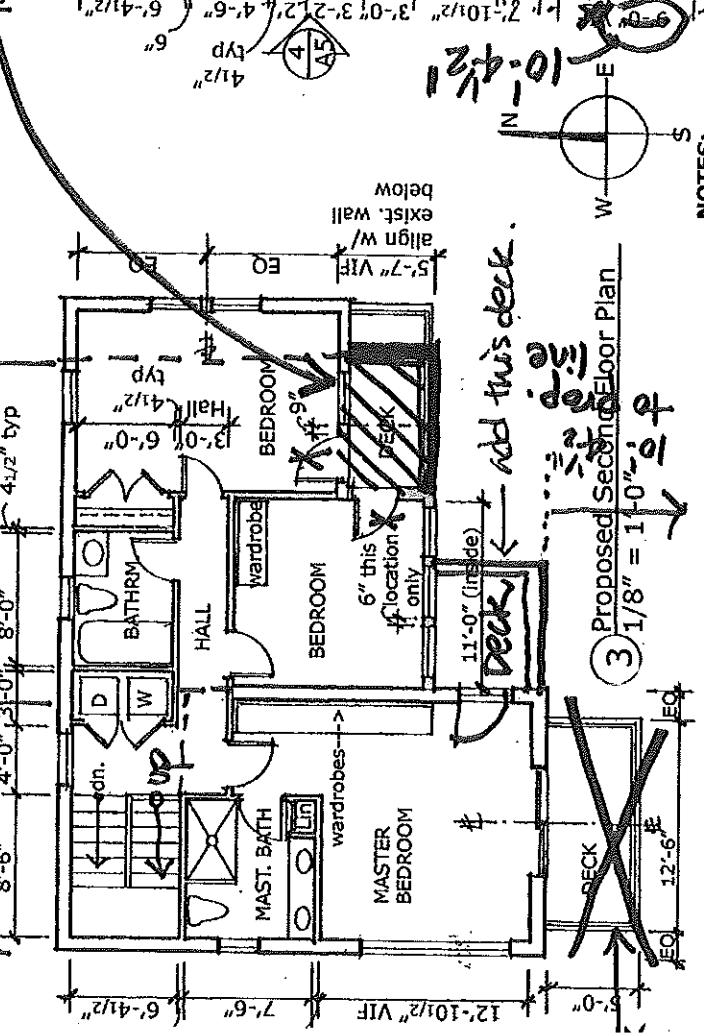
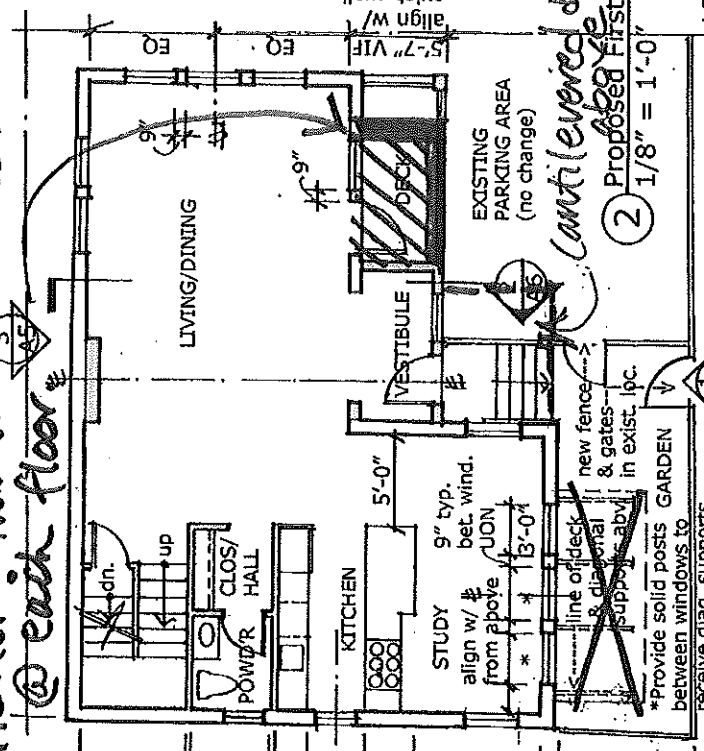
thanks so much!
Lauren

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email. laurenjreiter@yahoo.com



Can we absorb this area into interior? This work add 40 SF ± @ each floor

bulkhead above



LEGEND OF SYMBOLS

- Existing walls to remain
- New walls: Int. walls 2x4s @ 1 o.c., 1/2" gyp. ea.s Use WR gyp. @ batt
- Exter walls 2x6s @ o.c., fill cavity w/ cell spray foam. B sheathing & clapbo

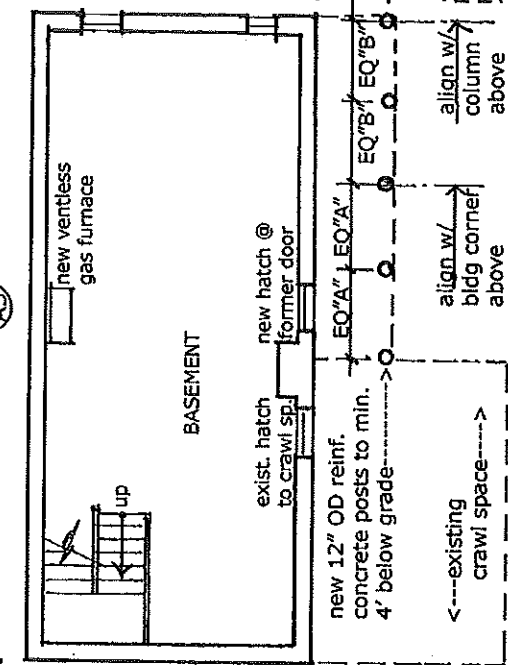
NOTES:

1. All bedrooms have rect egress to decks via 0" or 36" w. x 6'8" h. doors
2. Provide window opening limiting devices @ a 2nd Flr. windows w/ sills at or below 24" above floor.
3. All interior doors to e 2'-6" w. x 6'-8" h. UN.
4. See A5 for window exterior door schedule.
5. See A7 for stair & terrace details

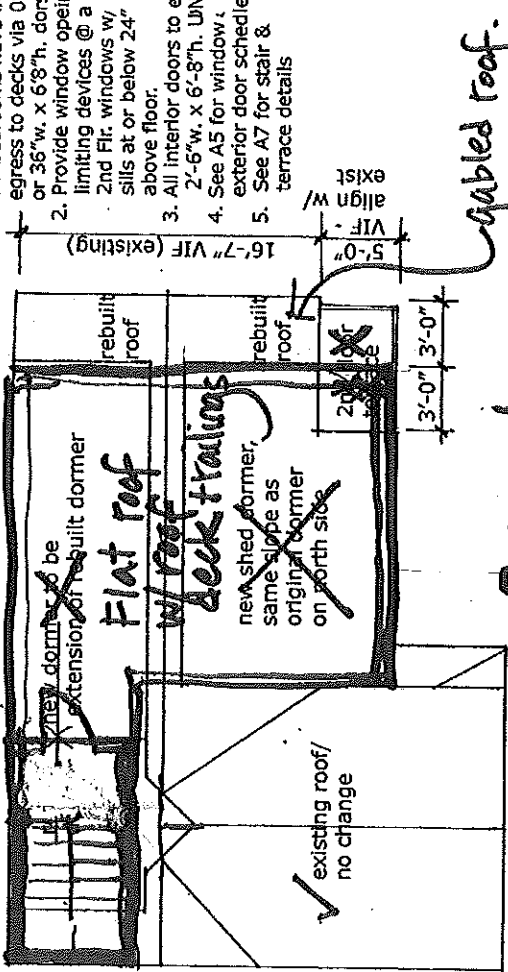
Proposed Renovation @ 34 Howard St.
Portland, ME
August 27, 2014

Reiter Architecture & Design
PO Box 275
Brooklin, ME 04616
207-359-2300/laurenreiter@yahoo

PROPOSED PLANS
A4



Proposed Basement Plan
1 1/8" = 1'-0"



Proposed Roof Plan
4 1/8" = 1'-0"

gabled roof.
Proposed Revisions @ 34 Howard
Sept. 9, 2014

Marge Schmuckal - 34 Howard St.

From: Lauren Reiter <laurenreiter@yahoo.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 9/8/2014 3:27 PM
Subject: 34 Howard St.
CC: Tom Landry <tomlandry@benchmarkmaine.com>

Marge, thanks for the meeting this morning - I think it was very helpful for both of us. I wanted to confirm a few things and also ask a question.

1. We do not have adequate setback for the proposed second floor deck off the master bedroom where currently shown, so I will take that off the drawings. However, we would like to place it instead off the east side of the same room -i.e. over the outside entrance stairs, which I assume is acceptable based on our conversation today. This would not encroach on the 10' setback.
2. I am going to revise the drawings to show a deck over part of the re-built roof area. The highest original roof will still be intact, and there will still be a gabled building end facing Howard, to maintain a similar look to the end of the building as original.
3. The question is this: in lieu of the small outside decks facing Howard St. off the living room on the 1st floor and bedroom on the second floor, could these spaces be enclosed at each floor and become additional interior space? It would add approximately 50 additional square feet at each floor and would be done by extending the new dormer in the direction of Howard St..

It might be easiest if I send a quick diagrammatic sketch to you showing all of the things noted above, which I will send tomorrow. However, I just wanted to let you know what the general revisions would be, as discussed.

thanks,
Lauren

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email. laurenreiter@yahoo.com

Marge Schmuckal - RE: Peaks Island library/community center

From: "Dick Reed" <dreed@reedarchitecture.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>, <campbell@portland.lib.me.us>
Date: 9/2/2014 10:25 AM
Subject: RE: Peaks Island library/community center

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Friday, August 29, 2014 1:40 PM
To: campbell@portland.lib.me.us; dreed@reedarchitecture.com
Subject: Peaks Island library/community center

Marge,

Thanks for checking on this and for seeing what other sections of the Ordinance might apply.

A couple of questions:

How do conditions existing and approved since the 1970's, with a permanent foundation and roof, affect the porch enclosure?

If the porch enclosure is not allowed by current Ordinances due to setback requirements, what is the process for an exception?

Regards,

Dick

Hi Dick & Sara,

I promised to get back to you on the zoning matter of enclosing the existing "porch" as you described it. Section 14-427. Enclosure of porches:

"Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass."

So I can't use this section of the Ordinance because this was not in existence in 1957. I will do a little more research concerning this property to see how this was originally approved and to try to figure out if another section of the Ordinance might apply.

Have a great Labor Day weekend.

Marge

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Marge Schmuckal - Re: 34 Howard Street - 2014-01970 - 014-E-019

From: Lauren Reiter <laurenreiter@yahoo.com>
To: Tom Landry <tomlandry@benchmarkmaine.com>, 'Marge Schmuckal' <MES@portla...>
Date: 9/3/2014 1:12 PM
Subject: Re: 34 Howard Street - 2014-01970 - 014-E-019

Marge, I left you a phone message this morning, but I am hoping I can answer your questions here.

1. The Residential Addition application notes: "Renovation of existing single-family home, including re-building of inadequate...roof framing at one part of the building.....No change to building footprint other than.....new living space in former area of access hatch." The expanded square footage to create new living space (SF noted on the cover sheet) is entirely in the area above the original access hatch, on both the first & second floors.
2. The existing roof plan on Drawing A2 notes that a large section of the roof is to be re-built (largely due to very insufficient existing framing). Existing elevations on Drawing A3 also note the areas of roof to be re-built.
3. The Proposed Roof Plan on Drawing A3 and Proposed Elevations on Drawing A4 indicate which is existing dormer area to be re-created, and where expanded or new dormers are located.
4. Most importantly, the **overall height of the building is not changed**, as the highest roof-line is existing and is to remain. **The net additional square footage is 78 SF**, created by the new dormer on the south side of the east-west roof, and includes footage on both the first and second floors (though the majority of added footage is at the second floor). This number is well under the additional footage allowable for a non-conforming building when the existing roof-line limits head height. **The building footprint, relative to it's lot lines, is also not changed**. There is no change to curb-cut or location of perimeter fencing.
5. As a point of clarification, the proposed deck off of the second floor Master Bedroom is technically not cantilevered, as diagonal steel supports attached to the wall below are included - rather than posts that land on grade.

I hope that this answers your questions and will allow review of the project to proceed. If not, please let me know what other information I can provide.

best regards,
Lauren

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Brooklin, ME 04616
tel. 207.359.2300 / fax. 207.359.4951
email. laurenreiter@yahoo.com

On Tuesday, September 2, 2014 6:38 PM, Lauren Reiter <laurenreiter@yahoo.com> wrote:

Marge, I'd love to have a chat with you over the phone - tomorrow if possible - but could also meet with you this Friday, if that is needed. But, I think I can answer your questions over the phone, and can follow-up with additional information as needed.

Is there a convenient time to call you tomorrow (Wednesday)?
thanks and best regards,
Lauren

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Brooklin, ME 04616
tel. 207.359.2300 / fax. 207.359.4951
email. laurenjreiter@yahoo.com

On Tuesday, September 2, 2014 3:45 PM, Tom Landry <tomlandry@benchmarkmaine.com> wrote:

Hi Marg, I have ccd the Architect, Lauren Reiter, she will be better to answer these questions. Always happy and find it productive to meet. If needed work out a day and time and just lmk. Be well!

Tom Landry
Broker/Owner
Direct: 207-939-0185

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From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Tuesday, September 02, 2014 3:08 PM
To: tomlandry@benchmarkmaine.com
Subject: 34 Howard Street - 2014-01970 - 014-E-019

Hi Tom,

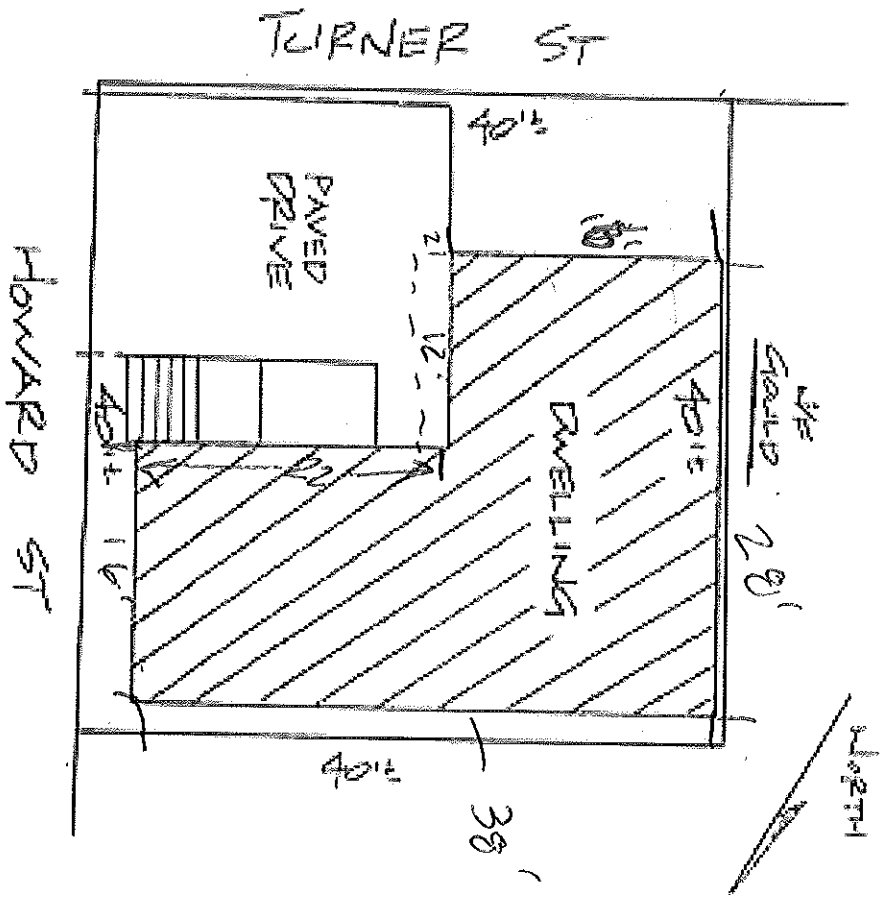
I am in receipt of your application for work at the above address. Your application did not mention the expansion of the dormer. Because the building is legally nonconforming as to setbacks, 14-436 limits how much you can expand upward on the nonconforming building. I did not see any calculations provided for this expansion. I also am not sure where the cantilever deck is being placed. It might be easier to meet to go over these items. Feel free to e-mail or call me to set up a time to go over this project. I have to put your permit on hold until such time I am sure that it is meeting the Land Use Zoning Ordinance.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine
(207) 874-8695

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CORRECTION, NORTH

SCALE: 1" = 10'



TURNER ST

HOWARD ST

PAVED DRIVE

DWELLING

40'

21'

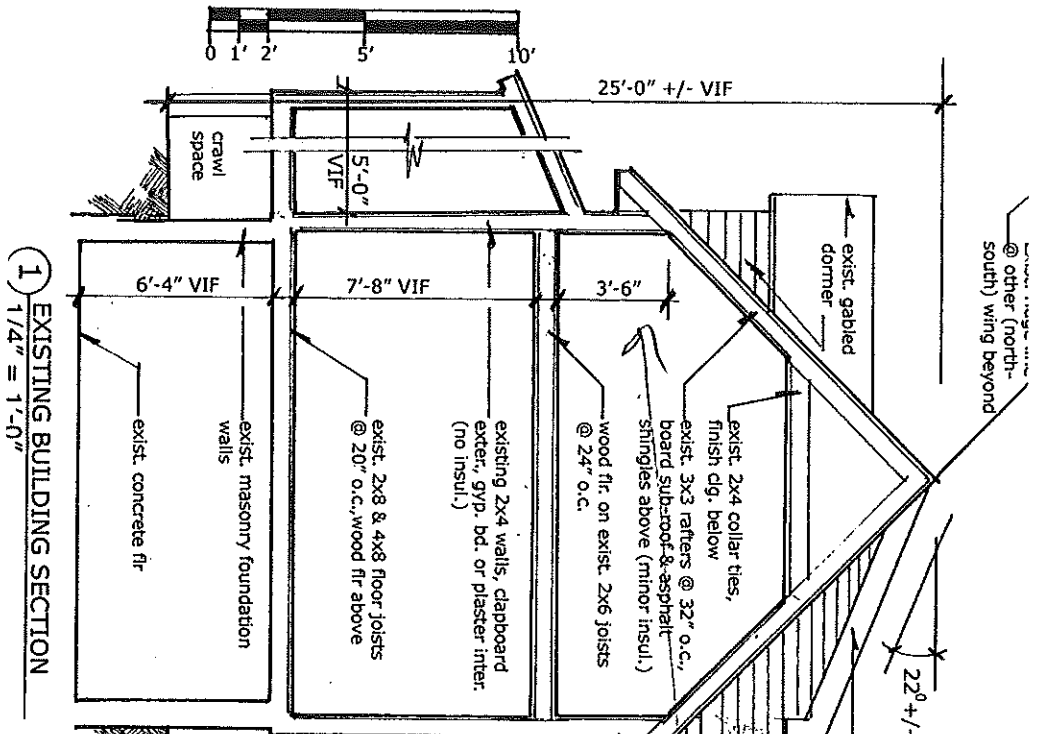
12'

29'

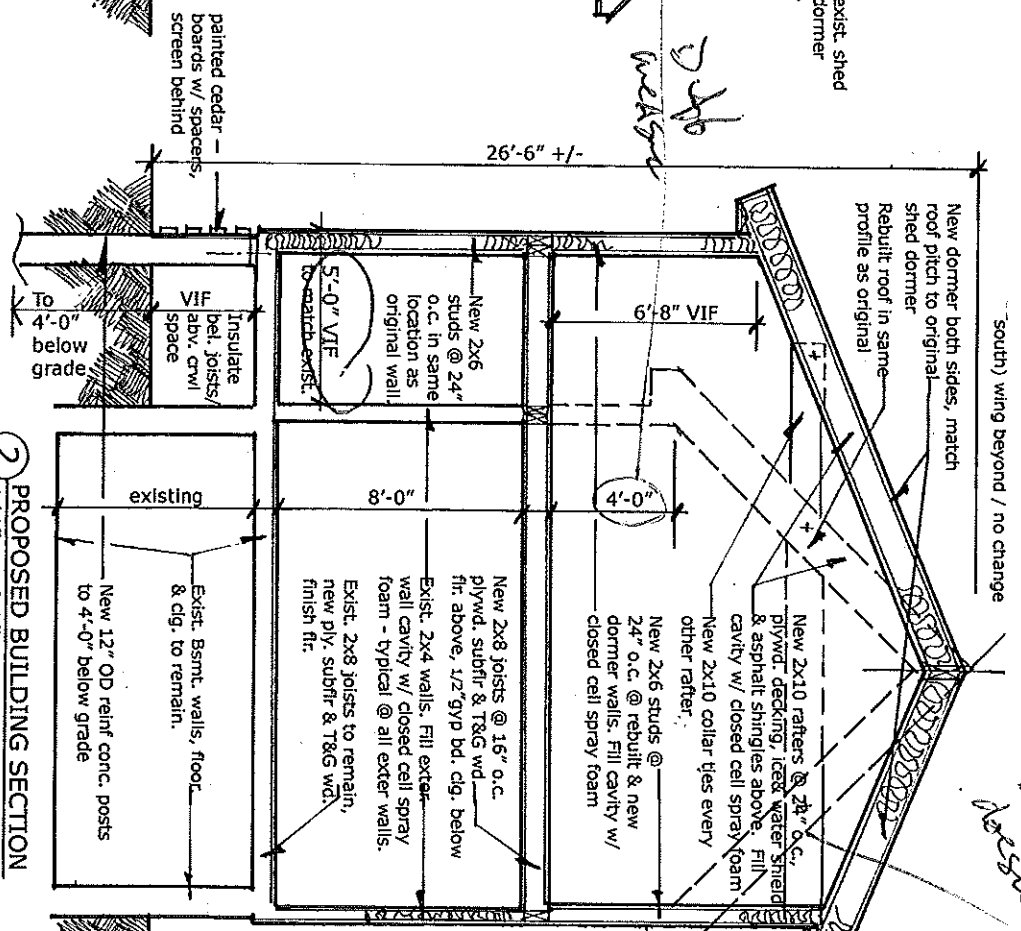
40'

38'

NORTH



1 EXISTING BUILDING SECTION
1/4" = 1'-0"



2 PROPOSED BUILDING SECTION
1/4" = 1'-0"

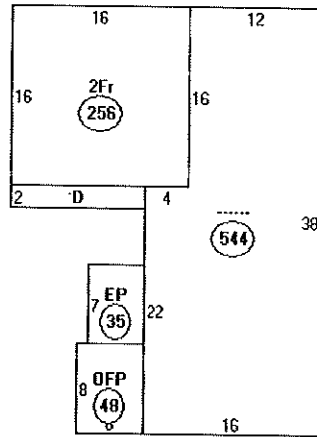
5 x 22 = 110 #

at Portland wing dormer
rebuild roof
Foilage

Note
is ga
same
roof l
elev

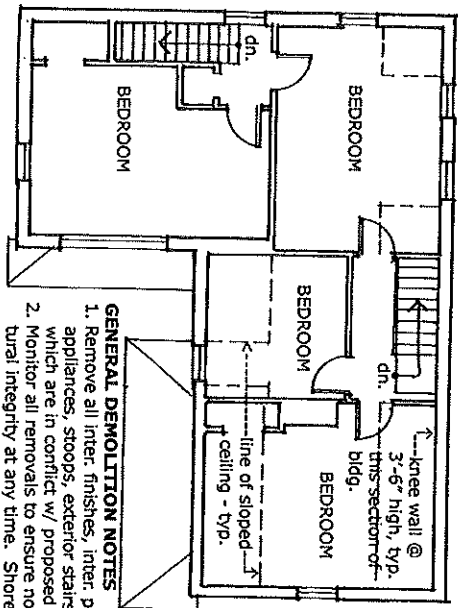


Propose
@ 34 HC
Portland, M
August 27
Relter Ar
PO Box 2
207-359-2300
BUILDIN



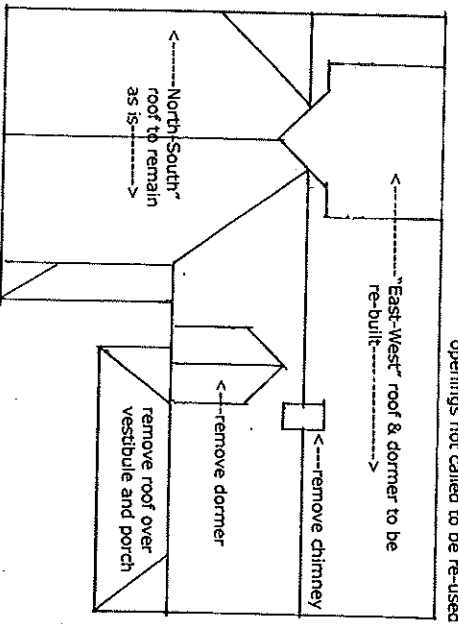
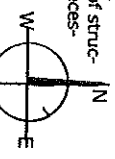
Descriptor/Area

- A:
544 sqft
- B: OFF
48 sqft
- C: EP
35 sqft
- D: 1Fr
24 sqft
- E: 2Fr
256 sqft

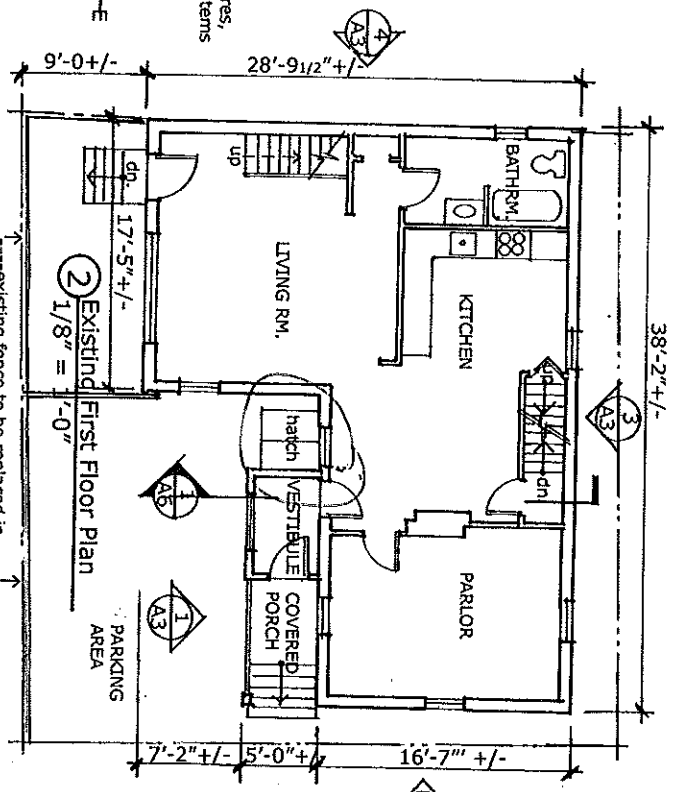


3 Existing Second Floor Plan
1/8" = 1'-0"

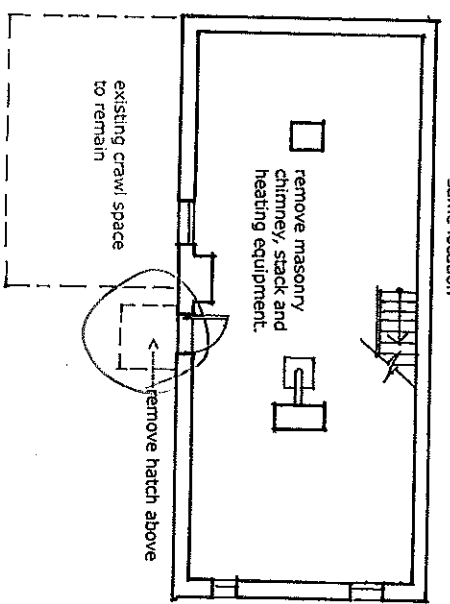
- GENERAL DEMOLITION NOTES**
1. Remove all inter. finishes, inter. partitions, stairs, fixtures, appliances, stoops, exterior stairs, fences, & all other items which are in conflict w/ proposed plans.
 2. Monitor all removals to ensure no loss of structural integrity at any time. Shore as necessary until new partitions are in place.
 3. Notify architect immediately if any item called to be removed appears to be structural.
 4. Create new openings for new windows & doors w/ double headers & trimmers, & fill in existing openings not called to be re-used w/ min. 2x4's @ 16" o.c.



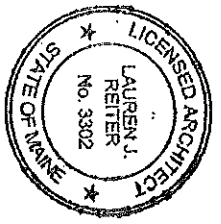
4 Existing Roof Plan
1/8" = 1'-0"



2 Existing First Floor Plan
1/8" = 1'-0"



1 Existing Basement Plan
1/8" = 1'-0"



Proposed Renovations
 @ 34 Howard St.,
 Portland, ME
 August 27, 2014

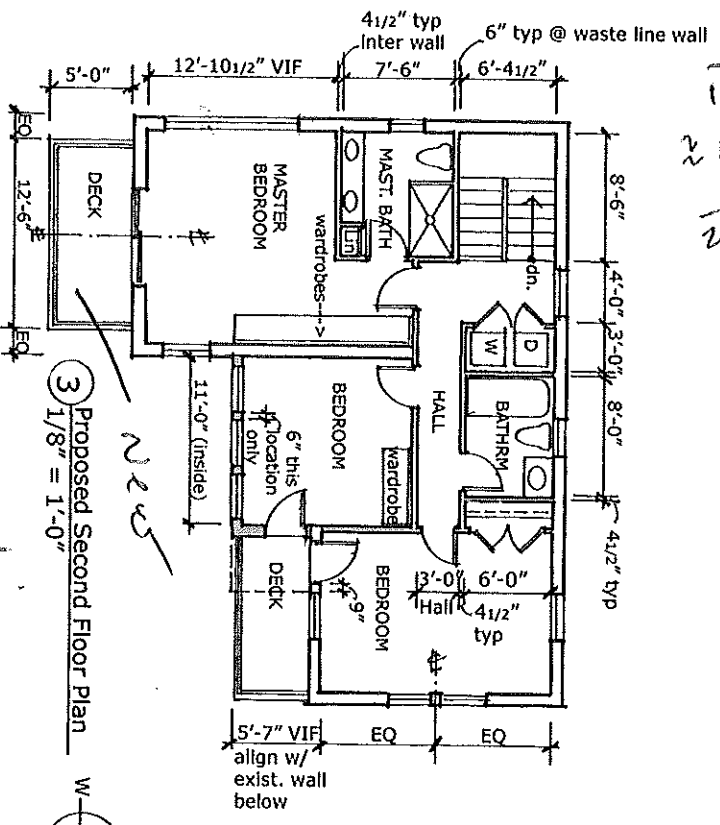
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 207-359.2300/laurenjreiter@yahoo.com

EXISTING PLANS
 A2

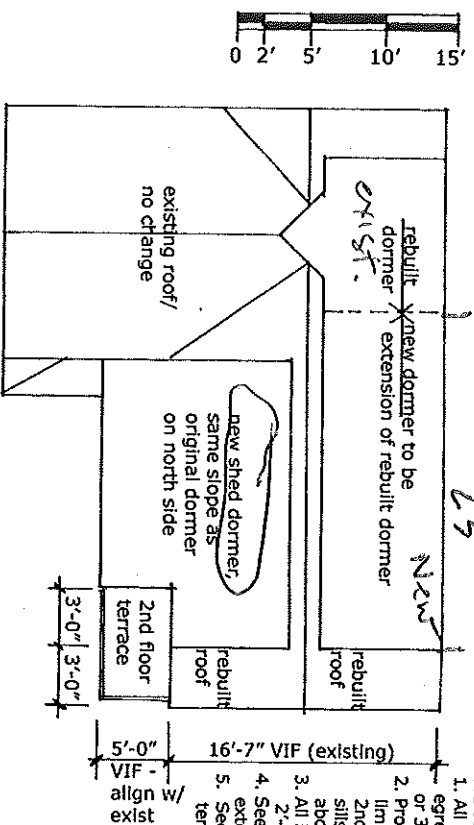
12' 10"
9' 6"
6' 4"

21' 10"
21' 5"

5' 5"

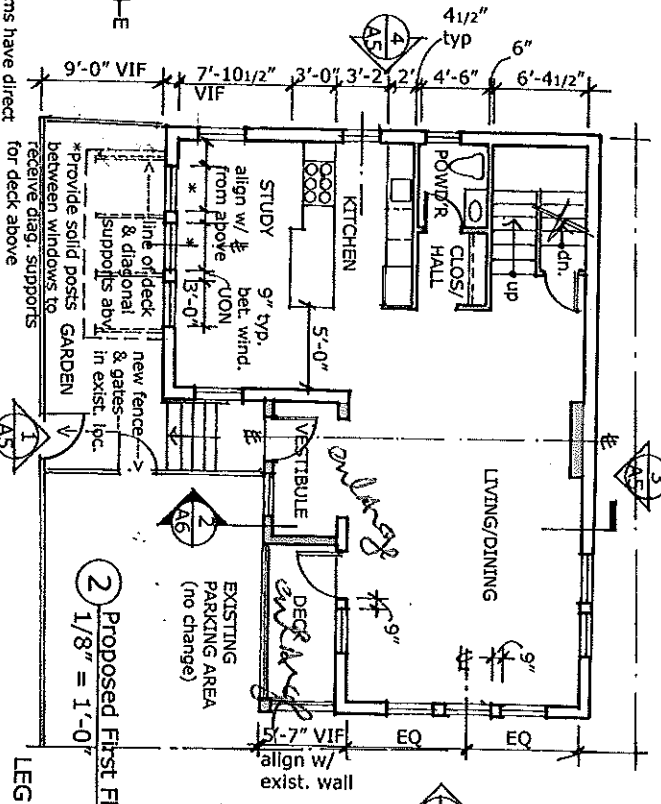


3 Proposed Second Floor Plan
1/8" = 1'-0"

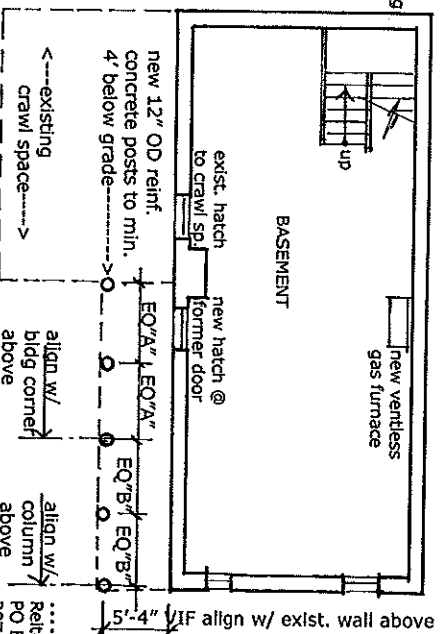


4 Proposed Roof Plan
1/8" = 1'-0"

- NOTES:
1. All bedrooms have direct egress to decks via 30" or 36" w. x 68" h. doors
 2. Provide window opening limiting devices at all 2nd flr. windows w/ sills at or below 24" above floor.
 3. All interior doors to be 2'-6" w. x 6'-8" h. UON.
 4. See A5 for window & exterior door schedule.
 5. See A7 for stair & terrace details



2 Proposed First Floor Plan
1/8" = 1'-0"

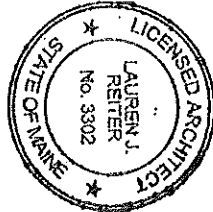


1 Proposed Basement Plan
1/8" = 1'-0"

LEGEND OF SYMBOLS

Existing walls to remain

New walls:
Int. walls 2x4s @ 16" o.c., 1/2" gyp. ea. side.
Use W/R gyp. @ bathrms.
Exter walls 2x6s @ 24" o.c., fill cavity w/ closed cell spray foam. Exter: sheathing & clippboard



Proposed Renovations
@ 34 Howard St.,
Portland, ME
August 27, 2014
Reiter Architecture & Design
PO Box 275 Brooklyn, ME 04616
207-359-2300/laurenjreiter@yahoo.com
PROPOSED PLANS
A4

mostly pre existing foot print

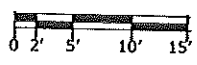
WINDOW SCHEDULE (width x height)

- A 3'-0" x 5'-6" double-hung
- B 3'-0" x 5'-0" double-hung **
- C 3'-0" x 4'-0" double-hung **
- D 2'-6" x 5'-0" double-hung **
- E 2'-6" x 4'-0" double-hung **
- F 9'-0" x 2'-0" fixed
- G 3'-0" x 3'-0" fixed

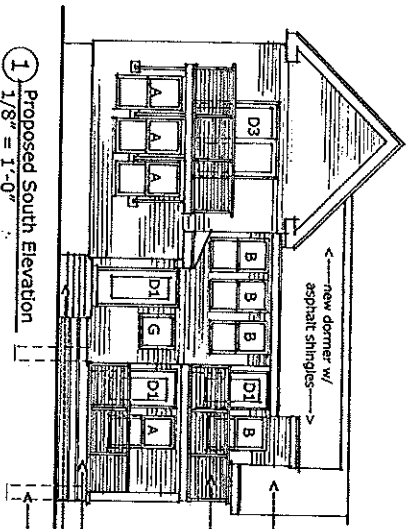
** See note 2 on Drwg. A4 re wind. opening prevent.

EXTER. DOOR SCHEDULE (width x height)

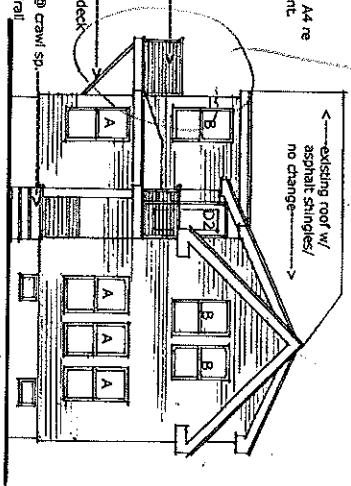
- D1 3'-0" x 6'-8" wood & glass hinged door
- D2 2'-6" x 6'-8" wood & glass hinged door
- D3 6'-0" x 6'-8" sliding glass & alum. doors



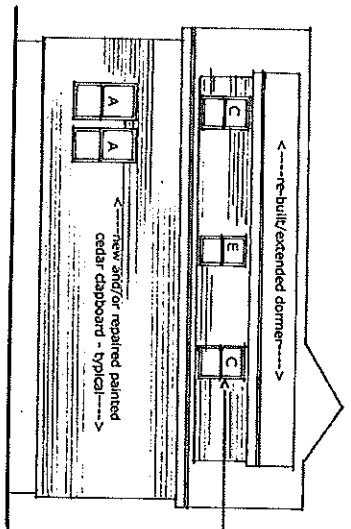
1 Proposed South Elevation
1/8" = 1'-0"



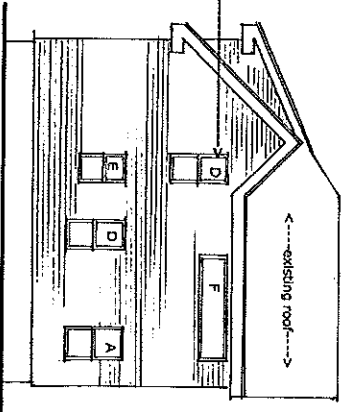
2 Proposed East Elevation
1/8" = 1'-0"



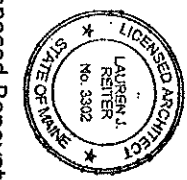
3 Proposed North Elevation
1/8" = 1'-0"



4 Proposed West Elevation
1/8" = 1'-0"



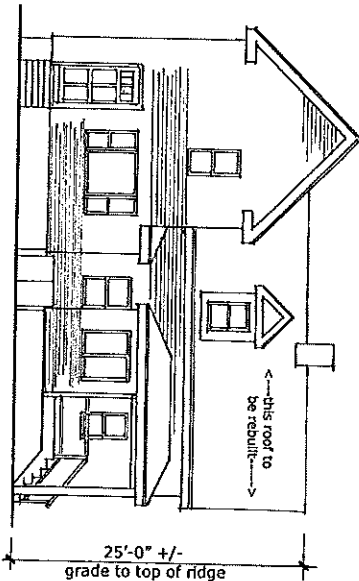
Note: Fences not shown for clarity of showing elevations



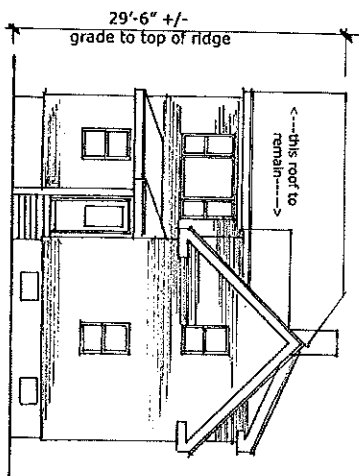
Proposed Renovations
@ 34 Howard St.,
Portland, ME
August 27, 2014

Reiter Architecture & Design
PO Box 275 Brooklyn, ME 04616
207-359-2300 lauren@reiter.com

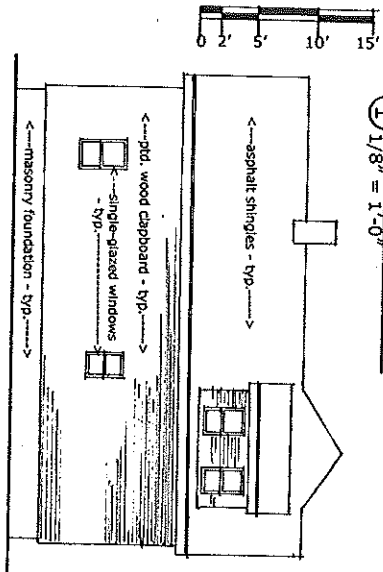
**PROPOSED
ELEVATIONS
A5**



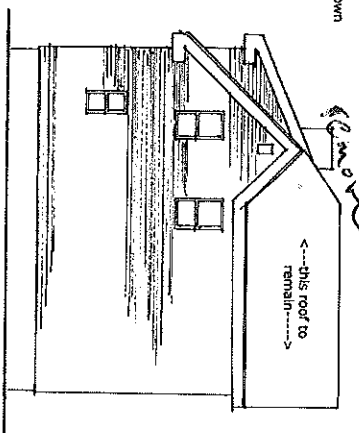
① Existing South Elevation
1/8" = 1'-0"



② Existing East Elevation
1/8" = 1'-0"

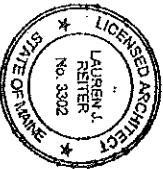


③ Existing North Elevation
1/8" = 1'-0"



④ Existing West Elevation
1/8" = 1'-0"

Note: fences not shown for clarity in viewing elevations



Proposed Renovations
@ 34 Howard St.,
Portland, ME
August 27, 2014

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EXISTING ELEVATIONS
A3