Inspections Division
Date: 03/31/14

Ann Machado - RE: 32 Turner St - Permit #2014-00294 renovate & rebuild two family

From: Ann Machado
To: Linda Bancroft-Norden
Date: 2/21/2014 10:06 AM
Subject: RE: 32 Turner St - Permit #2014-00294 renovate & rebuild two family
CC: Joe Delaney

Linda -

Because you are using section 14-436 to go up on the existing footprint, I need existing elevations and cross sections of the existing structure to see how much floor area existed originally to see how much is being added with the new permit. Also section 14- 436(b) states that "the additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space or by the use of dormers, turrets or similar structures". I need the elevations to see the whole building as once and not broken up as it is in the pictures. The pictures do not provide enough information.

I will be on vacation from February 24- March 7. If you want to move forward with this permit before then, you can work with Marge Schmuckal at mes@portlandmaine.gov.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709
>>> "Linda Bancroft-Norden" <linda@aquariuspropertymanagement.com> 2/20/2014 3:40 PM >>>
Hi Ann,

1. As requested, attached are the pictures of the rear section before we started the demolition. These are the same set of pictures that I included prematurely, when I submitted the permit for the demolition.

I am copying Joe on this email to see if he has the elevations.

2. As for the garage, we are going to do this last and not until after the house is finished. For this reason, we are planning to submit the permit application and building plans for the garage separately. **Does this work?**

Please let me know if you have any questions.

Thanks,
Linda

Linda Bancroft-Norden; President & COO

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Inspections Division
Date: 03/31/14

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-------- Original Message --------
Subject: 32 Turner St - Permit #2014-00294 renovate & rebuild two family
From: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: Thu, February 20, 2014 12:39 pm
To: <linda@aquariuspropertymanagement.com>

Linda -

I have completed my zoning review and there are some things that I need before I can approve the permit for zoning.

1. I need elevations for the existing building including what the rear looked like before it was demolished.

2. It looks like the garage is being rebuilt. I didn't see any plans of that except for the first floor plan. Also, the garage shown on the mortgage loan inspection plan that was submitted with the demo permit (2014-00067) was shown at an angle to the lot line. The garage footprint on the first floor plan is shown at right angles to the lot line and it is a different size.

Please submit the pdfs of the plans directly to me but copy buildinginspections@portlandmaine.gov .

Thank you.

Ann Machado

Ann Machado
Zoning Specialist
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