

From: William Savage <wsavage@acorn-engineering.com>
To: Jean Fraser <JF@portlandmaine.gov>
Date: 2/2/2016 8:23 PM
Subject: RE: 31 Fore St- Tech Std waiver
Attachments: 31 FORE ST - RESIDENTIAL MULTI-UNIT PREAPP.PDF

Jean,

I did speak with Port City and they were very adamant that to meet the 35 ft setback in entirety would require a significant redesign of the building. We may be able to shift the driveway 6" up against the building and reduce the driveway width to 10 ft but in total this would only gain us 1'-6". We would be closer to 33 ft with these changes. Any plan changes would occur with our final submission and in either case we would still request a waiver although we believe we are meeting the intent of the technical standard. I will send along a separate email with our proposed waiver request. The request will not reflect the discussion noted above for our preliminary submission as this conversation is ongoing.

Please note that Port City has already shifted the driveway location once following input from staff on the pre-app meeting (I was not on the design team yet). They believe the present location reflects those discussions. Please refer to the attached plan that was submitted by Port City at the pre-app meeting for reference. Please note pg. 9 and 13.

Will Savage, PE
Principal

Licensed in Maine

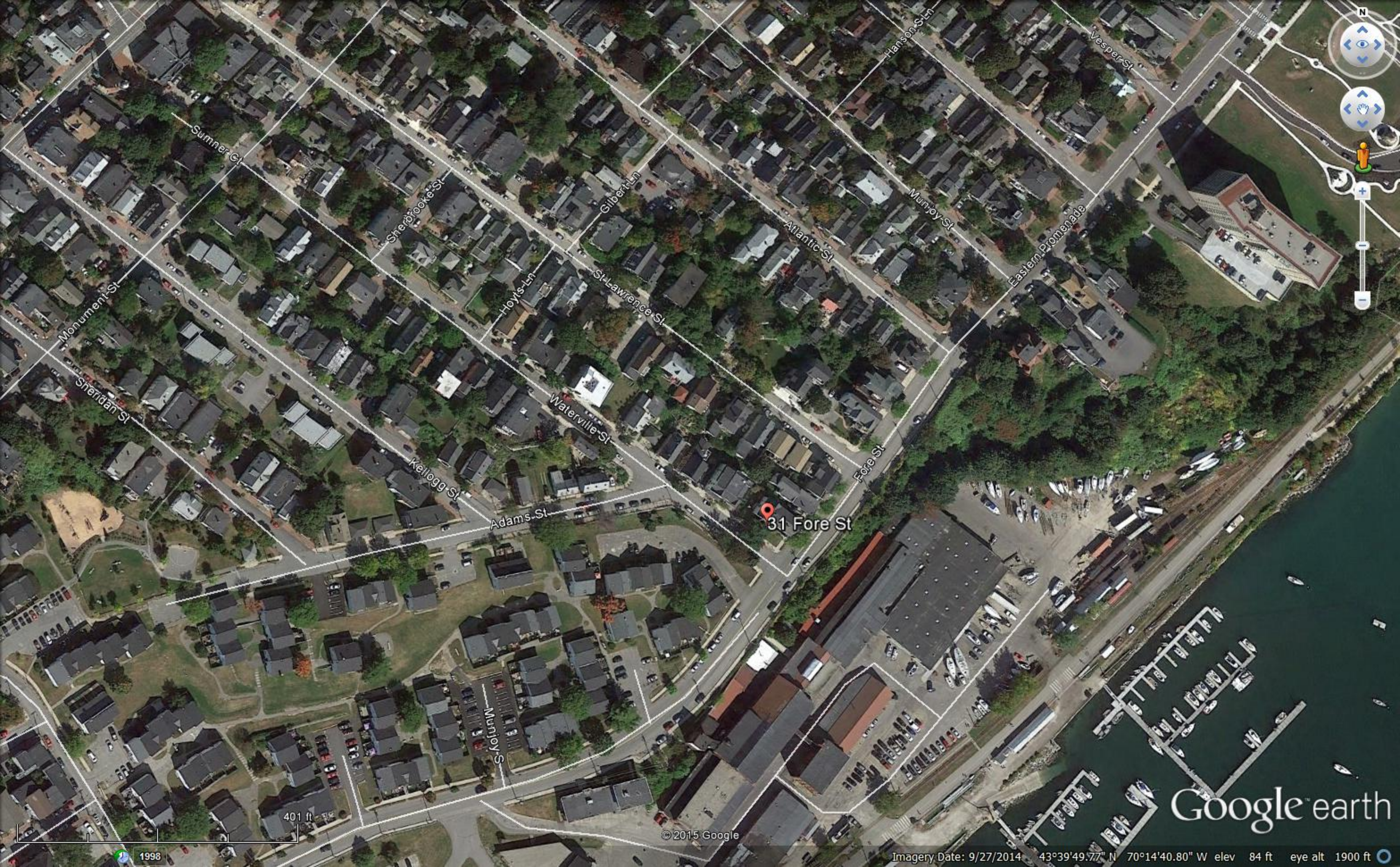
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(page 9 and 13 attached) (within Pre Dev Mtg Submission Set)



Google earth

© 2015 Google

Imagery Date: 9/27/2014 43°39'49.77" N 70°14'40.80" W elev 84 ft eye alt 1900 ft

1998

401 ft



31 Fore St

Fore St

Google earth

122 ft

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Imagery Date: 9/27/2014 43°39'48.78" N 70°14'39.11" W elev 65 ft eye alt 598 ft

1998



© 2015 Google

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Google earth

11 ft

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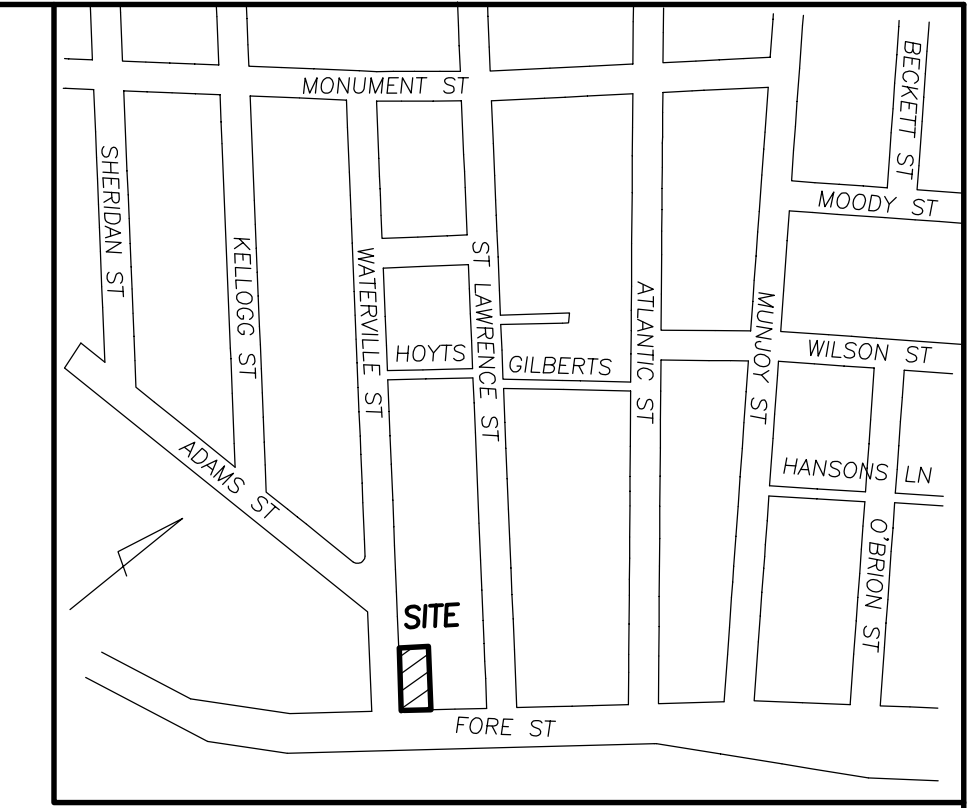
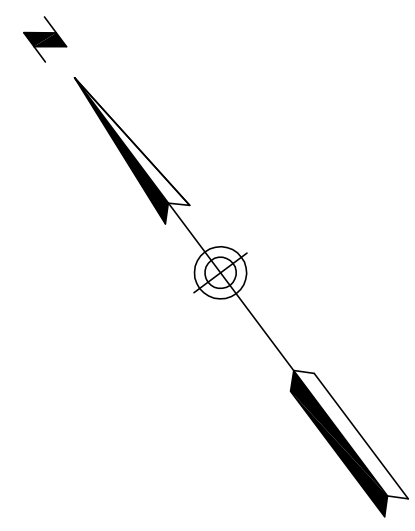






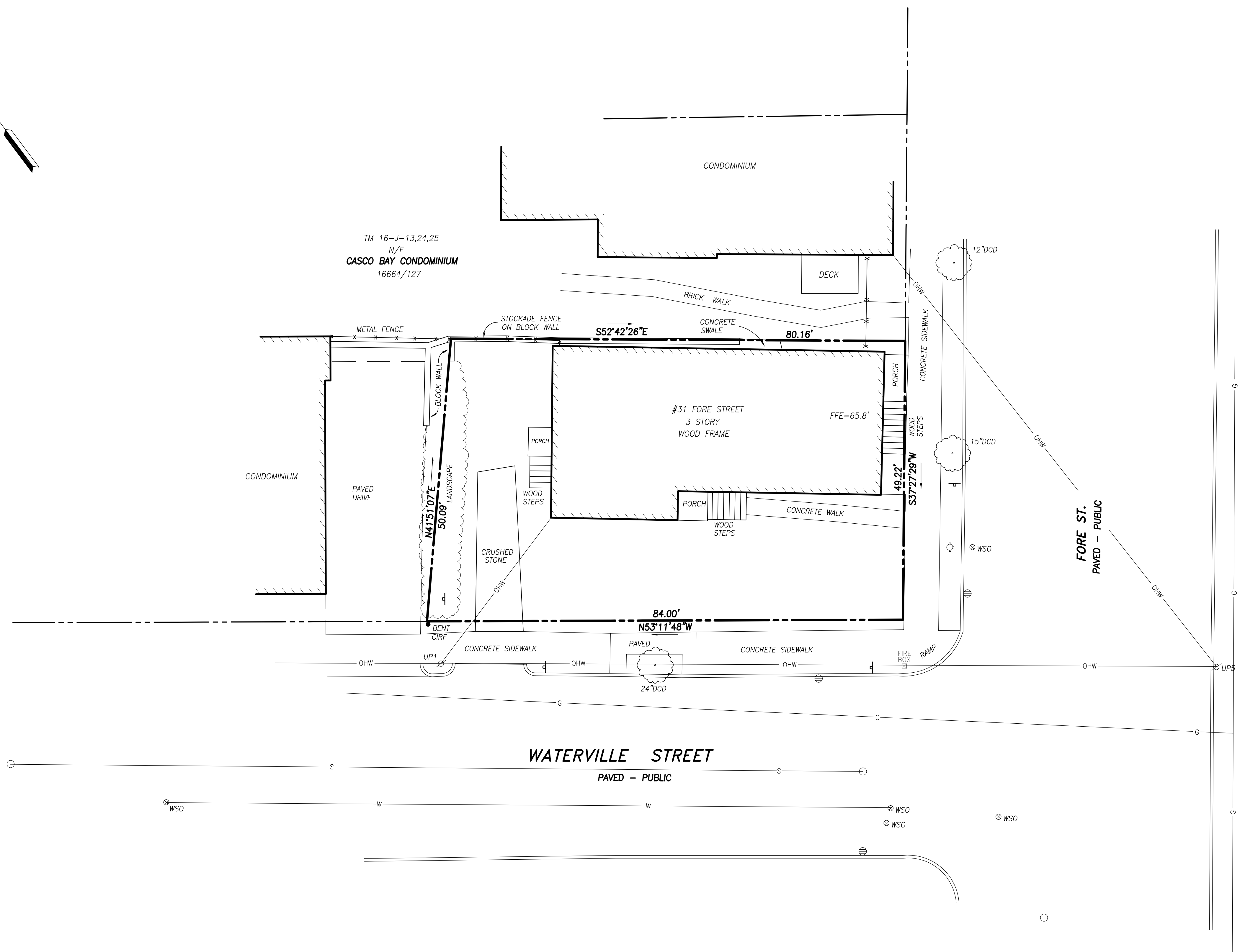
61

Report a problem



LOCATION MAP
N.T.S.

TM 16-J-13,24,25
N/F
CASCO BAY CONDOMINIUM
16664/127



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES:

- BOUNDARY AND TOPOGRAPHIC SURVEY ON ST. LAWRENCE STREET FOR GEORGE ROBIN WHITTEN DATED OCTOBER 27, 2011 BY OWEN HASKELL, INC.
- STANDARD BOUNDARY SURVEY OF 1-3 ST. LAWRENCE STREET FOR CASCO BAY VENTURES DATED 2-20-2001 BY BACK BAY BOUNDARY, INC.
- STANDARD BOUNDARY SURVEY ON WATERVILLE STREET, PORTLAND, MAINE MADE FOR LARRY DAVIS DATED SEPT. 12, 2000 BY OWEN HASKELL, INC.

NOTES:

- OWNER OF RECORD: PENINSULA PROPERTY DEVELOPMENT LLC
CCRD 32563/21
- LOCUS IS SHOWN AS LOT 26 ON CITY OF PORTLAND ASSESSORS MAP 16 BLOCK J.
- PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6.
- BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM.
- BENCH MARK: HIGHEST POINT ON "M" MONUMENT AT NORTHWESTERLY CORNER OF ST. LAWRENCE AND FORE STREET, ELEVATION=69.35 NGVD 1929.

CERTIFICATE

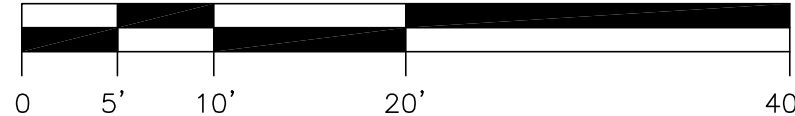
OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN W. SWAN, PLS NO. 1038

LEGEND

- IRON PIPE FOUND
- WATER SHUTOFF SIGN
- DECIDUOUS TREE
- CATCHBASIN
- FENCE
- HYDRANT
- CURB
- UTILITY POLE
- MANHOLE
- WATER LINE
- OVERHEAD WIRE
- GAS LINE
- SEWER LINE

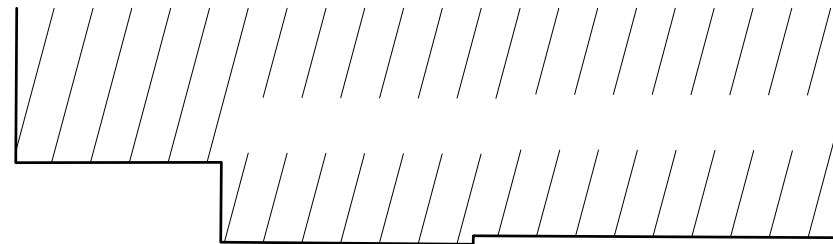
GRAPHIC SCALE



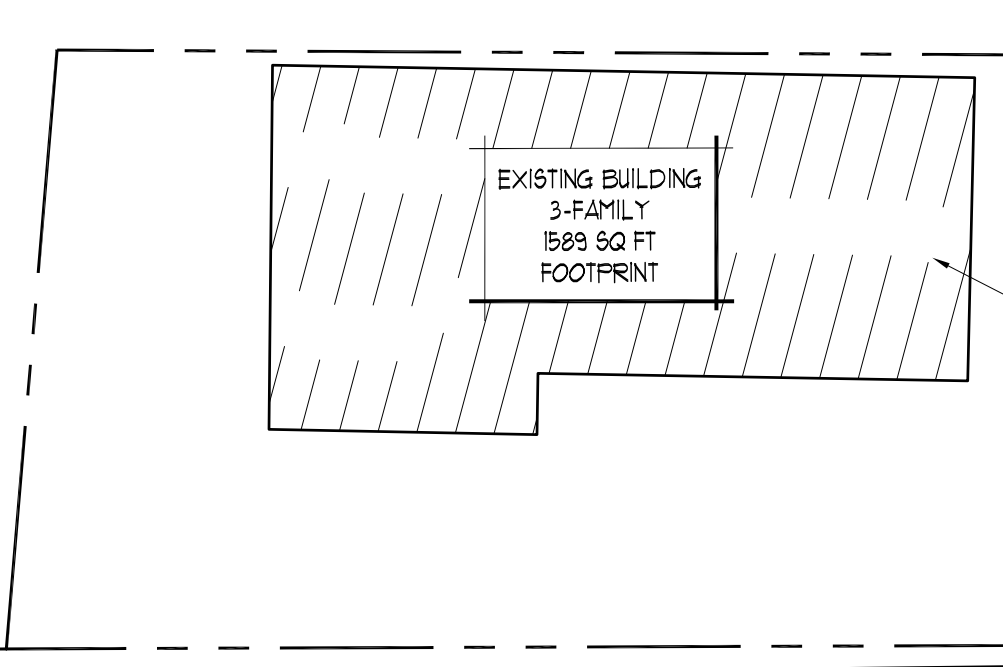
CONDOMINIUM PLAT			
ON FORE ST. AND WATERVILLE ST, PORTLAND, MAINE			
MADE FOR OWNER OF RECORD			
PENINSULA PROPERTY DEVELOPMENT LLC			
71 WEST ST., PORTLAND, ME 04102			
OWEN HASKELL, INC.			
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424			
PROFESSIONAL LAND SURVEYORS			
Drwn By	RS	Date	Job No.
Trace By	JLW	SEPTEMBER 24, 2015	2015-189P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1

Portland Zone Ordinance Review

- Zone R-6
- Minimum lot size: 2,000 sf
- Minimum lot area/dwelling unit: 725 sf
- Minimum front yard setback (principal structure): 5 ft
- Minimum rear yard setback (principal structure): 10 ft
- Minimum side yard setback (principal structure): 5 ft
- Side yard on side street: 0
- Structure Step backs: portions of a structure above 35ft shall be no closer than 10ft from the side property line and no closer than 15 ft from the rear property line when such property line abuts a residential zone. Does not apply to side yards on side street.
- Maximum lot coverage: 60%
- Minimum lot width: 20 ft
- Maximum height:
 - (Principal and attached accessory structure): 45ft
 - (Accessory structure): 18ft
- Landscape open space: 20% not include parking areas or other impervious surfaces
- Maximum garage opening: (front facades) not to exceed the greater of 9ft or 40% of the front façade & ever exceed on a front façade 20ft.



EXISTING
FOOTPRINT



EXISTING BUILDING
3-FAMILY
1589 SQ FT
FOOTPRINT

- CURB EDGE (TYP.)
- OWNER'S PROPERTY LINE
- OWNER'S BUILDING FOOTPRINT (TYP.) BUILDING TO BE REMOVED



FORE STREET

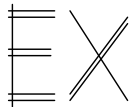


WATERVILLE STREET



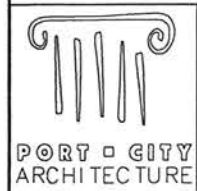
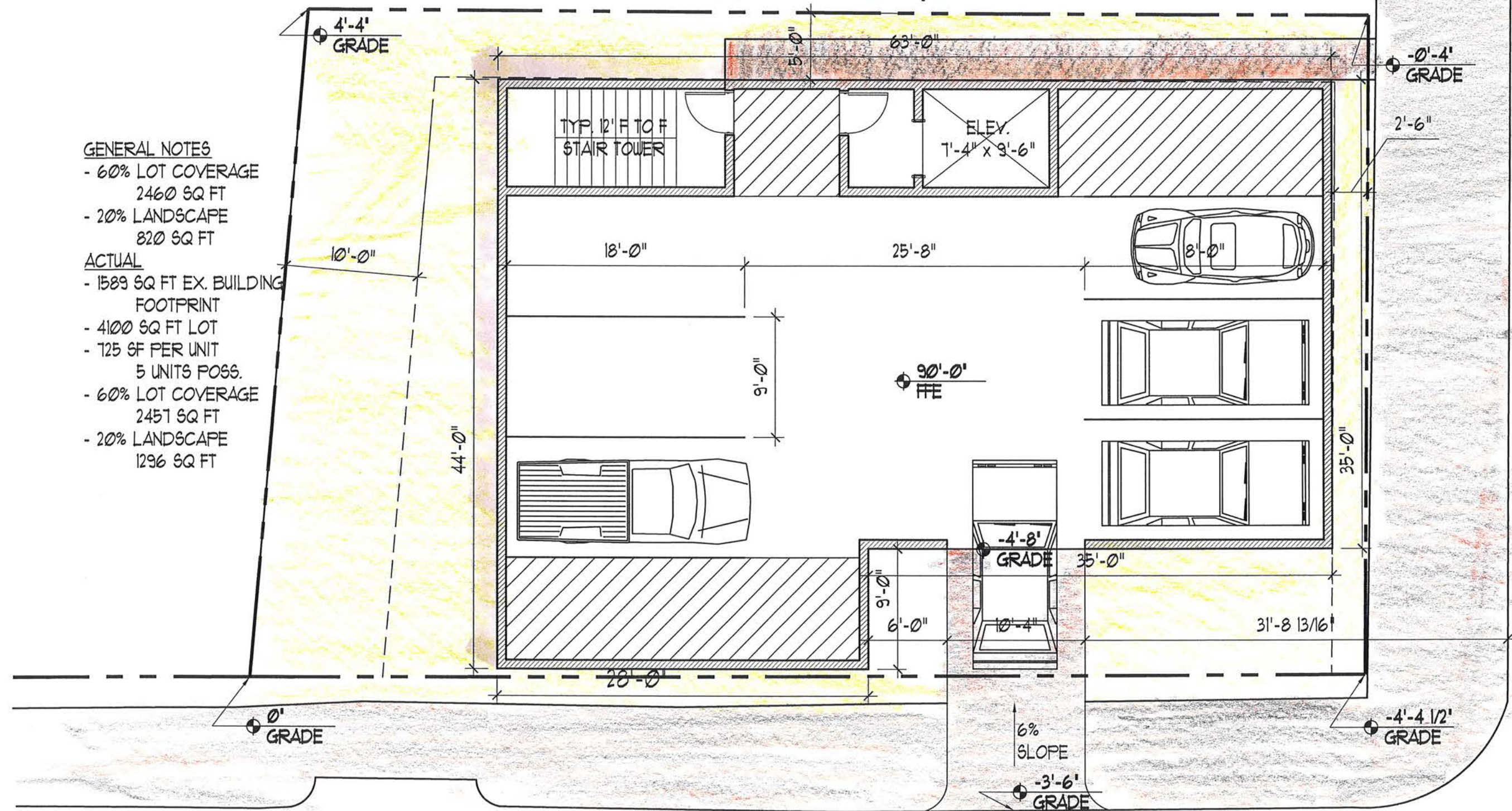
RESIDENTIAL MULTI-UNIT STUDY
31 FORE STREET

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		Revised :



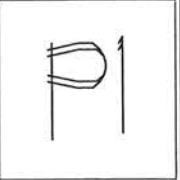
GARAGE PLAN
6 REG SPOTS

- GENERAL NOTES**
- 60% LOT COVERAGE
2460 SQ FT
 - 20% LANDSCAPE
820 SQ FT
- ACTUAL**
- 1589 SQ FT EX. BUILDING FOOTPRINT
 - 4100 SQ FT LOT
 - 125 SF PER UNIT
5 UNITS POSS.
 - 60% LOT COVERAGE
2451 SQ FT
 - 20% LANDSCAPE
1296 SQ FT

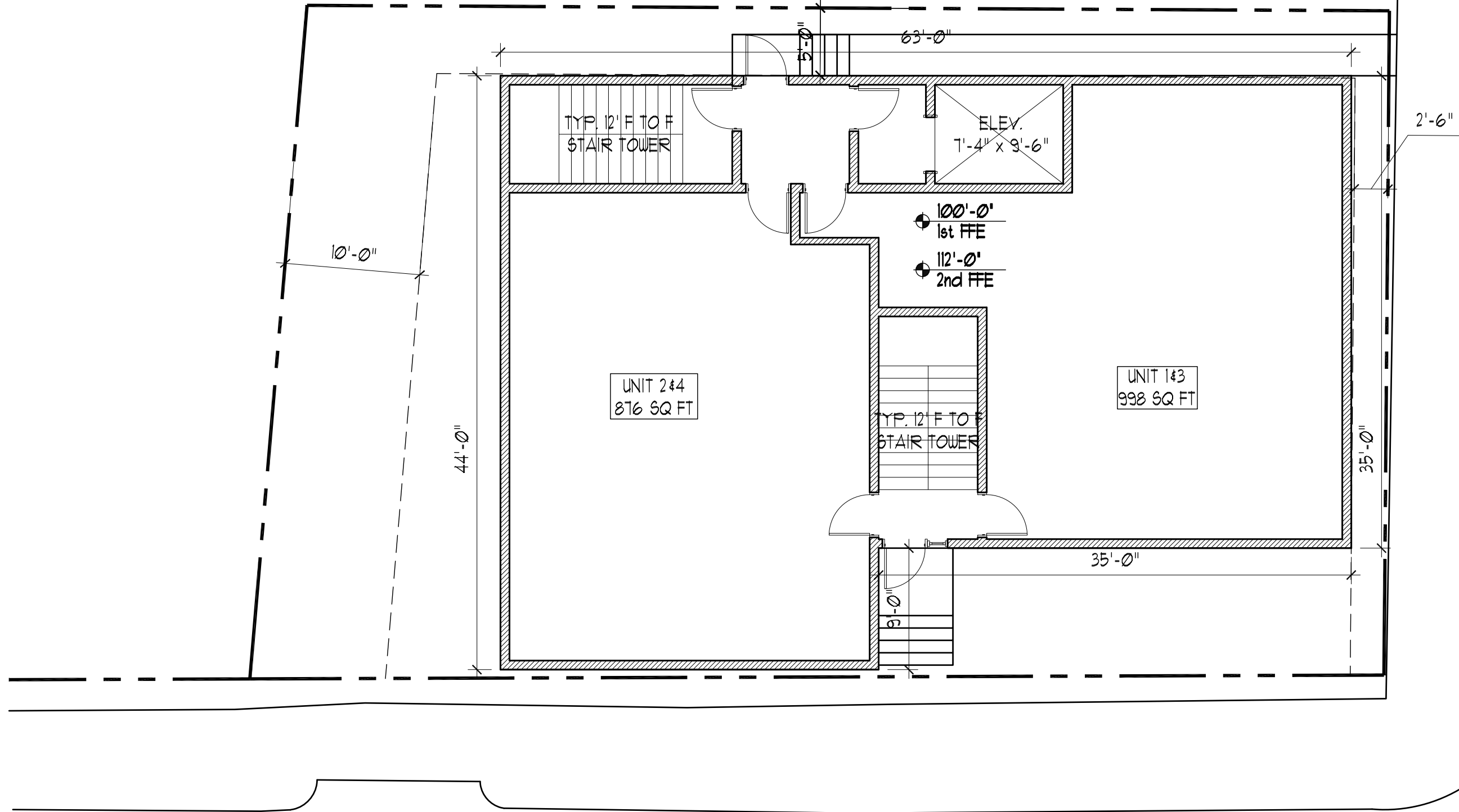


RESIDENTIAL MULTI-UNIT STUDY
31 FORE STREET

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Revised:		



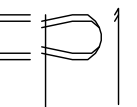
TYPICAL FLOOR PLAN
1ST & 2ND



PORT CITY
ARCHITECTURE

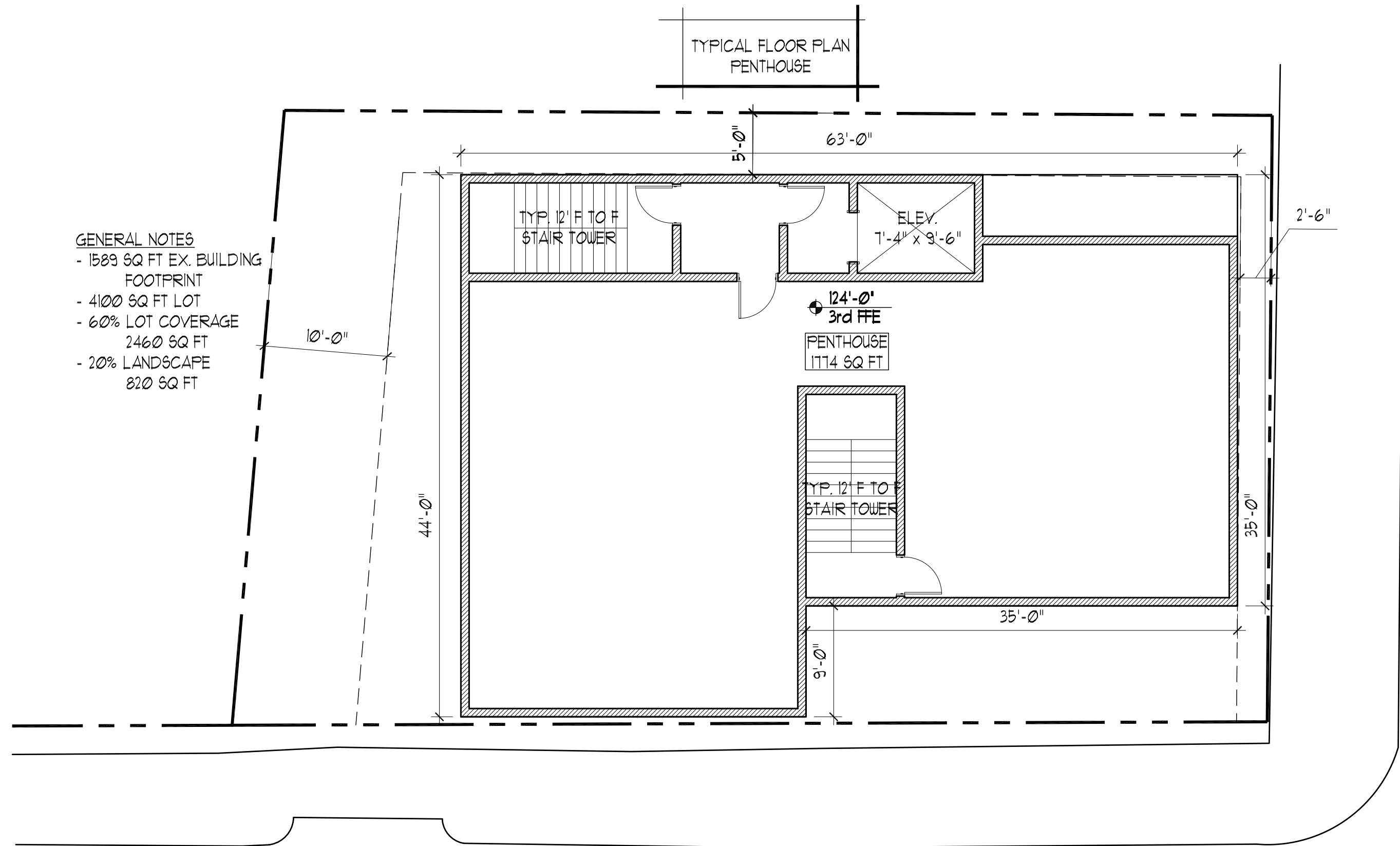
RESIDENTIAL MULTI-UNIT STUDY
31 FORE STREET

Ref Dwg:	Scale: 1/8" = 1'-0"	Issued: 11.23.15
Revised:		



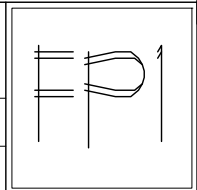
TYPICAL FLOOR PLAN
PENTHOUSE

- GENERAL NOTES**
- 1589 SQ FT EX. BUILDING FOOTPRINT
 - 4100 SQ FT LOT
 - 60% LOT COVERAGE
2460 SQ FT
 - 20% LANDSCAPE
820 SQ FT

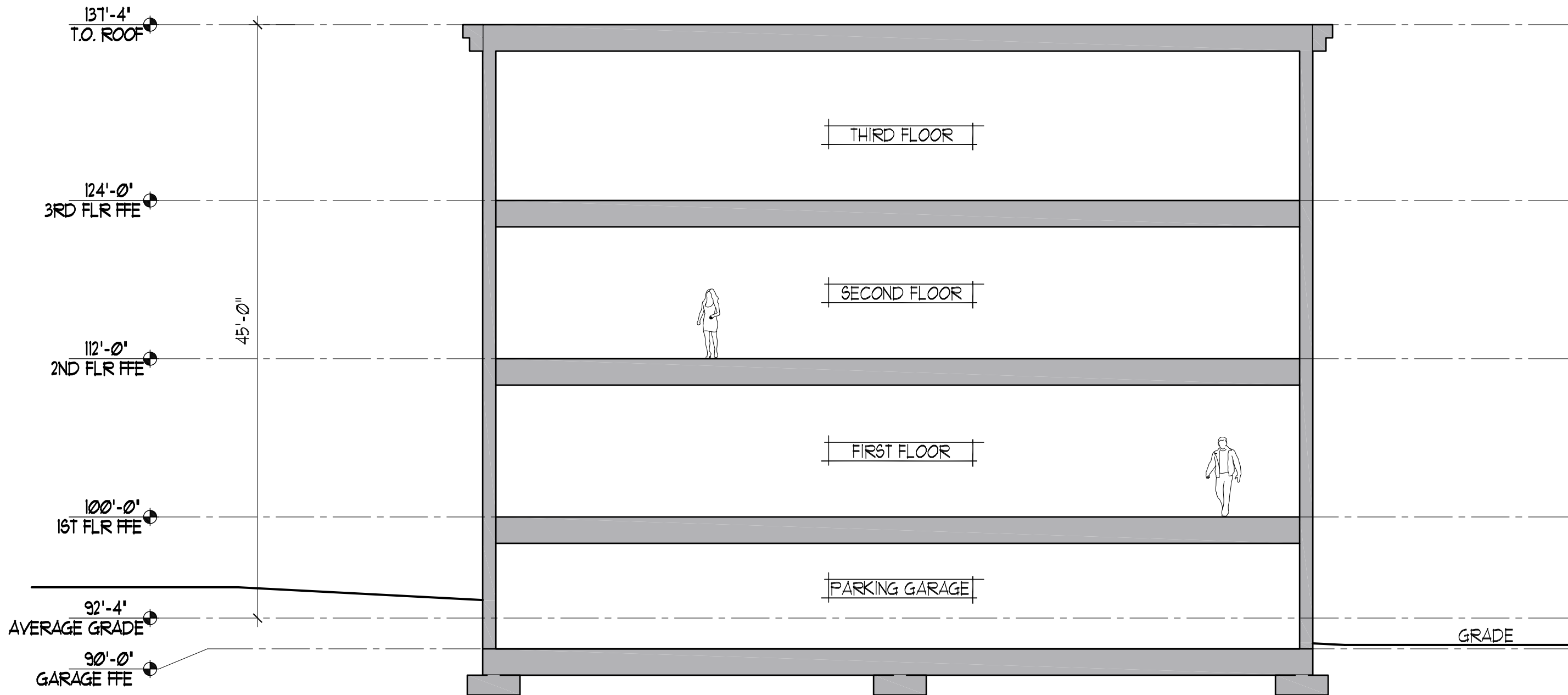


RESIDENTIAL MULTI-UNIT STUDY
31 FORE STREET

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		Revised:



PRELIMINARY
BUILDING SECTION



RESIDENTIAL MULTI-UNIT STUDY
31 FORE STREET

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		Revised:

S1



PORT ■ CITY
ARCHITECTURE

65 Newbury Street, Portland, ME 04101-4218 • Voice 207.761.9000 • www.portcityarch.com

31 Fore St Portland Maine

Pre-Application Meeting Questions

1. What Level of Review will the city of Portland require going from a 3-unit to a 5-unit?
2. Is location of new curb cut acceptable as shown on drawings?
3. Are the Elevator and stair tower located within 10ft setback above 35' acceptable?
4. Is a Deck located within 10ft setback above 35' acceptable?