Marge Schmuckal - Re: 65 Monument Street - 2014-02147 - 017-A-005

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/06/14

From: Martin Goodenberger <mgoodenberger77@gmail.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 9/23/2014 9:27 PM
Subject: Re: 65 Monument Street - 2014-02147 - 017-A-005
Attachments: A1 Plot Plan Revised.pdf

Hi Marge,

I hope you will find this revised plot plan to be more clear. For an explanation of the setback request, this is what I had included in the G1 65 Monument Deck Application document (2nd paragraph):

I am requesting a setback exception of 2 feet against policy 14-433 to allow the deck to avoid both the window area on the third floor and the exterior basement entrance. Attachment A3 Floor Plan shows the floor plan from our home inspection. The third floor (far right) has limited room in the rear of the home to access a deck. A 5' wide window currently exists in the rear kitchen wall that will be converted to a sliding glass door, as this is the only viable option for rear egress. Attachment A4 Price Structural Engineering Plan (S-1) shows the positioning of the column just past the basement entrance.

Please let me know if there are any further questions or information I can provide.

Thanks,
Martin Goodenberger
207-999-9095

On Thu, Sep 18, 2014 at 4:57 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

Hi Martin,
Then that is not what is reflected on your plans. All setbacks are from property lines and not fences. Please be clearer on your plans as to what the measurement is to the side & rear property lines. and explain about the 10' setback and the fence situation. I will wait for your revisions.
Marge

>>> Martin Goodenberger <mgoodenberger77@gmail.com> 9/18/2014 4:52 PM >>>
Hi Marge,

I can create a new plot plan that merges that A1 and A2 drawings, but I am not requesting a 3' setback. I am requesting a 2' exception for a 8' setback. I need the extra 2' so that I will not block the basement entrance and so that I can go around the window on the 3rd floor, which is my only opening for the deck access. The house is currently only 3' from the neighboring fence, which is contributing to the difficulty of a full 10' setback.

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Please let me know if this clarification is enough, but I can redo the plot plan as well. I lef couple minutes ago, but please feel free to call me at 207-999-9095.

Thanks,
Martin

On Thu, Sep 18, 2014 at 4:35 PM, Marge Schmuckal <MES@portlandmaine.gov> wrote:

Hi Martin,
I am in receipt of your application for a new, replacement deck on the rear of your building. You mentioned 14-433. First of all, I need a full plot plan that shows the new deck on the building with all the setbacks. Second of all 14-433 allows me to grant you only a 5' setback instead of the 3' setback that you are proposing. You must also show me the reason that you can not get the normal setback. It is not an automatic approval.
I have to put this permit on hold while I wait for a better plot plan showing the new deck and all the setbacks (side & rear). We may have to meet to go over what you are proposing. If you have any questions, please call at 874-8695.
Marge Schmuckal
Zoning Administrator

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