Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/05/15

From: Seth White <whiteseth04@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Date: 9/28/2015 1:47 PM
Subject: Re: Permit #1834 - 113 Winter Street

Hi Chris,

Thank you for taking the time to clarify.

Yes, that looks about right: between the reduction in the footprint where there is no foundation, and a modern code compliant stairwell, I thought we might be losing a little square footage.

Best,

Seth

On Mon, Sep 28, 2015 at 11:35 AM, Christina Stacey <
cstacey@portlandmaine.gov> wrote:

> Hi Seth,
>
> Thanks for this additional information. The "expansion criteria" refers
> to limitations in our ordinance on the amount that a structure like this,
> which is non-conforming for setbacks, may be expanded. The rule is that
> any interior expansion due to increase in height, addition of dormers, etc.
> must not exceed 80% of the first floor area. "Floor area" would include
> any places where the knee wall height is more than 48". I think the new
> information you gave me provides enough to figure this out, although by my
> calculations the new second floor will actually be a reduction in floor
> area? Does that seem right?
>
> This is what I've determined, let me know if you think I'm way off (very
> possible, ha ha):
>
> Existing second floor - right hand portion (10'6" by 12'8) is entirely
> over 48" in height = 133 sf
> left hand portion (23'5" long by 11'5"
> wide, after removing 16" of floor area that is <48" in height) = 267 sf
> TOTAL EXISTING SECOND FLOOR = 400 sf
>
> Proposed second floor - All areas will be over 48" in height
> right hand portion (21'8" by 12'4") =
> 267 sf
> left hand portion (12'8" by 9'10") =
> 125 sf
> TOTAL PROPOSED SECOND FLOOR = 392 sf
>
> Does this seem right?
>
> Thanks,
> Chris
>
>
> >>> Seth White <whiteseth04@gmail.com> 9/28/2015 9:13 AM >>>
> Good Morning Chris,
>
> 1. Okay, I will tear out the front kitchen before final inspection.
>
> 2. The covered entry roof is 6'x15'. Apologies for not labeling it.
>
> 3. I have attached an existing second floor plan, but may I please ask
> what you mean by "expansion criteria?" Also, I am not sure how you
> ascertain "usable floor area," so I included wall heights and roof pitches
> (i.e. a few things not usually on floor plans).
>
> Thank You,
>
> Seth
>

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> On Fri, Sep 25, 2015 at 12:04 PM, Christina Stacey <
> cstacey@portlandmaine.gov> wrote:
>
>> Hi Seth,
>> A few more questions before I can sign off for zoning and send your
>> application for code and historic review --
>> 1) I assume the plan is to finish the renovation of the right hand side
>> of the house (former Unit #2), and then remove the old kitchen in the left
>> hand side (former Unit #1) to convert the full building into a
>> single-family. Do you anticipate submitting a permit amendment at some
>> point to remove the kitchen and do other renovations in Unit #1? We need to
>> include some condition in this permit to address the unapproved unit
>> situation, so I propose adding this: "Before final inspection, the existing
>> kitchen equipment in the left-hand side of the building must be removed."
>> This means that appliances would need to be taken out of Unit #1 at the
>> time of final inspection of the work in Unit #2, so that the building is
>> brought back into its legal use as single-family dwelling. Do you
>> anticipate any problems with this proposal?
>>
>> 2) Can you let me know the length and width dimensions of the new roof
>> that will be constructed over the entryway?
>> 3) Can you send me the existing floor plans for Unit #2? I imagine there
>> will be some increase in usable floor area on the second floor due to the
>> new dormer, and I need to make sure it meets our expansion criteria.
>>
>> Thanks,
>> Chris
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