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

Christina Stacey - Re: Permit #1834, 113 Winter St.

From: Seth White <whiteseth04@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Date: 9/25/2015 9:24 AM
Subject: Re: Permit #1834, 113 Winter St.

That would be awesome. Thank you very much.

Best,

Seth

On Fri, Sep 25, 2015 at 8:50 AM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

> Oh, that makes things easy. If it's OK with you, I can just attach your e-mail to the application and put a note on the forms that it had been an unapproved 2-unit, but it is being converted back to a 1 unit which will resolve the non-compliance.
>
> >>> Seth White <whiteseth04@gmail.com> 9/25/2015 8:45 AM >>>
>
> Dear Ms. Stacey,
>
> Thank you for your email. Ultimately this project was going to be the first step towards converting this building to a single family, which unbeknownst to us it already is . . .
>
> Is there a way just to initial a change to the application, so that the current use and proposed use are both single family? Any other "unit 2" language could then be seen as clarifying which part of the building is being worked on for now . . . or must we reapply and change those two lines on the application?
>
> Thank you for your time.
>
> Sincerely,
>
> Seth and Luette
>
> On Thu, Sep 24, 2015 at 2:22 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:
>
> > Hi Seth and Luette,
> > I am in the process of reviewing the above-referenced permit application for conformance with the zoning ordinance. First, I would like to apologize for the time it has taken us to review your application. I appreciate your patience during this process.
> > In researching the history of this property, I found a concern with the second dwelling unit in the house. The 1950 tax card lists this as a single-family dwelling, as does a 1981 housing inspection letter. Sometime between 1981 and 1990, a second unit was added which is shown on the 1990 tax card. I can't find any record of a permit that approved this second unit, which means it is not currently legal.
> > However, it would most likely be a simple process to bring this into compliance. The property is in the R-6 zone, which allows two-family dwellings provided that there is at least 725 square feet of lot area per dwelling unit. This lot appears to easily meet that requirement. There is also a provision which sets out standards for the floor area of existing and new units. One unit may not be reduced to less than 1,000

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square feet in floor area, and the other unit must be at least 600 square feet in floor area. Calculation floor area must exclude common hallways and basement or attic storage areas.
If the two units meet these floor area requirements, I would recommend submitting an updated building permit application form that includes a request to add a second dwelling unit. You will be invoiced an additional fee for the new unit (I think it's $100) and we will review and hopefully be able to approve everything, which would take care of this compliance issue.
Please let me know if you have any questions about this.
Yours,
Chris

Christina Stacey
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