

Web Mail - Re: 297 Brackett Renovation

From: Elizabeth Trice <etrice2@yahoo.com>
To: Lannie Dobson <LDobson@portlandmaine.gov>
Date: 5/6/2013 10:53 AM
Subject: Re: 297 Brackett Renovation
CC: Brad Saucier <BJS@portlandmaine.gov>, "buildinginspections@portlandmaine...
Attachments: 297BrackettPermitDrawings.pdf; 297BrackettDeed.pdf; 297BrackettSurvey.pdf; FromBrackett.jpg; FromTrowbridge.jpg; 297BracketPermitApp.pdf

Hello Lannie,

Enclosed is my revised building permit application for the renovations I am planning on 297 Brackett, a small 2 unit near Maine Med.

I initially submitted a permit application on April 24 and would like to start renovations right away as to be out of my current apartment by as close to June 1 as possible.

All changes are on the 2nd floor of the building.

My intention is to:

- Remove some internal partitions
- Leave the existing toilet, remove sink & tub, and add small sink, making it a 1/2 bath
- Move the kitchen sink closer to the stack so as to backvent
- Convert an existing bedroom to a full bath and add new stack
- Run plumbing to the third floor for future renovations
- Remove one of the two stairwells between the 2nd and third floor.
- Expand the two windows on the back corner of the house

The house is in a historic district, but is not on a register, and neither of the windows are viewable from any public street. In the "from Trowbridge" picture, you can see the back corner of the third floor of the house, but not the second floor. There is a 4-foot kneewall below the lowest corner of the roof on the third floor, so the new window would be behind the gable of the dark gray house. Since my time and money is limited, I would like to know right away if staff is unable to approve the window changes so that I can remove them from this application. I know Deb Andrews is away for the next two weeks, so I have cc'd Rob Wiener.

Attached:

File 1:

Existing 2nd floor layout

Proposed second floor layout

Detail of the half-bath and full-bath

Framing detail of the new half-bath wall.

Window detail

Plot Plan

File 2:

Copy of the deed (I closed on April 25, 2013)

File 3:

Nearby Survey to accompany Plot Plan

Files 4 & 5:

Photos of the property from Brackett and Trowbridge Streets.

File 6:

Application cover page

Please let me know if you have any questions.
 Thanks!
 Liz Trice
 207-776-0921

"Whatever you do, or dream you can, begin it. Boldness has genius and power and magic in it."

- Johann Wolfgang von Goethe.

From: Lannie Dobson <LDobson@portlandmaine.gov>
To: Elizabeth Trice <etrice2@yahoo.com>
Sent: Thursday, April 25, 2013 11:06 AM
Subject: Re: 297 Brackett Renovation

Elizabeth, The PDF and application you submitted is in complete and some of the PDF's are unreadable. Permits are taking about 15 business days and you can not start with out a building permit. Although I appreciate your need to move forward quickly, we do need to have the correct information. Please review the information needed for both historic and for the building permit. Please Contact our office for further assistance. Lannie Dobson

>>> Elizabeth Trice <etrice2@yahoo.com> 4/24/2013 2:36 PM >>>

Hello,

Enclosed is my building permit application for the renovations I am planning on 297 Brackett, a small 2 unit near Maine Med. I am closing on April 25, and hope to start renovations right away as I need to be out of my current apartment by June 1.

My primary intention is to renovate the bathroom and kitchen on the 2nd floor unit and add an additional bathroom.

In addition, I am interested in enlarging one window, and replacing one window that currently opens onto a fire escape with a door. The house is in a historic district, but is not on a register, and neither of the windows are viewable from any public street. Since I don't have much time to do the renovations, I would like to know right away if staff is unable to approve the window changes so that I can remove them from this application.

Attached:

Current 2nd floor layout

Proposed second floor layout

Copy of my purchase and sale agreement (closing is this Thursday, April 25.)

Photos of the property from Brackett and Trowbridge Streets. From Brackett you can just see a corner of the fire escape that the current window opens on to; from Trowbridge you can't see the window on the back of the house at all.

I plan to call on this Wednesday to pay any permitting fees.

Please let me know if you have any questions.

Thanks!

Liz Trice

207-776-0921

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

