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Inspections Division
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Date: 11/18/14

From: "Chris Briley" <cbriley@briburn.com>
To: "'Ann Machado'" <AMACHADO@portlandmaine.gov>
Date: 7/15/2014 6:46 PM
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home
Attachments: 1314_olins-F-cover-site.pdf

Sorry I sent that before I attached the updated plan.

CHRISTOPHER BRILEY, LEED BD+C

Maine Licensed Architect

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From: Chris Briley [mailto:cbriley@briburn.com]
Sent: Tuesday, July 15, 2014 6:40 PM
To: 'Ann Machado'
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home

Hi Ann.

Sorry for my delayed response. I think I've been in meetings since I received this email. My responses are below within your email..

Chris

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From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, July 14, 2014 9:22 AM
To: Chris Briley
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home

Chris -

Thanks for clarifying and giving the correct numbers for the building heights at 10-12 May Street and 2 Taylor Street. I was out of the office on Friday so I did not get a chance to look at this until today.

I still need a few things clarified.

1. If the shed component is being built after the house, would it be easier to put it on a separate permit later? --We know that the shed will be built very shortly after the house (possibly by the same crew as they are leaving the jobsite) So it makes sense to include it in this permit to avoid the extra fees and extra time.

2. You need to clarify a few numbers that don't agree between the site plan, elevation plan and floor plans. On the "site plan" on the cover sheet, you give the rear setback from the building to the property line as 10'- 9 17/32" and to the other building as 13' 8 17/32". The Elevation Plan gives the distance between foundations as 13' - 8 1/2". On the Floor Plan you give the distance from the building to the property line as 13'. One of these is not correct. Which number is correct? If it is the site plan and elevation plan then the shed will not have 5' to the property line. –The 10'-9 17/32" should not have been on the plan. It was measured to the interior (old) property line. You'll notice on the southern edge, there is a very narrow strip that has been conveyed to this property extending the property by 1' 2 ½". The 17/32" is just a non-rounded dimension. And should read as ½" to be consistent. One other thing to possibly note is that we were noticing discrepancies between the survey and the real world dimensions between the pins and also the neighbor house. We had things verified. So you might notice some very slight variations between the boundary dimensions of the previous site plan and this one. All the critical dimensions remained the same. We discovered that the houses will be parallel with each other and NOT with the southern property line.

I hope this makes sense and clarifies things. I also added a dimension between the shed and the neighbor house.

Regards,

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Chris

Ann

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

>>> "Chris Briley" <cbriley@briburn.com> 7/10/2014 2:51 PM >>>

I made a mistake on the numbers in my equation on the East Elevation drawing. The 33'-5 7/32" was the building's old height. It is presently at 34'-1 7/32". So the equation should read: (30'-6 5/8" + 33'-5 7/32") /5 = 12'-9 9/16".

The shed was clearing the 5'-0" property line, but admittedly it was extremely close. I shrank it by 2" just to give us a smidgen of breathing room. In reality, the shed component will be built after the house so even if there is a "real world shift" of some of these dimensions they can be accounted for during the construction of the shed.

I revised the numbers on the elevations and adjusted the shed on the plans and turned on the property lines in that view. The May street neighbor is extremely close to the property line and it's likely that its eaves overhang the property line.

Thanks

Chris

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From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Thursday, July 10, 2014 2:15 PM
To: Chris Briley
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home

Chris

The height of a building with a gable roof is measured at a point midway between the level of the eaves and the highest point of the pitched roof. For 10 May Street, is 30' - 6 5/8" the midpoint of the roof? For 2 Taylor Street, you give the measurement of what appears to be the midpoint height as 34' - 1 7/32", yet you added the number of 33' 5 7/32". Which is the height for 2 Taylor Street?

I see that the storage shed is now under 100 sf. Section 14-139(b)(3)(b) states that a detached accessory structures 100 sf or less needs to be a minimum of 5' from the property line not the other building. If the shed is 7.5' deep it would be less than 5' to the property line.

Thanks.

Ann

Ann Machado

Zoning Specialist

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>>> "Chris Briley" <cbriley@briburn.com> 7/10/2014 11:30 AM >>>

Hi Ann.

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I've attached some updated elevations and floor plans. We reduced the size of the shed to ensure that it is under 100 square feet (currently at 97). We also added some dimensions to the East elevation so that you can tell how close the building is to the adjacent home and their relative heights. Let me know if you have any further questions.

Chris

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From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Wednesday, July 09, 2014 1:22 PM
To: cbriley@briburn.com; lbenson@briburn.com
Subject: Permit #2014-01440- 2 Taylor Street - new Single Family Home

I have finished my initial zoning review and there are some things that I need before I can sign off.

1. For the rear and side setbacks [Section 14-139(b)(3)(b & c)] I need to know the height of the buildings at 8 Taylor Street and 6 May Street to figure out the minimum distance between the buildings on the separate lots.

2. I need more information about the proposed storage shed on the rear of the building. It is shown on the site plan and the elevations but I can't determine the exact size or how it is being built. The setback between the building at 6 May Street and this building will be measured from the outside edge of the storage "shed".

Please send the information directly to me.

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Thank you.

Ann Machado

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