

---

## 21 Salem St - Permit #1416

---

Tracie Reed <traciereed@dextrouscreative.com>  
To: Christina Stacey <cstacey@portlandmaine.gov>

Fri, Sep 22, 2017 at 5:39 AM

Chris, Thanks for your review. At present the rise/run of the stairs do not meet current code requirements so the extension is to fulfill those requirements. In terms of the front setback you are correct that we've got a 0'-0" setback ourselves. The adjacent houses are not 0'-0" setbacks, the average may provide us a foot or so but the total depth is 6'-6" so it doesn't really seem worth it, \*ugh\* always such a tough one. Structurally and aesthetically having a tiny porch on the third porch would be very odd-looking, too.

I'll confer with my client and let you know what they'd like to do. I'm guessing there are no other exceptions to the zoning that might be helpful in terms of the third floor deck?

Best,  
Tracie Reed

On Thu, Sep 21, 2017 at 2:19 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Tracie,

I just took a look at this application you submitted for the above property. There are a couple questions/concerns:

First, based on the Google Street View, it looks like the replacement front steps will be a bit longer than the existing steps. The street photo shows the current stairs ending at the middle window, and the proposed plan shows the stairs extending past the entire bay. This may be acceptable if the extension is needed to conform to building code requirements. Can you provide a brief explanation on why that expansion is needed?

Second, the upper story balconies (particularly the third story) could present some issues for zoning. Although they are proposed to go over the footprint of the existing first floor entry, they are still considered new additions to the building and must meet setback requirements (NOTE: the second story balcony is probably actually OK since it is essentially just putting a railing around the entryway roof, which is allowed).

The front setback minimum is either 5' or the average of the setbacks of the abutting houses on either side of this house. It looks like the new balcony will be at a 0' setback. You can double check the abutters' measurements on the ground to see if your client can qualify for a lower setback using the average. If not, I think you would need to revise the plan so that the front setback of the third-story balcony is meeting whatever that average is.

Let me know if you have questions about this info!

Best,  
Chris

--

Chris Stacey - Zoning Specialist  
Permitting & Inspections Department  
City of Portland  
389 Congress St.  
Portland, ME 04101  
(207) 874-8695  
cstacey@portlandmaine.gov

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.

