
135 Vaughan St - permit BLDR2018-00332

Andy Garcia <andy@mwoodworks.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Cc: Mike Monaghan <mmonaghan@mwoodworks.com>

Mon, Oct 8, 2018 at 2:08 PM

Hello Chris:

Please see our response below in red:

I am reviewing this application for zoning compliance and had just a couple questions.

First, on the new deck/stair addition, the rear-most edge of the stairs appears to measure about 23.5' from the rear property line. The minimum setback in this zone is 25'. Can the design be slightly altered to meet the setback requirement? **We have reviewed with the owner and they are happy to reduce the size of the deck: they have contacted the designer and an addendum will follow as soon as possible (probably on Tuesday).**

The other question is about a larger property issue. Back in 2016, we issued an after-the-fact permit for the approval for a dwelling unit in the carriage house. It does not appear that any inspections on this project ever took place, nor a Certificate of Occupancy issued. That permit is now expired and I can only assume that the owners chose not to move forward with the project. **This is indeed correct. The carriage house was not transformed into a separate dwelling.** Does the dwelling unit still exist? **Yes. The carriage house is still on the property.** What are the owners' plans for it? **The carriage house is not part of the current plans.** If it still exists, we need this issue addressed immediately - either by removing the dwelling unit (by removing the kitchen) or by applying for a new permit and proceeding with the required work, including installation of the sprinkler system. **FYI when the current (new) owners purchased the property, the carriage house was being rented. The new owners looked into making it a legal unit (hence the permit application you are referring to) but they then determined it was not how they wanted to proceed: the lease they had "inherited" was terminated. The tenant moved out. No new lease was entered. The space is not (and has not been) rented since.**

We hope this answers your questions. Please feel free to reach out to us with any further questions or comments.

Thank you,

Andy Garcia

andy@mwoodworks.com

(207) 775-2683 Ext. 35

(207) 232-0729 cell

MONAGHAN



www.mwoodworks.com

From: Christina Stacey [<mailto:cstacey@portlandmaine.gov>]
Sent: Monday, October 01, 2018 11:19 AM
To: Andy Garcia
Subject: 135 Vaughan St - permit BLDR2018-00332

Hi Andy,

[Quoted text hidden]

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.