

Ann Machado - 467 Danforth Street - Permit #2013-02805

From: Ann Machado
To: adam@mastconstructioncorp.com
Date: 1/9/2014 9:45 AM
Subject: 467 Danforth Street - Permit #2013-02805

Adam -

I have completed my zoning review and at this point I cannot sign off on the permit.

1. The plans that were submitted do not have a graphic or bar scale. With electronic plan review each plan needs a graphic scale so I can calibrate the measuring tool.
2. I need a plan that shows existing elevations and a cross section that shows the existing side elevation where the dormer is going. I need this because the building is currently nonconforming to setbacks, so I need to be able to figure out how much floor area is being added with the rear dormer. We start measuring floor area at a point where it is 4' from the floor to the ceiling.
3. I researched the permits that we have on file for the property and I could not find a permit for the deck and the rear addition that is being removed. If there is not a building permit the structure is not legal. The footprint of all the existing structures as shown on the existing site plan add up to more than the allowable 30% lot coverage. 30% lot coverage = 1786.2 sf. When I scale the main building, the deck and the garage I get a total of 2172 sf. Section 14-433 does allow the rear and side setbacks for an addition to be reduced if the principal building was built before 1988. The proposed addition can probably be built but the deck is going to have to be reduced to bring the lot coverage into compliance.

The pdfs for all revised plans and documents should be emailed directly to me. Please feel free to contact me with any questions.

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