Ann Machado - Re: 120 Noyes Street - Permit #2014-00342

From: Rosie Lenehan <rosie.lenehan@gmail.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 3/11/2014 8:03 PM
Subject: Re: 120 Noyes Street - Permit #2014-00342
CC: Gelman Andrew <argelman@gmail.com>

Hi Ann,

We just met with our architect and found out that there is no need for a revised set of plans after all! She showed us that the addition is actually 5' 7" from the property line--not the 4.9' we previously thought. You see, we were working with the measurement from the surveyor that showed the current bulkhead being 4.9' from the property line. Our architect showed us that actually the addition is not as close to the property line as the bulkhead is. You can see this on the foundation plan--the measurement is 3'- 3 1/2". So if you add the 2.4' from the property line to the existing house and 3'3" (the distance from the existing foundation to the new foundation) you get 5'7". Let me know if this is clear on the plans you have--we are happy to come by and meet if need be.

We are kicking ourselves for not realizing all of this sooner. We focused on that 4.9' measurement and never double checked where the addition was actually going to be. Sorry about that. This is certainly a learning experience for us!

Let me know if we need to do anything before our application can more forward in the review process.

Best,
Rosie and Andrew

Sent from my iPad

On Mar 11, 2014, at 1:07 PM, "Ann Machado" <AMACHADO@portlandmaine.gov> wrote:

> Rosie -
>
> When you have the revised plans, just send the pdfs of the revised plans directly to me and I can upload them.
>
> Ann
>
> Ann Machado
> Zoning Specialist
> Planning & Urban Development
> Portland City Hall
> (207) 874-8709
> >>> Rosie Lenehan <rosie.lenehan@gmail.com> 3/11/2014 12:55 PM >>>
> Thanks, Ann.
>
> We will work with our architect and see about reducing the width of the addition on that

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side by 2 inches.

As far as our permit application goes, we'll need to exchange the current plans with revised ones. Is that ok?

Thanks,
Rosie

On Mon, Mar 10, 2014 at 3:53 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

> Rosie -
> Thanks for explaining more fully, why it has to be the size that it is with the access to the basement. I will upload your email further explaining the email request.
> As far as applying for a variance, one of the criteria is that you have no other options. You would have to show that you couldn't meet the .1' reduction to meet the 5' setback. If the architect can shave it off then I would go that route.
> Ann
>
> Ann Machado
> Zoning Specialist
> Planning & Urban Development
> Portland City Hall
> (207) 874-8709
> >>> Rosie Lenehan <rosie.lenehan@gmail.com> 3/10/2014 3:32 PM >>>
> Hi Ann,
>
> Thanks for your response. I am sure you're having a busy first day back in the office!
>
> I will do my best to explain the size of the addition. Our addition includes basement access, both from the house and from the backyard. We are doing this because our current basement access is in the kitchen. It is far from being up to code AND it really impacts the flow and functionality of the kitchen. The best way to get the basement access up to code was to relocate/rebuild it altogether. We decided to forego the bulkhead in favor of a doorway and stairs to the basement from the backyard, so we put those stairs in the current location of the bulkhead. The addition starts where the current bulkhead is. We can certainly talk to our architect about shaving off a few inches, but I wanted to check with you first to see if you think that is a better option than applying for a variance.
>
> Let me know if I've answered your questions. Our lot is so long and narrow and with the garage and driveway we simply don't have many options for adding more space. Thanks again for your guidance.
>
> Best,
> Rosie
>
> On Mon, Mar 10, 2014 at 2:56 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:
>
> > Rosie -

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Regarding your request to use section 14-433, you explain why the addition can't go closer to the left side of your property where the garage is, but why does it have to be the size it is? In other words why can't it meet the 8' side setback on the right side? You need to explain this also.
I'm sorry to hear that the bank for your neighbor would not allow the lot size to change. Is there any way that the addition could be reduced to meet the 5' setback? Your plot plan shows that it is .2 feet short. Why can't the addition be reduced that small amount? We may have talked about this but refresh my memory.
Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709
>>> Rosie Lenehan <rosie.lenehan@gmail.com> 2/24/2014 10:52 AM >>>
Hi Ann,

I hope you're well and getting ready for your trip to Europe! Thanks so much for taking the time to meet with us last week and for moving our permit forward in the review process. You asked for two items before it can continue moving through the process: 1) the updated deed and 2) an explanation for the location of the addition. Unfortunately we have to wait for our neighbor's bank to sign off on the property line adjustment before we can make it official, so the deed won't be available until that happens. We'll get it to you as soon as we have it. I have attached PDF with an explanation for the location of the addition. Let me know if it is sufficient.

Thanks so much. Enjoy your vacation!

Best,
Rosie and Andrew

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.

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