Christina Stacey - Re: Permit #2966 - 11 Devonshire St.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/15/16

From: Nick Rofe <nqrofe@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Date: 12/31/2015 9:37 AM
Subject: Re: Permit #2966 - 11 Devonshire St.

Good morning, Christina.

I have talked with the home owner and checked out the adjoining lots. We want to try and do the second option by averaging out the adjoining setbacks to give us a reduced requirement. I'm not 100% sure where the row and lot line are, but based off the assessor info for our structure ' s setbacks, I'm making an estimated measurement.
The house to the left (number 15), which is visibly closer to the road, looks about 10'. and the building to the right is at 0'. It's right on the sidewalk.
Will I need to provide a new land plot showing all three structures and lots?

Cheers, and Happy New Year

On Dec 28, 2015 2:27 PM, "Christina Stacey" <cstacey@portlandmaine.gov> wrote:

> Hi Nick,
> I have started reviewing this permit application but there is an issue about which I wanted to contact you. The porch to be enclosed is about 13 feet from the front property line, which is less than the normal 20' front setback required today. Since this seems to be a legally-existing non-conforming open porch, it is allowed remain. However, completely enclosing a non-conforming porch is generally not allowed except in two circumstances. One exception allows conversion to an enclosed porch if the "the major portion of the enclosure is of glass" (i.e. more than 50% of the new wall area will be glass). The other option is a provision that would allow the setback of the enclosed porch to be reduced down to the average setback of the structures on the two adjacent lots.
> In order to approve the application, the project will either need to be revised to meet the 50% glass provision, or information will need to be provided about the setbacks of the principal structures on either side of this lot. Would you please let me know how the landowner wants to proceed? Don't hesitate to let me know if you have questions about this information.
>
> Yours,
> Chris
> Christina Stacey
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