

**Christina Stacey - Fwd: Permit #2297 - 34 Sterling St.**

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**From:** harvey johnson <harvey.rachelconlydesign@gmail.com>  
**To:** <cstacey@portlandmaine.gov>  
**Date:** 10/6/2015 1:32 PM  
**Subject:** Fwd: Permit #2297 - 34 Sterling St.  
**CC:** Rachel Conly <rachelconlydesign@gmail.com>  
**Attachments:** A2 Proposed Site Plan.pdf

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Hi Christina,

Thank you for your comments, and follow up. Please see the revised siteplan, attached.

In order to get the lot coverage below 20%, we have opted to remove the existing shed.

Sorry for the error with the front yard setback. We double checked the location of the neighbors' houses, and it turns out that I had mislabeled the setback line. It should have read just as it measured, at 4'.

Also, I noticed that our lot coverage calculations differed from yours. As we have done in previous projects (see permit I.D. # 2014-01531), in order to conserve footprint, we are proposing a 20" cantilever of the floor framing (at the sill), as permitted by section 14-425. This will allow us to measure to the footprint of the foundation for lot coverage calculations, versus to the envelope of the addition. I have revised the dimension labeling to show this overhang a little more clearly. For reference, the overhanging can be see on page A11, the South Elevation.

Thank you!

Harvey Johnson, Assistant Draftsman  
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On Fri, Oct 2, 2015 at 1:15 PM, Rachel Conly <[rachelconlydesign@gmail.com](mailto:rachelconlydesign@gmail.com)> wrote:  
Thank you, Christina.

I will double check on the setback question. I am thinking it might be a typo.

Regarding the porch, I think I am operating under old interpretations. Historically we have been allowed to use sec. 14-425 as drawn, emphasizing the part of the section that reads "any yard". If this is no longer the case, and we are over lot coverage, I will ask the client about removing the shed so that we can comply. Can you please confirm before I ask them?

Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

We will get back to you with the appropriate revisions. Thanks, and have a great weekend.

On Fri, Oct 2, 2015 at 12:15 PM, Christina Stacey <[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)> wrote:

Hi Rachel,

I'm currently reviewing the application for an addition at the above-referenced address. I do not think the project as proposed will meet the lot coverage requirements. The primary issue is that you do not get a "free" 50 sq feet of entry steps using Section 14-425 as noted on the plan. This section only applies to the construction of entry stairs in "required yard areas" - i.e. within the minimum setback area. This is to provide a the steps/landings needed for a door that's in a legally nonconforming location. The structure would still count towards the lot coverage calculation.

Based on your plan, here are the figures I came up with:

Existing house - 695.3 sf

Existing side stairs - 40.9 sf

Existing bulkhead - 25.4 sf

New front stairs - 22.1 sf

New addition - 238.8 sf

New side stairs - 38.5 sf

Existing shed - 68.1 sf

TOTAL - 1,128.1 sf > 1,079 sf allowed

Also, on the provided site plan, it appears that the green front yard setback line isn't drawn in the right location - it appears to measure about 4' from the front lot line rather than the 6' it states.

Let me know how you want to proceed.

Thanks,

Chris

Christina Stacey

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