

Ann Machado - Re: 15 Prince Ave., Peaks Island

From: Ann Machado
To: Jeremy Sherman
Date: 2/4/2015 5:01 PM
Subject: Re: 15 Prince Ave., Peaks Island

Jeremy -

If you change out the two 60" x 28" windows for two 4' x 5' (48" x 60"), you would have:

window in the door - 58" x 22" = 1276 sq in
 picture window - 61" x 47" = 2867 sq in
 two double hung - 48" x 60" = 5760 sq in
 -the total is 9903 sq in = 68.8 sf -which is more than 66.5 sf.

You now meet section 14-427.

Ann

Ann Machado
 Acting Zoning Administrator
 Planning & Urban Development
 Portland City Hall
 (207) 874-8709
 >>> Jeremy Sherman <shermjeremy@gmail.com> 2/4/2015 9:09 AM >>>
 Good morning Ann,

I just ordered 2 - 4'x5' double hung windows to replace the other 2 windows that I was going to reuse. Add those to the picture window and the glass in the door that should be enough square feet of glass to bring me to 50%.

Jeremy Sherman
 Sherman's Painting
 207-749-6986

> On Feb 3, 2015, at 3:58 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

>

> Jeremy -

>

> You said that you would add the second picture window on the same wall as the first picture window. When I look at the right elevation on the plans submitted I don't see how you are going to fit a picture window on that wall.

>

> Ann

>

>

> Ann Machado

> Acting Zoning Administrator

> Planning & Urban Development

> Portland City Hall

> (207) 874-8709

> >>> Jeremy Sherman <shermjeremy@gmail.com> 2/3/2015 2:59 PM >>>

> Yes the picture window will be addition to the other 4 and I will put the both picture windows on the same wall. The design will be picture window, one of my standard size window and then the other picture window.

> Thank you

>

> Jeremy Sherman

> Sherman's Painting

> 207-749-6986

>

> > On Feb 3, 2015, at 2:53 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

> >

> > Jeremy -

> >

> > Will this picture window be in addition to the other 4 windows you mentioned? If so, then you will meet the requirement of the major portion being glass. Which wall is this second picture window going on?

> >

> > Ann

> >

> >

> > Ann Machado

> > Acting Zoning Administrator

> > Planning & Urban Development

> > Portland City Hall

> > (207) 874-8709

> > >>> Jeremy Sherman <shermjeremy@gmail.com> 2/3/2015 1:50 PM >>>

> > Hi Ann,

> >

> > I have another picture window (61" x 47") that I will also use. I hope that will be enough glass.

> >

> > Jeremy Sherman

> > Sherman's Painting

> > 207-749-6986

> >

> > > On Feb 3, 2015, at 1:25 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

> > >

> > > Jeremy -

> > >

> > > The numbers don't quite add up.

> > >

> > > Section 14-427 states that the porch can be enclosed "if the major portion of the enclosure is glass". The skylights don't count towards the enclosure because they are going on the roof which is already there and not part of the enclosure. The glass (window) area needs to be cover more than 50% of the walls that are being added.

> > >

> > > One wall is 14' x 7' = 98 sf. The other wall is 5' x 7' = 35 sf. The total sf is 133 sf. - half of that is 66.5 sf.

> > > The windows are:

> > > 58" x 22" = 1276 sq in

> > > 61" x 47" = 2867 sq in

> > > 60" x 28" = 1680 sq in

> > > 60" x 28" = 1680 sq in.

> > > The total is 7503 sq in = 52.1 sf. The glass area needs to be more than 66.5 sf.

> > >

> > > Thanks.

> > >

> > > Ann

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> > > Ann Machado

> > > Acting Zoning Administrator

> > > Planning & Urban Development

> > > Portland City Hall

> > > (207) 874-8709

> > > >> Jeremy Sherman <shermjeremy@gmail.com> 1/30/2015 8:22 AM >>>

> > > Ann-

> > >

> > > New wall is 14' long 7' tall that will have

> > > - a door 79" tall 32" wide with 58"x22" window

> > > - a picture window 61"x47"

> > > - a window 60"x 28"

> > >

> > > New shorter wall 5' long 7' tall will have

> > > - a window 60"x 28"

> > >

> > > Plus the 2 skylights in the new roof over the enclosure

> > > - 31"x 38"

> > >

> > > I hope this is enough info for you. If not let me know.

> > >

> > > Thank you

> > >

> > > Jeremy Sherman

> > > Sherman's Painting

> > > 207-749-6986

> > >

> > > > On Jan 30, 2015, at 7:53 AM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

> > > >

> > > > Jeremy -

> > > >

> > > > I need more information than just the square footage. What are the dimensions of the two walls that are being added so I can determine the total square footage.

> > > >

> > > > Also can you show me how you came up with the 425 sf figure? How many windows or doors are there

and what are their dimensions?

> > > >

> > > > Thanks.

> > > >

> > > > Ann

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> > > > Ann Machado

> > > > Acting Zoning Administrator

> > > > Planning & Urban Development

> > > > Portland City Hall

> > > > (207) 874-8709

> > > >>> Jeremy Sherman <shermjeremy@gmail.com> 1/29/2015 10:09 AM >>>

> > > > Hello Ann,

> > > >

> > > > Total of glass is 425 sq. feet

> > > >

> > > > Thank you

> > > >

> > > > Jeremy Sherman

> > > > Sherman's Painting

> > > > 207-749-6986

> > > >

> > > > > On Jan 28, 2015, at 3:08 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

> > > > >

> > > > > Jermy -

> > > > >

> > > > > I'm sorry that I did not email you on Monday after we talked. I'm ready to sign off on your permit to enclose the porch. Before I can do that I need you to show that more than 50% of the enclosure is of glass (section 14-427).

> > > > >

> > > > > Email me the information directly and then I will sign off on your permit.

> > > > >

> > > > > Thanks.

> > > > >

> > > > > Ann Machado

> > > > >

> > > > >

> > > > > Ann Machado

> > > > > Acting Zoning Administrator

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> > > > >

> > > > > 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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