



224 Shore Rd, Cushings Island, Permit 2017-01888 (amendment)

4 messages

Foote Steven <stevenmfoote@comcast.net>

Wed, Dec 13, 2017 at 9:50 AM

To: Ann Machado <AMACHADO@portlandmaine.gov>, Bourke Jeanie <jmb@portlandmaine.gov>

Cc: Romano Rick <rick@papiandromanobuilders.com>, Empson Josh <jempson@gmail.com>

Dear Ann and Jeannie,

As you know, we have been through a series of adjustments and modifications to this project, and I want to thank you for your patience with us.

Because we now plan a small addition of 246 square feet to the main house, and have cleared up the septic situation thanks to Jeanie's liaison with the state which permits that to go forward, our client has decided not to build the small accessory building labelled AB2, located on the approved site plan for the project. The documents for the addition are in your hands now for permitting of that.

We do wish to proceed with the other accessory building, labelled AB1 on the permitted drawings. We propose two modifications, and would like your instruction as to whether you require revised drawings for that building.

1. We have surveyed the 144 sf footprint for the accessory building, and have learned that no heavy concrete foundations and footings are needed. Bedrock is just below the surface. Four concrete sonotube posts at the corners will suffice, with a conventionally framed wood structure above.

2. The permitted function of the building is storage. ility No change to that. If the budget permits we'd like to have the possibility for a simple framed storage attic or loft at 8'-0" above the floor. (Per Jeannie's and my discussions earlier about the loft in the addition, which is now deleted) we'd like to access this storage level with a disappearing ladder like that commonly found in houses to access attics. The framing of the house is not dependent on the attic floor although it would be useful for bracing.

3. The attic would not be a habitable area per code, storage only.

Your guidance on this will be very much appreciated. I will submit an amendment to the drawings showing the removal of AB2. If further revised drawings for AB1 are required I will do those promptly, and of course Rick Romano will follow through on the permitting side.

Best,

Steven Foote

Steven M. Foote, FAIA
11 B Walnut Avenue
Cambridge, MA 02140
617 547 0674
stevenmfoote@comcast.net

Ann Machado <amachado@portlandmaine.gov>

Wed, Dec 13, 2017 at 3:07 PM

To: Foote Steven <stevenmfoote@comcast.net>

Cc: Bourke Jeanie <jmb@portlandmaine.gov>, Romano Rick <rick@papiandromanobuilders.com>, Empson Josh <jempson@gmail.com>

Steven -



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/09/18

All that I need to be able to approve the amendment (2017-01888) for zoning is to have AB2 removed from any plans for the permit that include the site plan. The proposed addition to the main house meets the dimensional requirements as does the footprint for AB1. The use of AB1 is for storage.

I just checked in with Jeanie but she is in the middle of reviewing another project and did not have time to look at an email at this time. It sounds like you are proposing changes to AB1. If there are any changes to what Jeanie reviewed originally under Permit 2015-00606, I would suggest that you submit brand new plans for exactly what you want to build for AB1. This would make it a cleaner, more efficient review for Jeanie. Also, you need to submit plans for AB1 for what is being built right now. Either the loft is part of the plan or it isn't.

I hope this helps clear things up.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

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Jeanie Bourke <jmb@portlandmaine.gov>
To: Foote Steven <stevenmfoote@comcast.net>
Cc: Romano Rick <rick@papiandromanobuilders.com>, Empson Josh <jempson@gmail.com>

Mon, Dec 18, 2017 at 9:39 AM

Good Morning Steven,

As long as the AB1 still meets the height off grade a storage loft is acceptable accessed by a typical pull down stair for an attic space. As Ann stated, these changes should be included in the plans for this amendment.

I intend to start the review by midweek.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

On Wed, Dec 13, 2017 at 9:50 AM, Foote Steven <stevenmfoote@comcast.net> wrote:

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Foote Steven <stevenmfoote@comcast.net>
To: City of Portland Permitting and Inspections Department Jeanie <JMB@portlandmaine.gov>
Cc: Romano Rick <rick@papiandromanobuilders.com>, Empson Josh <jempson@gmail.com>

Mon, Dec 18, 2017 at 10:18 AM

Good morning Jeanie,

I think we are all set: the building does meet the height off grade, and the storage loft is accessed by the pull down stair. The AB1 is all on one sheet this time, and I will finish it by the end of the day today and get it off to you.

Many thanks,

12/27/2017

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stevenmfoote@comcast.net

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