

Ann Machado - RE: 143 Craigie St. - permit #2013-02291 - new front porch

From: James Gray <jgray002@me.com>
To: 'Ann Machado' <AMACHADO@portlandmaine.gov>
Date: 10/16/2013 5:41 PM
Subject: RE: 143 Craigie St. - permit #2013-02291 - new front porch

Hi Ann

Thanks for sending along the information, and getting back to me so quickly. Sorry the details construction plan was a little unclear. The new porch is a foot larger than the existing one.

However, the deck is exactly 4' (feet) 6" (inches) house to nose, and each of the two steps, while 10" (inches) wide from riser to nose extend out away from the house only 9" (inches) due to the overhang of one inch, for a total of 18" (inches) inches . (Building codes Pg 11 "stairs and decks" Fig 18 - Stair Profile) Thus deck and steps are exactly six feet out as currently Planned, and the area beyond the setback is less than ten sq ft.

Thanks again Ann

Jim Gray

143 Craigie Street

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Wednesday, October 16, 2013 12:09 PM
To: jgray002@me.com
Subject: 143 Craigie St. - permit #2013-02291 - new front porch

Jim -

I have completed my zoning review and at this point I cannot sign off on the permit. The plot plan gives the front yard setback as 30 ' to the house. According to the Construction detail sheet, the landing extends 4'6" off the house. Then the two steps extend beyond that. With the electronic plans we need a graphic scale to calibrate our measuring tool. On the construction detail page the landing & steps scale at about 6.4'. If this is the case then the front porch would extend 1.4' into the front setback. According to the plot plan, your landing and stairs cannot extend off the building more than 5' total.

First of all, can you verify the actual dimensions of how far the landing and steps come off the house. Second, what is the size of the existing front porch that is being replaced? Is the proposed porch larger? Third, section 14-425 allows a the footprint of a porch, with or without a roof, to extend 6' off the building and the area beyond the setback can't exceed 50 square feet. If you can provide evidence that the landing and stairs do not extend more than 6' off the building you will be ok.

Ann

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