From: Christina Stacey <cstacey@portlandmaine.gov>
Date: March 28, 2016 7:51:15 AM EDT
To: Justin Van Soest <justinvansoest@gmail.com>
Subject: Re: Van Soest Property Meeting

Yes, I think this looks good. I'll keep an eye out for your application.

On Fri, Mar 25, 2016 at 3:38 PM, Justin Van Soest <justinvansoest@gmail.com> wrote:
Chris,

Attached is a modified drawing showing the 20' setback as well as the 16'. I think this answers your question? The stoop and lower deck are outside 20'.

Let me know if you have any other questions, and if not, we will submit on Monday.

Thank you for everything. You have been great!

Justin

On Mar 25, 2016, at 2:13 PM, Christina Stacey wrote:

Yes, I was referring to the steps that go from the large deck down to a lower deck(?) that will abut the garage.

On Fri, Mar 25, 2016 at 2:10 PM, Justin Van Soest <justinvansoest@gmail.com> wrote:
Hi Chris,

Excellent. Yes, bathroom is well over 20' feet away.

I'm not sure what you mean by "stoop/deck". I assume you mean the little section adjacent to existing garage at bottom of stairs? It should be over 20' away, but I can double check.

When drawing I considered all the deck structures (except for what is right in front of back door) part of the "deck" and so had in mind the 16' limitation only. However, the stair and surface below it should be 20" away.

If you could clarify what you mean by "stoop/deck" so we don't have an error that would be great.

With this clarification we will proceed.

Thank you!

Justin

On Mar 25, 2016, at 11:04 AM, Christina Stacey wrote:

Hi Justin,

The other new structures (bathroom and the smaller stoop/deck) are going to be at least 20' from the rear line, correct? If so, I think you should be all set for zoning. I don't think there is any need for us to meet; at this point it is a matter of submitting your permit application and going through the process!

Chris

On Fri, Mar 25, 2016 at 8:15 AM, Justin Van Soest <justinvansoest@gmail.com> wrote:
Hi Chris,

Hope you are doing well!

Attached top this email are PDF's indicating what we would submit for permitting to the City. The are more drawings for the permit, but I have included here what I believe is most relevant for the administrative waiver and the "rear" property setback we discussed. As you indicated, the proposed deck structures would remain in excess of 16' of the property line.

Attached are a full site drawing showing both adjacent lots and a detail of the deck and setback.

I'd be happy to meet any time to go over any of these (and to show you the rest of the project PDF's should you need to see them). Please contact me if you have any questions or concerns.

Again, I really appreciate all your help! Thank you!

Justin Van Soest
207-233-9881

On Mar 9, 2016, at 9:47 AM, Christina Stacey wrote:

Hi Justin,

Great news, I talked with Ann and it she said she will be OK with granting an staff-level waiver for the rear property line setback based on the plan you provided (with the closest point being approx.16'). This means you won't have to do the variance or change the lot lines, if you stick with the plan as shown. Can you remind be of what the dimensions of the deck will be? I will put a note in the property file as a reminder of the waiver for when the permit application comes in.