



Jennifer Monsulick &lt;jmonsulick@gmail.com&gt;

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**Re: 110 Woodford Street Zoning Question**

1 message

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**Christina Stacey** <cstacey@portlandmaine.gov>  
To: Jennifer Monsulick <jmonsulick@gmail.com>

Thu, Apr 28, 2016 at 11:15 AM

Hi Jen,

Thanks for your patience; I had to check in with my supervisor about this as she is the person with authority to grant setback waivers. She looked at the plans and would be ok with the smaller garage (8:12 roof line), based on the relatively short height of the existing structure. This would be an internal waiver, so if you decide to apply for that garage please include this e-mail with your application. If you want to try for the taller garage, you do have the option of seeking a practical difficulty variance from the Zoning Board of Appeals. Please let me know if you are interested in this and I can e-mail you the appropriate materials.

You also asked about potentially putting a shed up instead, and whether this would limit you as far as constructing a garage in the future. Up until now we have typically approved setback waivers for minimal garages (1 car, no second story) where no other possible location exists on the property, which the ordinance grants staff the authority to do. I do not expect this policy to change, but there is always the possibility of future rule changes by city council, so there is no guarantee. There will also always likely be a ZBA option for variance appeals, again barring any changes to city or state law that could alter policies.

Hope this helps, but let me know if you have further questions.

Regards,  
Chris

On Tue, Apr 26, 2016 at 10:17 AM, <jmonsulick@gmail.com> wrote:

Hi Chris,

We are not planning to put a stairway up there. Let me know if I can answer any other questions.

Thanks for all your help and for taking the time to answer our questions.

Best,

Jen

Sent from my iPhone

On Apr 26, 2016, at 9:56 AM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Hi Jen,

Thanks for this additional info. One question - for both garage ideas, would there be a stairway to access the upper storage area?

Chris

On Fri, Apr 22, 2016 at 11:11 AM, Jennifer Monsulick <jmonsulick@gmail.com> wrote:

Hi Chris,

Thank you again for helping us out. Our current garage is very irregularly shaped and not very visually appealing. If you need any

clarification on what it looks like please let us know.

We sketched out the volume of our existing garage attached below. We have also been looking at multiple options for a garage in the event that we wouldn't be able to expand to the full 18 foot height. I have attached two sketches of the garage on the 20'x18' footprint. I added in the existing garage location on the sketches as a reference for the outline in comparison. The first option of a 1 to 1 pitch is our preference to match the house roof pitch and provide the most storage which is limited with the garage size. The second option of a 8 to 12 pitch will have limited storage above but is still above our current height of the existing garage. The volumes are summarized below.

Existing Garage:  
5,166 cu ft  
12' Max Height

1 to 1 Pitch:  
4,758 cu ft  
14' - 5" Max Height

8 to 12 Pitch:  
4,126 cu ft  
17' - 10" Max Height

If none of these options work and we would need to stay below the 12' height restriction of our current garage. If we decided to put a larger shed to provide storage instead of a garage, would we in the future be able to add a garage on the footprint of the shed if needed? We are not sure the single story garage will meet storage needs for the cost to install.

If you have any questions please let us know.

Thanks,

Jen

On Thu, Apr 21, 2016 at 2:44 PM, Christina Stacey  
<[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)> wrote:

> Hi Jennifer,

>

> The basic rule of reconstructing or replacing a non-conforming building is  
> that you only have the right to rebuild "as-is, where-is" - i.e. to the same  
> structural dimensions, including height, as what previously existed. Since  
> you are essentially proposing to reduce the garage footprint and do not have  
> much other space on the property to relocate too, we should be OK with the  
> proposed new footprint. The height issue is a bit stickier, because if we  
> are approving a new non-conforming building we want it to be the minimum  
> size and height necessary. I would recommend sending me an elevation-view  
> sketch of the existing garage, particularly showing measurement to its  
> highest point, and then an elevation-view sketch of your proposed garage,  
> again showing the measurement to highest point. In addition, I noticed that  
> the existing garage is rather irregularly-shaped. If you can provide an  
> interior volume calculation (divide building up into simple cubes/rectangles  
> to determine), this would help us make an interpretation on what may be  
> allowed as far as height here.

>

> Chris

>

> On Wed, Apr 20, 2016 at 11:34 AM, Jennifer Monsulick <[jmonsulick@gmail.com](mailto:jmonsulick@gmail.com)>

> wrote:  
>>  
>> Hi Chris,  
>>  
>> Thank you very much for the additional information. I wanted to ask  
>> one more question to clarify the "any direction" wording.  
>>  
>> Our current design would be less than 18' in height. However, the  
>> current garage location is approximately 1'-8" to the side and 2'-8"  
>> to the rear of our property. We are planning to stay within our  
>> current footprint and reduce the size by a few feet however we would  
>> not meet the 8' to the side or rear of our property as outlined on  
>> 14-88. My question would be if we decide to expand higher than the  
>> current 12' height of our garage would we need to meet the 8' setbacks  
>> to the side of our property?  
>>  
>> If we do need to meet the 8 ft setbacks, would we need to change our  
>> design to be less than 12' in height to stay within the existing  
>> footprint at the 1'-8" setback?  
>>  
>> I have attached a sketch of the plot plan that was drawn up by the  
>> previous owner to replace the garage before we purchased the property  
>> it if that makes it easier to visualize.  
>>  
>> Thank you again for all the help!  
>>  
>> Jen  
>>  
>> On Wed, Apr 20, 2016 at 9:07 AM, Christina Stacey  
>> <[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)> wrote:  
>> > For a detached garage in the R-3 zone, the height limitation is 18'.  
>> > Any  
>> > accessory structure that is attached to the principal structure is  
>> > limited  
>> > to 35 feet in height. If you current garage is non-conforming as to  
>> > setbacks, and you are planning to expand it in any direction, you may be  
>> > required to relocate it to a conforming or more conforming location.  
>> > You  
>> > can review the R-3 dimensional requirements on pages 85-89 of the zoning  
>> > ordinance.  
>> >  
>> > Regards,  
>> > Chris  
>> >  
>> > On Tue, Apr 19, 2016 at 1:52 PM, Jennifer Monsulick  
>> > <[jmonsulick@gmail.com](mailto:jmonsulick@gmail.com)>  
>> > wrote:  
>> >>  
>> >> Hi Christina,  
>> >>  
>> >> We have a garage in need of repair on our property and we are looking  
>> >> to replace the structure. I am having a hard time finding information  
>> >> regarding the height restrictions for our lot and was wondering if you  
>> >> could help? We live in the R-3 zone. Please let me know if you need  
>> >> any further information.  
>> >>  
>> >> Thanks,  
>> >>  
>> >> Jen  
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>> > --  
>> > Chris Stacey - Zoning Specialist  
>> > Department of Permitting & Inspections  
>> > City of Portland  
>> > 389 Congress St.  
>> > Portland, ME 04101  
>> > [\(207\) 874-8695](tel:(207)874-8695)  
>> > [cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)  
>> >  
>> > 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  
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Chris Stacey - Zoning Specialist  
Department of Permitting & Inspections  
City of Portland

5/30/2016

Gmail - Re: 110 Woodford Street Zoning Question

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Portland, ME 04101  
[\(207\) 874-8695](tel:(207)874-8695)  
[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)

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