

Sellers – Keffer Residence
65 Coyle Street
Portland, Maine
7 April 2015

Zoning Review using Section 14-433 of the City of Portland Zoning Ordinance

Present Garage

- The present garage, built c. 1922 is a freestanding, accessory structure located almost fully within the present rear yard setback of 25 feet.
- According to the original building permit it has a footprint of 18 feet x 22 feet, totally 396 square feet.
- The underside of the eaves is 8 feet.
- The hipped roof slopes at a rate of 8/12.

Proposed Work

- We propose to remove the garage and construct a new attached garage, mudroom and deck.
- The addition will have only 296 square feet within the non-conforming location, making it more conforming than the present garage.
- It will be located approximately 15 feet from the rear property line and 14 feet from the left side property line.
- The underside of the eave for the garage will be 12 feet.
- The new hipped roof will slope at the same rate as the house and present garage at 8/12.
- The mid-point of the roof will not exceed 18 feet which is the height limit if detached, allowing the addition to better relate to the volume of the house, but not exceed the allowable height if it had been an accessory structure.
- With the exception of the non-conforming area aforementioned, the addition will conform with all other setbacks and not exceed lot coverage.
- The overall addition is as follows, including the reconstructed area of the kitchen:

Kitchen/Breakfast: 244 SF
Mudroom: 241 SF
Garage: 582 SF
Total enclosed: 1067 SF

Front Porch: 26 SF
Back Porch: 90 SF

The goals for the addition are to:

- Better accommodate modern automobiles;
- Allow for an appropriate sized mudroom;
- Allow passage between the house and garage in inclement weather;
- Create an appearance that better relates to the scale of the house and the other accessory carriage houses/garages in the neighborhood.