

City of Portland Mail



Keri Ouellette <kouellette@portlandmaine.gov>

63 Alba Street #2017-01913

Keri Ouellette <kouellette@portlandmaine.gov>

Thu, Dec 14, 2017 at 8:27 AM

To: John Molligi <jfm.ps66@gmail.com>

Hi John,

I spoke with our Zoning Administrator, and she had the following comments/questions:

1. Will the garage be used for a business operation/home occupation? If so, a separate permit would be required.
2. The 12' x12' shed is permitted to have a 2 ft roof overhang. If the overhang is greater than 2', it will need to meet the 20 ft rear yard setback requirement. The other option would be to construct another shed. A second shed, or roofed platform would be permitted and would have to meet the same setback requirements (5' side and rear if 144 sf or less).

Keri

Keri Ouellette
Intake and Review Manager
Permitting and Inspections Department
389 Congress Street
Portland, ME 04101
Phone: (207) 756-8142

On Wed, Dec 13, 2017 at 11:27 AM, John Molligi <jfm.ps66@gmail.com> wrote:

My apologies for coming of as a jerk, home owners just getting nervous do to weather. i would like to go forward with permit please, but would also like to discuss the shed roof off the shed or some other option, possible separate little platform shed ect for bikes I don't know. anything to keep there bikes outside but covered. they are canoe and bike trendy family.

my phone # 207-467-0960

On Wed, Dec 13, 2017 at 10:49 AM, Keri Ouellette <kouellette@portlandmaine.gov> wrote:

Hi John,

With regard to the shed setback, this is a determination made by our Zoning division, so I can't speak to the reasoning for the code requirement. If you'd like to discuss with our Zoning Administrator, Ann Machado, I can forward your inquiry to her.

Based on my records, we received payment for this permit application less than a week ago. If the process was held up in another department or with someone in the Permitting and Inspections Department prior to that, please let me know so we can address any issues as soon as possible. We are doing our best to review applications efficiently, while also working towards requiring high quality submissions and ensuring safety and compliance.

Please let me know how you'd like to proceed with your application.

Keri

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On Tue, Dec 12, 2017 at 5:09 PM, John Molligi <jfm.ps66@gmail.com> wrote:

Hi Keri, The shed is only going to be 144 sqft. and we might make it 14'ft x 10'ft instead. but I don't understand why a small shed roof on the 42' ft set back side would be an issue just to cover the bikes that will hang on the side of the shed. Frankly I'm getting a bit annoyed with the amount of paper work and process that i have had to do for a garage that is existing and isn't suitable for car storage and has been used as a large shed since forever. it's in an odd location. and for a shed that is small compared to the lot size which I believe it's 2 lot sizes so I should be able to put in a larger shed without a 20' ft set back from the rear. But I'm not trying to argue with you guys/gals but it's been one thing after another.

The existing garage is going to be used for storage/office/work shop ect, they basically just wanted it insulated, heated with a real floor and normal door so they can be warm to do art work play music ect, that's it it's nothing more than that. And originally I was only going to have to pull a electrical permit to up grade the wiring, Until I said we were taking the old garage doors out and putting in a normal door and wall.

I apologies for being aggravated but this is just taking so long.

On Tue, Dec 12, 2017 at 3:34 PM, Keri Ouellette <kouellette@portlandmaine.gov> wrote:

Hi John,

I am currently reviewing your Fast Track application for 63 Alba Street and require some additional information. It appears that the garage will not be used for vehicle storage-- do you know what the proposed use of the garage is? Also, per our Zoning Code, the proposed shed would be considered to be larger than 144 square feet, due to the extended roof, and will have to meet the appropriate setback requirements for structures larger than 144 square feet (8 ft for side yards and 20 feet for front and rear yards). Please provide a revised plot plan showing the correct setbacks. If you have any questions, feel free to contact me.

Keri

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