REITER ARCHITECTURE & DESIGN
Lauren J. Reiter, Architect LEED™ AP

Inspections Division
Date: 09/03/15

PROJECT MEMORANDUM

Project: Glenna Irvine Residence, 9 Kineo St., Portland, ME

Date: September 3, 2015

Issued To: Christina Stacey

Re: Updated Site Information

Reference documents, sent with this memo:
Survey of 9 Kineo Street, prepared by Nadeau Land Surveys, dated 8/26/15
Revised Drawing A100, revised 9/3/15

Per City standards for R3 setbacks, minimum setback of building addition may be reduced to be the average of the adjacent properties' setbacks (see email from CS, copied at the end of this memo). ***The proposed front porch at 6.5' deep, plus two steps at 2' total is further back than the average of the adjacent properties.*** Referencing the survey, please note the following:

Average of neighbors' buildings to front property line: 22.91'
Treudsson & Pelletier: 18.32'
Perry: 27.5'
calculation: 18.32 + 27.5 = 45.82, divided by 2 = 22.91'

Average of neighbors' buildings to City Offset Line: 19.85'
Treudsson & Pelletier: 15.2'
Perry: 24.5'
calculation: 15.2 + 24.5 = 39.7, divided by 2 = 19.85'

Average of neighbors' steps to City Offset Line: 16.65'
Treudsson & Pelletier: 13.5'
Perry: 19.8'
calculation: 13.5 + 19.8 = 33.3, divided by 2 = 16.65'

Proposed front porch of 9 Kineo Street:
Distance of porch to front property line: 21.32' (less than the 22.91' average)
Distance of porch to City Offset Line: 18.0' (less than the 19.85' average)
Distance of porch steps to City Offset Line: 16.0' (less than the 16.65' average)

----- Forwarded Message -----
From: Christina Stacey <cstacey@portlandmaine.gov>
To: dcleaves74@yahoo.com; Lauren Reiter <laurenjreiter@yahoo.com>
Sent: Wednesday, September 2, 2015 8:50 AM
Subject: Re: Permit #1704 - 9 Kineo St.

The rules allow the front yard setback to be reduced to the average of the front yard setbacks of the two neighboring houses. It's up to you to present those neighbor setback figures as part of the application, and to update the design based on the data. It seems that the setback you provided for the neighbor to the east was just an estimate, so the applicant will need to verify the actual setback for that house and provide that information to the city so we can review it. Let me know if there are other questions.

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