Inspections Division
Date: 09/03/15

From: Lauren Reiter <laurenjreiter@yahoo.com>
To: Christina Stacey <cstacey@portlandmaine.gov>, "dcleaves74@yahoo.com" <dcleaves74@yahoo.com>
CC: Glenna Irvine <glennairvine@benchmarkmaine.com>, Building Inspections <buildinginspections@portlandmaine.gov>
Date: 9/3/2015 2:12 PM
Subject: Re: Permit #1704 - 9 Kineo St.

Christina, that's great news - thank you. I didn't realize that you were Ann's new colleague, and I am thrilled that she finally has someone to work alongside her, as I know she has been under the gun since Marge left.
Yes, the side porch roof is well under 50 SF and projects less than 6' from the building.
thanks for your help,Lauren

Reiter Architecture & Design
Lauren J. Reiter, RA, LEED AP P.O. Box 275 / 56 Fox LaneBrooklin, ME 04616 tel. 207.359.2300 / cel. 917.502.2225fax.207.359.4951 / laurenjreiter@yahoo.com

From: Christina Stacey <cstacey@portlandmaine.gov>
To: "dcleaves74@yahoo.com" <dcleaves74@yahoo.com>; Lauren Reiter <laurenjreiter@yahoo.com>
Cc: Glenna Irvine <glennairvine@benchmarkmaine.com>; Building Inspections <buildinginspections@portlandmaine.gov>
Sent: Thursday, September 3, 2015 1:50 PM
Subject: Re: Permit #1704 - 9 Kineo St.

Hi Lauren, Thank you for providing this information, it does appear that everything is in order as far as front yard setback and I will be able to sign off on this permit today. The permit will be issued as soon as our admin staff finishes processing which I have been told should only take a day or so. I do apologize for the long delay in reviewing the application - the city unfortunately was down to only one zoning person since last November, until I started last week. As you can imagine there is a large backlog that we are trying to work through as quickly as we can. I did have one more quick question from my original e-mail to Dave that I don't think was ever answered in writing. The plan shows a new roof over the side steps without any dimensions/setback measurements. Did you want to provide these measurements that so we can approve it as depicted (just e-mail me the numbers and I can annotate the plan)? Alternatively, verify in writing that the roof won't exceed 50 sf and won't project more than 6 feet from the building, that would be acceptable too. Thanks,
Chris
Christina StaceyZoning Specialist - Inspections DivisionCity of Portland389 Congress St.Portland, ME 04101(207) 874-8695cstacey@portlandmaine.gov>>> Lauren Reiter <laurenjreiter@yahoo.com> 9/3/2015 1:03 PM >>>

Chris, Please see the attached memo dated 9/3/15, an updated survey dated 8/26/15, and revised Drawing A100 Site Plan & Notes. Calculations are shown on the memo, consistent with the standards noted in your email below, and as verified by the updated survey. The analysis shows that the proposed porch and steps are well within the permissible setback guidelines.
Please let me know if you have any questions about this documentation. We would be very grateful if you can do anything (and everything!) to expedite final approval of this project. It was submitted to the City - and accepted - as a Fast Track application in early July and no feedback was received until last week. This is extraordinarily beyond the timelines indicated by the City, and has created hardship for my Client, so we very much appreciate your urgent attention tho this matter. Thank you.
best regards,Lauren
Reiter Architecture & Design
Lauren J. Reiter, RA, LEED AP P.O. Box 275 / 56 Fox LaneBrooklin, ME 04616 tel. 207.359.2300 / cel. 917.502.2225fax.207.359.4951 / laurenjreiter@yahoo.com

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.

>>> Lauren Reiter <laurenjreiter@yahoo.com> 9/2/2015 8:40 AM >>>

thanks Chris. we can incorporate stairs within the allowed depth of the porch. when do you think you'll be able to provide the dimension so that we can finalize the drawing and the review process?thanks,Lauren
Reiter Architecture & Design
Lauren J. Reiter, RA, LEED AP P.O. Box 275 / 56 Fox LaneBrooklin, ME 04616 tel. 207.359.2300 / cel. 917.502.2225fax.207.359.4951 / laurenjreiter@yahoo.com

From: Christina Stacey <cstacey@portlandmaine.gov>
To: dcleaves74 <dcleaves74@yahoo.com>; Lauren Reiter <laurenjreiter@yahoo.com>
Cc: Glenna Irvine <glennairvine@benchmarkmaine.com>

Inspections Division
Date: 09/03/15

Sent: Wednesday, September 2, 2015 7:34 AM
Subject: Re: Permit #1704 - 9 Kineo St.

The city measures setbacks to the closest point of any structure, which does include stairs.

>>> dcleaves74 <dcleaves74@yahoo.com> 9/1/2015 8:34 PM >>>
I don't think stairs count as they are removable and could be put anywhere of porch . Also they are not no were close to city land as well

Sent from my iPhone
On Sep 1, 2015, at 4:10 PM, Lauren Reiter <laurenjreiter@yahoo.com> wrote:

Chris, it is no problem to re-do the plan as soon as you verify the allowed porch dimension. Is it required that the stairs also fall within that depth?thanks,Lauren
Reiter Architecture & Design
Lauren J. Reiter, RA, LEED AP P.O. Box 275 / 56 Fox LaneBrooklin, ME 04616 tel. 207.359.2300 / cel. 917.502.2225fax.207.359.4951 / laurenjreiter@yahoo.com

From: Christina Stacey <cstacey@portlandmaine.gov>
To: dcleaves74 <dcleaves74@yahoo.com>
Cc: laurenjreiter@yahoo.com
Sent: Tuesday, September 1, 2015 2:41 PM
Subject: Re: Fwd: Permit #1704 - 9 Kineo St.

Hi Dave, I just wanted to follow up in writing on our phone conversation. As I mentioned, the set back to the east neighbor should be verified if we are going to base a front yard setback reduction on it. Going on the figures that were provided, the average front yard setback of the two abutting neighbors is 21.57 ft. This would leave about 6'3" in front of the Irvine house to work with - so the current porch plus stairs would be too wide to fit within the required setback. I suspect that we will need the plans updated if the porch dimensions will be changed, but I will let you know as soon as I can.
Thanks,
Chris

>>> dcleaves74 <dcleaves74@yahoo.com> 9/1/2015 1:55 PM >>>
Hi Chris Here is what my architect sent to me in regards to our discussion I will also forward along the survey as well please call me with any questions

Sent from my iPhone
Begin forwarded message:

From: Lauren Reiter <laurenjreiter@yahoo.com>
Date: September 1, 2015 at 1:22:44 PM EDT
To: Dave Cleaves <dcleaves74@yahoo.com>
Cc: Glenna Irvine <glennairvine@benchmarkmaine.com>
Subject: Re: Permit #1704 - 9 Kineo St.
Reply-To: Lauren Reiter <laurenjreiter@yahoo.com>

Dave, as I understand it from the City's requirements and the information shown on the survey:
1. Glenna's house (#9 Kineo) is 27.82 feet back from her front property line.2. The neighbor to the west is 18.32 feet back from front property line, and we believe that the neighbor to the east is roughly 3' closer than Glenna's to the front property line - i.e. about 24.82 feet back from front property line.
Therefore, Glenna should be able to build a porch that is attached to the front of the house. Let's ask the City to advise on allowed dimension.
Lauren
Reiter Architecture & Design
Lauren J. Reiter, RA, LEED AP P.O. Box 275 / 56 Fox LaneBrooklin, ME 04616 tel. 207.359.2300 / cel. 917.502.2225fax.207.359.4951 / laurenjreiter@yahoo.com

From: Dave Cleaves <dcleaves74@yahoo.com>
To: Lauren Reiter <laurenjreiter@yahoo.com>; Glenna Irvine <glennairvine@benchmarkmaine.com>
Sent: Monday, August 31, 2015 4:35 PM
Subject: Fw: Permit #1704 - 9 Kineo St.

this was from city todaydave
----- Forwarded Message -----
From: Christina Stacey <cstacey@portlandmaine.gov>
To: dcleaves74@yahoo.com

Inspections Division
Date: 09/03/15

Sent: Monday, August 31, 2015 2:03 PM
Subject: Permit #1704 - 9 Kineo St.

Hi Dave, Per our discussion earlier today, here is what I need to complete review of the building permit application for 9 Kineo St: 1) I would like to verification in writing of the actual front yard setback distance - from the front property line (not the road) to the existing house and the proposed new porch. It sounds like the recently-completed survey may be able to provide this information - feel free to send me a PDF of the survey if available. If the front setback to the proposed new porch will be less than the normal minimum of 25 feet, we may need to look at the prevailing setbacks of the two adjacent lots. If the survey has updated the measurements given for any of the other setbacks (side or rear), please provide those figures too. 2) Please also verify that the proposed new covered area for the side entrance will be less than 50 square feet. An unenclosed entrance porch (with or without roof) of less than 50 square feet total and that projects less than 6 feet from the house would be ok. Thanks, and let me know if you have any questions. Chris Christina StaceyZoning Specialist - Inspections DivisionCity of Portland389 Congress St.Portland, ME 04101(207) 874-8695cstacey@portlandmaine.gov
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