Portland Maine Yes. Google's good here.

Ann Machado <amachado@portlandı

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/12/17

1051 washington ave - garage permit request

Rachel Cooney <rcooney@maine.rr.com> Tue, Aug 15, 2017 at 10:49 AM
To: Ann Machado <AMACHADO@portlandmaine.gov>
Cc: Rachel Cooney <rcooney@maine.rr.com>

Hi Ann –

Thank you for meeting with my husband, Mike, and I this morning. As we discussed, we do not have a feasible option for relocating the garage that would meet a 25' rear setback without impacting the limited parking we have for our business, as it would need to be located on the existing pavement and would prevent us from using our Washington Ave exit. The proposed garage will be used to store staging furniture and equipment for our real estate business.

As discussed, you are able to approve our 18X24 garage permit request with both a 5' side and rear setback as shown on our original application (see attached survey). At the current time, I believe we will need to remove our shed as we are not able to reasonably locate the shed with a 20' side setback on Ray St, nor is it feasible to locate the shed in front of the garage. As stated in our permit, we will be paving the gravel parking area, which is about 18X50. We will also be paving directly in front of the garage door and adding a 6' fence in the rear (this was not clearly noted on our application).

As an aside, you were going to follow up with someone in the City in regards to the 8' section of our property that our surveyor indicated was "taken" by the city when Ray St was mislocated (see survey, 8' Overlap Note 2, second attachment has the notes blown up for ease of reading). As a result of this error in 1957, we lost 8X120' of our property along Ray St with no transfer to the city ever being recorded. We've been paying taxes on the full amount. Our deed indicates that we own 100 feet along the rear line, but our survey, due to the city error as noted on the survey, only shows 91.16' along the rear with the remaining 8' being disputable due to this error. If the city recognizes that we own the full 100' as stated in our deed and as supported by the original 5/8' rebar found @ grade (noted on survey), we would have room for our shed with a 20' side setback. Please let me know if there is anything I can do to assist with this!

I will submit the Administrative Authorization Application to the Planning Division today (with a "cc" to you). Please let me know if you need anything else from us.

Again, thank you for taking the time to review our options.

Rachel

Rachel Cooney

Broker/Owner

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2 attachments

DOC081517.pdf
103K

DOC081517-001.pdf
158K