

Ann Machado - RE: Permit #2013-02349 - 14-16 Columbia Rd. - change roof on garage

From: mary scala <mjosd55@hotmail.com>
To: Ann Machado <amachado@portlandmaine.gov>
Date: 10/31/2013 3:08 PM
Subject: RE: Permit #2013-02349 - 14-16 Columbia Rd. - change roof on garage
Attachments: Scan0002.pdf; Scan0003.pdf

Revisions

Ann,

We are submitting to you changes to Permit#2013-02349- 14-16 Columbia Road, to reflect compliance to the issue raised in your 10-13-2013 email, included on pages 7&8 of the original application. Everything from the collar ties down to the floor remains unchanged as existing. The existing wall height is 9'-0" +/- and will remain unchanged. The original submission had rafters sitting on top of 14" I Joists to gain storage, raising the height of the ridge. The new proposed rafters will set on the top plate as existing, sacrificing the extra storage space. The existing height from top plate to ridge is 8'-4" +/- . The new submission will stay within current dimensions and not change the height. We still propose changing from a hip roof to a gable roof.

I am not resubmitting the whole original application, only the two pages that changed (7&8). I hope this is sufficient information for completion of the permit process. If not, let me know what else is required. I can also be reached at 207-318-7446.

Thank you for your help and attention to this matter. Joseph Scala

Date: Wed, 23 Oct 2013 08:27:23 -0400
From: AMACHADO@portlandmaine.gov
To: mjosd55@hotmail.com
Subject: Permit #2013-02349 - 14-16 Columbia Rd. - change roof on garage

Joseph & Mary,

I have reviewed your application for zoning and at this point I cannot sign off.

Your property is located in the R-5 residential zone. Your existing garage is legally nonconforming; it does not meet the setback requirements of today's ordinance. The minimum rear setback is 20' and the minimum side setback is 8' [section 14-120(a)(4)]. Your existing building is 3' from the side property line and 5' from the rear property line. Section 14-385 addresses the restoration or reconstruction of nonconforming structures. You can restore or reconstruct a nonconforming structure but it needs to be within the existing footprint and shell and not create a new nonconformity.

In your application you are not changing the footprint but you are changing the shell. The ridge of the proposed gable roof is higher than the ridge of the existing hip roof. By doing this, volume is being

added which would make the garage more nonconforming. You can apply to change the roof from a hip roof to a gable roof but the ridge cannot go any higher and the pitch of the roof needs to remain the same.

The plans that you have submitted are detailed but not to scale. Since there is no scale you need to provide the dimensions on the plans. What is the height of the existing wall of the garage (which is not changing) and what is the height of the existing ridge?

If you would still like to move forward with replacing the existing hip roof with a gable roof, please submit revised plans directly to me via email.

Please feel free to contact me with any questions.

Ann Machado

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