

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

From: Ann Machado
To: mjosd55@hotmail.com
Date: 10/23/2013 8:27 AM
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

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709