



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**Re: 527-529 Brighton Avenue Deck**

4 messages

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**Gregory Gilbert** <ggilbert@portlandmaine.gov>

Thu, Oct 27, 2016 at 12:58 PM

To: Paul Waring &lt;potteron@gmail.com&gt;, Ann Machado &lt;amachado@portlandmaine.gov&gt;

Good Afternoon Paul,

I hope all is well.

Thank you for the update.

I do not know about the extending of the deck. I have added the head of zoning to this email and i will bring it up with her to see what she says.

if you have any other questions or concerns, please let me know.

Best Regard,

Greg Gilbert

**Greg Gilbert**

Code Enforcement Officer /

Plan reviewer

Permitting and Inspections Department

City of Portland

389 Congress St. Rm 315

Portland, ME 04101

[\(207\) 874-8700](tel:(207)874-8700)

On Thu, Oct 27, 2016 at 9:55 AM, Paul Waring <potteron@gmail.com> wrote:

Hi Greg,

Just a quick update, I've spoken with the engineer and GC and we've come to the conclusion that it would be more expedient and cost effective to remove the front porches entirely and replace with a single story porch. The 2nd floor door will be converted into a window.

The rear decks, which are self supporting and in much better shape will just receive new uprights as all other features are good.

I'm putting together updated drawings which I'll have for you tomorrow. The engineer said he will have the letter by today.

One quick question:

Regards the new front porch, is there anything from stopping me bringing it out an extra 12-18 inches, as it's current size makes it impractical for anything. Another foot or so out and a bench or something would sit in there nicely.

Thanks,

Paul

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**Paul Waring** <potteron@gmail.com>

Fri, Oct 28, 2016 at 10:05 AM

To: Gregory Gilbert &lt;ggilbert@portlandmaine.gov&gt;

Cc: Ann Machado &lt;amachado@portlandmaine.gov&gt;

Hi Greg and Ann,

Greg, attached are the updated drawings for a single story porch replacement to front of 527 Brighton Ave and replacement only of uprights at rear deck.

Ann, I asked Greg if I could extend my front deck out a little more, as I'm losing the 2nd level. A couple more feet would make it much more useable as a structure, rather than just a way of getting in and out of the front doors. The original plot diagram details the original deck size of 14x7, I'd like to extend that out from 7ft to 9 ft if possible. The zoning rules seem a bit ambiguous in that they seem to defer to what my neighbors have going on. Do I need to take measurements of my neighbors steps, distance of steps from sidewalk (perhaps some photo's)?

Thanks so much,

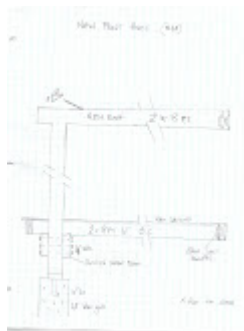
Paul

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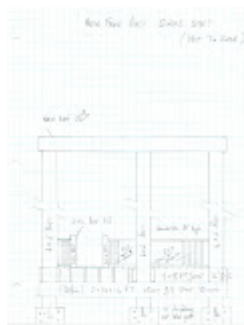
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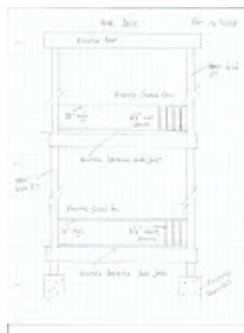
**4 attachments**



**527 Brighton Ave side front porch.jpeg**  
84K



**527 Brighton Front porch single story.jpeg**  
94K



**527 Brighton rear deck.jpeg**  
95K

**527 Decks Plot updated 9ft.jpeg**  
37K



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**Ann Machado** <amachado@portlandmaine.gov>  
To: Paul Waring <potteron@gmail.com>  
Cc: Gregory Gilbert <ggilbert@portlandmaine.gov>

Tue, Nov 1, 2016 at 9:09 AM

Paul -

I have uploaded the revised plans that you sent. To expand the front porch two feet from 7' x 14' to 9' by 14' you need to make sure that you are meeting both the side and front setback. The side setback is 8' and your plot plan is showing 6' so you would not meet that. For the front yard, if the setback is less than 20' you need to take the average of your neighbors existing front setback. You would need to measure from the front property line to the closest part of their structure whether it is the stairs, the porch or the front of the house. You would need to show these measurements on the plot plan. Since you don't meet the side setback, you won't be able to do it.

Please let me know if you have any questions.

Ann

Ann

Ann Machado  
Zoning Administrator  
Permitting and Inspections Department  
City of Portland, Maine  
(207) 874-8709

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**Paul Waring** <potteron@gmail.com>  
To: Ann Machado <amachado@portlandmaine.gov>  
Cc: Gregory Gilbert <ggilbert@portlandmaine.gov>

Tue, Nov 1, 2016 at 9:25 AM

Hi Ann,

Thanks for your response, I'll go back to plan1.

Paul

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