

Christina Stacey - Re: Fwd: a fast track permit

From: D Leland <lelanddm@gmail.com>
To: Christina Stacey <estacey@portlandmaine.gov>
Date: 9/21/2015 11:28 AM
Subject: Re: Fwd: a fast track permit
Attachments: 119Bancroft_rvs.pdf

Hi Christina,

I measured the front again. I did find (misfiled here) an assessor's plan "not for recording" from 9/11 when I purchased the house, but it's not really complete or accurate. And I found no markers for property boundaries, but given the 100' depth, it appears the back fence is located on the property line, approx.

I've revised and annotated the measurements and a new PDF is attached.

For the front:

- From land/road front edge to back fence 101' (including right-of-way in front)
- On the drawing, steps are now noted 12" wide (like existing ones) so that the porch stays within the existing footprint, except for the last deck along the front.
- Distance from the base of the steps to the road edge would be about 32-1/2'

For the property, here are distances from front to back

- road edge to front of house 39-1/2" and from the house to the setback, 25-1/2'
- length of house 36'
- back, from house including deck to fence 35-1/2'
- total property length from back fence to road 101'

As I understand our conversation, I need 25' from the road edge to any construction, right? So this should be OK.

A few notes on my confusion:

When I went to your office with questions, mid-Aug., the person at the desk told me that generally setback is 25' from the center of the road.

I found the pages 75-76 from the Land Use doc. 1080, rev. 1988, that I had referred to.

In checking online now, I see it's now rev. 1-2012. Setback says 25' but it doesn't define setback from what; I assume it's the road edge.

I found original construction dates, in case you need them:

- house 1949-1950
- back room and deck 1987
- shed (12x16') 1990?, handwritten and not really legible

Do write or call with any questions! I hope your Monday isn't too hectic. Thank you!

- Dawn

On Fri, Sep 18, 2015 at 10:28 AM, D Leland <lelanddm@gmail.com> wrote:

Christina, I don't know if I can do that. I understand that the fence was built a foot over into one side neighbor's lot (he doesn't care), and I don't know what the back is, but from the house to the fence it's about 25-1/2'. Sounds like you have the same problem I had in finding specs for the property!

Thanks. I'll try to check email but I'll be away most of the day.

- Dawn

On Fri, Sep 18, 2015 at 9:08 AM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

Sorry, one more thing - please provide the setback from the back deck to the rear property line.
Thanks,
Chris

>>> Christina Stacey 9/18/2015 9:05 AM >>>

Hi Dawn,

I am in the process of reviewing your permit. Firstly, I would like to apologize for the delay in review. Due to staff changes here there has been a large backlog of permits (regular and fast track) which we are trying to deal with as quickly as possible.

Second, I have a question about your plot plan. The plot plan shows the front setbacks measured to the center of the road, but under the ordinance we actually measure front setbacks to the front property line (which is often set back from the edge of the pavement/sidewalks some distance). Based on an air photo, it looks like the setback to the existing stoop is about 25'. Would you please confirm and let me know what the setback is from the front property line to the existing stoop, and also what the setback to the expanded stoop/deck will be? In the R-3 zone, a 25-foot setback to the new structure will be required.

Likewise, would you let me know the existing and proposed setbacks along the side property line for the existing side stoop and new back/side deck expansion?

Finally, would you please provide the approximate dimensions of the shed that is on the property?

Thank you,

Chris

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>>> Building Inspections 9/15/2015 3:37 PM >>>

Hi, this person has a fast track that has been in since 8/17.

>>> D Leland <lelanddm@gmail.com> 9/15/2015 3:05 PM >>>

Hello,

Again I checked the status of a fast-track permit application for 119 Bancroft St. (submitted 8/17) to see that nothing has changed. I've emailed a couple times asking how I can find out anything and have had no response. I'll think I'll check in at the office tomorrow.

Any thoughts on where this stands and when it would be approved?

Is it perhaps mistakenly not in the process for "fast track" but instead in with the regular run of requests?

Thanks so much!

- Dawn