

Christina Stacey - Re: 1339 Westbrook St. (CBA 218c2) - Box / Coursey - Garage Question (attachment)

From: Shawn Box <shawn.box@gmail.com>
To: <cstacey@portlandmaine.gov>
Date: 9/25/2015 10:32 AM
Subject: Re: 1339 Westbrook St. (CBA 218c2) - Box / Coursey - Garage Question (attachment)
Attachments: position_to_house.jpg; property_view.jpg; slope.jpg

Hi Again,

Picture 1: Property View

Shows the orientation of the slope.

Essentially, after about 50ft from road, the land falls off into the marsh below the entire .75 acres

Picture 2: Street View

We would have to move the garage back significantly to allow the 15(?)' shift to the right (facing garage) to allow enough angle to drive in without clipping the house.

Moving back puts the garage farther 'down' the fall-off/slope

Picture 3: Angled View

Garage is 20' long and 7 ft tall in sublevel. That severity of slope continues to the marshland.

As per our conversation.

If the land was flat, we would have no issues with moving the garage back and the right.

Unfortunately, the slope is quite severe (the kids sled down it right from the back wall of the house).

It puts us in a difficult position.

1. The current size will barely fit 2 SUV
2. To expand the size with the current zoning (without exception), we need to move significantly to the rear (to clear house for turn into garage) and some to the right
3. The grade is such that moving back would almost add a 3rd story (below street) or require very significant fill.

I'll take longer distance photo's from ground level later this afternoon and send.

Thank you so much much for such an informative call this morning.

Shawn Box
207-322-0140

On Fri, Sep 25, 2015 at 8:33 AM, Shawn Box <shawn.box@gmail.com> wrote:

Hi,

I've left a voicemail, but I can not imagine how deep your voicemail must be.

This year our garage foundation (1st floor below grade on slope - second floor level to driveway) has started to disintegrate.

The contractors we have met have told us that the current foundation is an odd size and that we would see considerable savings if we can resize the garage to a more standard layout. The current garage is roughly 20Lx22W, whereas the builders are recommending slightly larger to fit modern garage kit sizes.

What I would like to ask is, if we maintain the left (facing garage) wall/foundation that is along the adjacent property, can we extend the garage towards our house and in the rear to make a more standard box/shape. I've included a picture to help illustrate based on our survey. The red box is not exact dimensions and is just representative.

We are NOT looking to oversize the garage.

We are looking to replace it (since it will fall down soon), and maximize our savings in rebuilding to a slightly larger more commonly spec'd garage size.

Stroudwater is historic district and we intend to rebuild with same Hip roof and appearance.

We want to maintain the look and feel of the garage, but if resizing it can ultimately save us money we are hoping to do that.

Please feel free to call me @ [207-322-0140](tel:207-322-0140) , I am available after 3:30 today.

Thank you,

Shawn Box and Beverly Coursey
1339 Westbrook St., Portland, ME 04102
[207.322.0140](tel:207.322.0140)