

Ann Machado - Re: 369 Capisic St. - Permit 2014-00502 (demolition) & Permit #2014-005003 (rebuild garage/barn)

From: Ann Machado
To: Wayne Hymer
Date: 4/1/2014 2:57 PM
Subject: Re: 369 Capisic St. - Permit 2014-00502 (demolition) & Permit #2014-005003 (rebuild garage/barn)

Wayne -

Sorry that it has taken me a little while to get back to you. Our eplan program was down last Wednesday and then I was on vacation Thursday and Friday.

I still need some more information before I can sign off on this permit for zoning.

1. The shed that was on the right side of the building was never permitted and therefore it's footprint was not legal. I understand about trying to keep space within the existing 16' x 36' footprint and not having to put the stairs inside this space. Section 14-433 would allow you to put the stairs and landing on the outside of the building as long as they are more than 5' from the rear property line. This appears to be the case, so the footprint can be expanded to allow the stairs and landing but they need to be the minimum to meet code.
2. Your email said that the existing bump out on the garage is 19' wide. If the existing footprint is 19' wide then the proposed footprint has to be 19' wide. Please change the dimensions on plan S1 floor plans to reflect this.
3. Your site plan for the rebuilt garage should also include the proposed footprint of the landing and stairs. Give the setback from the closest part of the landing to the rear property line. Please submit a revised site plan that shows this.

Thank you.

Ann

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>>> Wayne Hymer <waynehhymer@waynehhymerinc.com> 3/26/2014 6:59 AM >>>

Hello Ann, The old building is 19' wide on the bump out so that 20' will change. As for the stairs we thought that there was space because of the shed that's on the right side that were getting rid of; that's about 5' wide. We're getting rid of the car port but the shed that is off the right side I thought was part of the old foot print.

Thank you, Wayne Hymer

Mar 25, 2014 02:36:44 PM, AMACHADO@portlandmaine.gov wrote:

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Wayne -

Thanks for the list of abutters and the more detailed site plan. The demolition permit (2014-00502) is all set. I still have some questions about permit 2014-00503 to rebuild the garage/barn.

I mentioned this in the first email that I sent to you. The Floor Plans, Foundation plan gives the footprint as 46' x 16' with a 20' x 4' bump out. This is the size of the existing garage and it needs to be the size of the new garage. You cannot add the outside stairs and landing to the existing footprint because it will make the building more nonconforming. The stairs have to access the second floor from within the existing footprint. Also on the site plan that you submitted today, you give the footprint of the bump out as 4' x 19' yet your plans for rebuilding show the bump out as 20' x 4'. Which is it?

Thank you.

Ann

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(207) 874-8709 >>> Wayne Hymer waynehymmer@waynehymmerinc.com > 3/24/2014 11:45 PM >>>

> Hello Ann, Here are the things you asked for. Thank you, Wayne Hymer

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> Mar 20, 2014 01:08:58 PM, AMACHADO@portlandmaine.gov wrote:

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Wayne -

I have finished my initial review of both the demolition permit (#2014-00502) and the Residential Alteration/Additions permit (#2014-00503). At this point I need more information before I can sign off on either permit for zoning.

With permit #2014-00502 - Demolitions, I need two things.

1. A list of the names and addresses of the abutters that the demolition letter was sent to.
2. The plot plan needs to be more complete. You have the 16' x 36' dimensions for the main part of the barn but you don't show how long the 4' bump out is. The floor plans, Foundation plan submitted with the building permit gives the dimension of 20' long. Is that correct? This dimension should be included on the plot plan. Also, the plot plan should give the existing side setback and rear setback to the property line since the rebuilt garage will need to be located in the exact same footprint. Plan C2 Survey mortgage inspection deed shows the location of the existing barn more accurately then the plot plan does. Can you give the setbacks from the side and rear property lines on this plan?

With permit #2014-00503 - Residential Alterations/Additions, submit the same, more accurate and complete plot plan. Also, since the existing building is nonconforming, the footprint of the new building cannot be increased. The plans are showing a new set of stairs and landing to the second floor. These steps don't meet the 25' rear setback so I cannot approve them. How is the second floor accessed in the existing barn?

Please submit any revised pdfs directly to me. Both permits are on hold until I receive the necessary information and revisions.

Thanks.

Ann Machado

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