July 8, 2016

 Submitted via Email

City of Portland

Department of Permitting & Inspections

389 Congress Street, Room 315

Portland, ME 04101

Thank you very much for taking the time to review this application.

We are planning to erect a yurt – a non-permanent, portable, fabric-sided tent – in our backyard garden as a non-residential and non-commercial studio and quiet sanctuary. Our purpose is to have a quiet space that is situated in our modest garden, free of electronics, for quiet contemplation, meditation, and use as an accessory office/studio.

We plan to use a pre-fabricated kit for a 16 foot diameter (i.e., 200 square foot) yurt from White Mountain Yurts of East Wakefield, New Hampshire.

The yurt will be erected on top of a post-and-beam wooden platform that we intend to build ourselves. This platform will be built according to the design specifications provided by White Mountain Yurts. This simple platform will rest on prefabricated concrete piers. The plans for the platform are included with this application.

We have already spoken to the Permitting & Inspections staff about permitting for this alternative structure. Information about the location and specifications of this proposed yurt are included below.

The yurt is constructed of a wooden accordion lattice that is covered with fabric with vinyl laminate. A clear acrylic dome and three windows will provide interior light. We also intend to get the optional roof and wall insulation packages that are recommended for our New England winters. It will be erected on top of a raised wooden platform that will be built in accordance with the attached material and design specifications.

We anticipate that our yurt will have dark green walls and a tan roof to be non-intrusive and to blend with the natural surroundings. It will be set against trees and located to be only partly visible from adjacent properties.

The yurt will not have electricity or plumbing. It will be a simple, accessory studio used as a quiet sanctuary in our garden and a place to meditate. The yurt will be located in our backyard, so these facilities will be available inside our existing residence. The yurt will include energy-efficient wall and roof insulation, and we intend to install a wood burning stove (following the installation and safety specifications provided by the manufacturer; attached).

We are planning to purchase a 16-foot-diameter yurt (i.e., 200 square feet), known as the Chocorua, from White Mountain Yurts (<http://whitemountainyurts.com/the-yurts/the-chocorua.html>). The following highlights the materials and specifications for this yurt.

Dimensions

* 16-foot-diameter (i.e., 200 square feet)
* 7-foot accordion lattice wall
* Height to top of ring: 10 feet, 2 inches
* Three 44-inch by 44-inch windows with screen, storm window and privacy flap
* Other standard features include: rafters, door & frame, ring, clear dome, windows, roof, walls, valance, cable

Materials (from White Mountain Yurts)

* “portable, circular, has an accordion lattice wall, a tension band…made from rugged 1-1/2" x 3/4" clear, vertical grain Douglas Fir and carefully bounded at the top, beveled on the edges, and topped off with a fine oil finish for long lasting durability. They are joined together by a stainless steel carriage bolt and backed with a stainless steel lock nut. You can feel secure knowing that your space is sound and solid throughout the seasons.”
* “…radial rafters leading up to a central compression ring and is covered in felt or fabric”
* “Our three-layer, thermally welded ProTech™ fabric walls with vinyl laminate and ProTech™ material are easily cleaned and may be repaired on site. At 15 oz. per square yard, 220 lbs. x 220 lbs. tensile strength”
* “Our roofs are constructed with superior polymer roofing material produced by Duro-Last™ (.040 mil [37 oz.]), and come with a 15-year manufacturer's warranty.”
* The yurt will include the optional wall and roof insulation kits
* “Our domes are 1/4" acrylic,16" tall and 5' in diameter”
* The yurt will be “set upon wood platforms supported by simple post-and-beam systems,” set on prefabricated concrete piers

The base price of the 16-foot-diameter Chocorua yurt from White Mountain Yurts is $7,430. The estimated cost to build the platform on which the yurt will be placed is approximately $2,000. Assembly of the platform and yurt will be done by the property owner, Brian Rod, and family members.

This application includes the following attached documents:

* White Mountain Yurts brochure (WMY brochure)
* 16 foot Yurt mockups
* Overview of yurt design
* Cross section of a yurt
* Diagram VII: Typical Section Through a Yurt
* 16-foot Rafter Spacing Diagram
* Diagram XXV: Woodstove and Chimney Installation
* Insulation R-factors
* Platform parameters and sketches
* Dimensions of the lot, with placement of the yurt relative to our home and neighboring properties (orange circle)
* Electronic Signature and Fee Payment Confirmation
* General Building Permit Application

We understand that our permit fee will be $160.

We are happy to come in to discuss this. Please let us know if you have any questions. You can reach Mischa (274-3242 or wildcarrottherbs@gmail.com) or Brian (329.8882 or brian.rod@tetratech.com).

Warmly,

Mischa Schuler and Brian Rod

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