

Ann Machado - RE: 11 Ludlow Terrace

From: Dwight Glidden <DGlidden@alphaonenow.org>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 6/28/2013 5:56 PM
Subject: RE: 11 Ludlow Terrace
CC: 'Candace Scripture' <CScripture@customfloat.com>
Attachments: HAYFORD (Rmp) Plot Plan Supplement 06282013.pdf

Ms. Machado:

This responds to your e-mail to Candace SCRIPTURE at Custom Float Services requesting additional information regarding the dimensions of the home and lot for David P. HAYFORD and his wife Karen MILLS located at 11 Ludlow Terrace, Portland, Maine 04102. David has a disability and is eligible for our Critical Access Program to install a wheelchair ramp at their home.

Attached is an additional plot plan of the site proposed for the ramp. As suggested, I superimposed the sketch of the home over the tax map found on the Portland Assessors website, "property lookup". Then I visited the site again and took additional measurements.

Unfortunately, I could not locate surveyor's "pins" marking the boundaries of the lot, particularly the rear property line. The tax map indicates the north side of the lot extends back 164 feet from the street, and the south side extends back 154 feet from the street. The back yard ends on a steep bank that slopes down to a brook or drainage ditch.

I carefully measured the distances from the street to each corner of the front of the house; 37 feet on the north corner, and 38 feet on the south corner. The width of the house recorded on the assessor's sketch is 27 and 26 feet respectively. The sketch also indicates the width of the deck on the back side of the house is 14 feet.

Adding these together, the ramp will begin 78 feet deep into the lot, and extend an additional 15 feet or 93 feet from the street. Using the dimensions on the lot from the tax map, the ramp will be 71 feet to 61 feet from the rear property line.

The lot does not look that deep to me, so I measured fences on the adjoining properties to better determine the rear property line. It is 55 feet from the rear northern corner of the house to a fence post along the bank. It is 18 feet from the rear corner of the garage to the top of the bank, and 20 feet down the bank to the end of the neighbor's fence. From these measurements the ramp will be at least 26 feet from the rear property line.

It will be 37 feet from the northern (side) property line, and 34 feet from the southern (side) property line.

Is there a way to expedite approval of the building permit? David needs the ramp very soon because of medical treatment that will make it very unsafe to use the stairs to his home.

Please call me at (207) 619-9239 or cell (207) 239-9810 if you have questions or concerns.

Dwight Glidden
Independent Living Assistant
Alpha One, South Portland, Maine

From: Candace Scripture [<mailto:CScripture@customfloat.com>]
Sent: Wednesday, June 26, 2013 3:28 PM
To: Ann Machado
Cc: Dwight Glidden
Subject: RE: 11 Ludlow Terrace

Thank You Again, Ann!

Candace

From: Ann Machado [<mailto:AMACHADO@portlandmaine.gov>]
Sent: Wednesday, June 26, 2013 11:42 AM
To: Candace Scripture
Subject: Re: 11 Ludlow Terrace

Candace -

I will resend you the email that I sent on June 20, 2013.

As far as the plot plan goes, it needs to reflect the shape of the whole lot with the dimensions of the lot and the footprint of what is existing and proposed with the setbacks to all the property lines. This should not be based on the GIS. The GIS is a reference but it is not an accurate rendition of what exists. Dwight can either use the shape of the lot from the tax map and then locate the structure on the lot with the setbacks or look at the dimensions of the lot based on the owners deed. What I originally said was that the lot is 153.78 feet deep so I'm sure that the ramp will twenty five rear setback but Dwight does not indicate this on the plot plan he submitted. He is showing C12' behind the garage to the rear property line and I don't think that this reflects the depth of the lot.

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

>>> Candace Scripture <CScripture@customfloat.com> 6/26/2013 10:25 AM >>>

Good Morning, Ann;

I'm following up on my last message to you regarding your voicemail on Thursday, 6/20. I have not yet received an e-mail from you, but I need some clarification before Dwight submits a new sketch. Do we need to create a plot plan using Portland's GIS maps?

I have spoken to Dwight regarding the actual set back measurements from the proposed deck to the back property line that you need in order to move this forward.

If you could verify what e-file specification we need to follow, we'll take care of this as soon as possible.

Thank You,

Candace Scripture
Custom Float Services
207-653-6059

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