
111 Alice St - permit BLDR2021-01973

2 messages

Christina Stacey <cstacey@portlandmaine.gov>

Fri, Jan 8, 2021 at 1:03 PM

To: carolejpowell68@gmail.com

Hi Carole,

I have started reviewing your permit application for compliance with the zoning requirements. Unfortunately, my review has resulted in the discovery of some significant zoning issues.

I am attaching copies of all building permits that have been issued for this property, according to our records. As you can see, the deck that was originally permitted in 1986 was smaller than what is now in place. In addition, it appears that a shed was placed on the property without permit approval. Based on air photos, it appears that the deck was expanded sometimes between 2003 and 2006, and the shed added sometime in the 2007 - 2010 time frame. It appears you may have been the owner of the property during that time, so if you do have documents showing that the city did approve these projects, please send them to me.

The problem with these unapproved expansions is that there is a maximum lot coverage limitation in this zone of 20%. The lot is 10,040 square feet, which means that no more than 2,008 square feet of the lot may be covered with buildings and structures (including both open and enclosed structures). When the house was originally approved in 1986, the permit allowed a total lot coverage of 2,474 square feet, thereby already exceeding the limit. Since the city approved that amount by permit, you are allowed to keep that. But the addition of a 144 square foot shed and another approximately 400 square feet does not appear to have been approved by permit at the time of construction, and cannot be approved today, as it would be making the lot coverage even more nonconforming.

Zoning can approve the 12' by 12' enclosed porch over the existing deck, since this was part of the approved area. But the pergola cannot be permitted, since it would be over non-approved deck footprint. The non-approved shed and deck areas will need to be removed to bring the lot into compliance with the permitted lot coverage.

I am sorry to have to bring this unwelcome news. If you wish to proceed with your permit, please email me revised plans showing the removal of the unpermitted deck and shed, and with just the enclosed porch proposed. Also please provide information on when you can have the shed and unapproved deck areas removed, as that will be made a condition of the permit. If you have any questions about this, just let me know.

Sincerely,
Chri

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Chris Stacey - Zoning Specialist
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2 attachments



111 Alice St - Lot 39 Microfiche.pdf
3598K



2012-07-4460-Pool.pdf
553K

Carole Powell <carolejpowell68@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>

Sat, Jan 9, 2021 at 11:39 AM

Christina,

Thanks for your explanation of the status of our permit request.

First, we would like you to know that we had absolutely no idea that expanding our deck or adding a shed required a permit, as both are not permanent structures. Our pool company did let us know Portland required a permit for a pool, so we did acquire one since we are and have always been rule-followers. The deck and shed permits are a surprise to us, again, because they are not permanent installations.

At this point in time, we have decided to withdraw the permit application. There's a lot here for us to consider, which includes us relocating out of the City of Portland. Not only do we already pay too much in taxes, but apparently any sort of upgrade to our property requires additional fees and more requirements than what it's worth.

The only question we have is, when can we expect a refund of \$164.00?

Thanks.

Carole and Richard Powell

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.<111 Alice St - Lot 39 Microfiche.pdf><2012-07-4460-Pool.pdf>