Inspections Division
Date: 09/22/15

Christina Stacey - Re: Permit #2015-01917, 152 Virginia St.

From: Andrew Colvin <andytheeditor@gmail.com>
To: Christina Stacey <cstacey@portlandmaine.gov>
Date: 9/22/2015 10:54 AM
Subject: Re: Permit #2015-01917, 152 Virginia St.

Hi Chris,

Don't know if this just confuses thing, but I found on the tax map that my property line is 100 feet. Using that figure, the existing masonry is about 29-30 feet from the front line.
--Andy

On Tue, Sep 22, 2015 at 6:52 AM, Andrew Colvin <andytheeditor@gmail.com> wrote:

> Hi Chris,
> From the middle of the street, the existing masonry is 53 feet--so using the ROW estimate it would be 28 feet from the property line. Like I said, I was planning to build out from that a foot. Let me know if you still need more information. Thanks!
> Andy
>
> On Monday, September 21, 2015, Christina Stacey <cstacey@portlandmaine.gov> wrote:
>
>> OK, let me know what you find out as far as the measurement. If the existing structure is at or less than 25' feet from the front property line, it would be considered nonconforming. In that case you would unfortunately not be able to expand the new structure any closer to the road, as we do not allow structures to become more nonconforming.
>>
>> >>> Andrew Colvin <andytheeditor@gmail.com> 9/21/2015 3:40 PM >>>
>> I will try to measure from the street when I get home and tell you what I find.
>>
>> The deck will roughly be in the same footprint. I had been planning to put the platform about a foot closer to the street (to avoid the existing footing for the masonry structure). But if that would create a problem zoning wise, I could remove the footing so the project stays within the same dimensions (a more time-consuming and back-breaking approach however). Unfortunately, the footing for the masonry is not deep enough for code (it's about 3 feet deep rather than 4).
>>
>> On Mon, Sep 21, 2015 at 3:20 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:
>>
>>> It would be helpful to have a measurement (to your best ability) to the front property line, although I recognize that it probably won't be exact without a survey. If it helps, most of the road ROW's in Portland are 50' wide, so if the road was built directly in the middle, then your front property line would be about 25' from the center of the road. I tried to do a rough measurement off the aerial photo and it looks like the old masonry structure may be about 22 or 23 feet from the front line.
>>> Also, can I confirm that you are building the new wood deck and steps in the exact footprint of the old masonry? As long as you are not expanding the footprint at all, the front setback isn't as critical, but it would still be helpful to have a figure for the plan.

Inspections Division
Date: 09/22/15

Let me know if you have questions about this.

Yours,
Chris

>>> Andrew Colvin <andytheeditor@gmail.com> 9/21/2015 2:35 PM >>>
Hi Chris,
Thanks so much for reaching out, glad to hear you're working on it. That measurement would be to the pavement, as I'm not sure exactly to the foot where the property line would be. Let me know if I need to do any additional homework to find that out.

Thanks again,
Andy

On Mon, Sep 21, 2015 at 2:05 PM, Christina Stacey <cstacey@portlandmaine.gov> wrote:

> Hi Andy,
> I am in the process of reviewing your permit for a porch rebuild and deck/stair addition at the above-referenced property. First, I would like to apologize for the delay in review. I appreciate your patience through this process.
>
> Second, I had one question before I can sign off on the permit. I wanted to confirm the front yard setback to the deck/stairs that will be attached to the front porch. In your plot plan, you show the setback as 35' to "Virginia Street." Is this measurement to the pavement, or to your front lot line (which is typically set back from the pavement some distance)?
> Thanks,
> Chris
> Christina Stacey
> Zoning Specialist - Inspections Division
> City of Portland
> 389 Congress St.
> Portland, ME 04101
> (207) 874-8695
> cstacey@portlandmaine.gov

--
Andrew Colvin
---
andrewcolvin.me
Performer, Portland Playback
Board member, Presumpscot Regional Land Trust
Board member, LIFT360
(207) 671-9481

Inspections Division
Date: 09/22/15

--
Andrew Colvin
---
andrewcolvin.me
Performer, Portland Playback
Board member, Presumpscot Regional Land Trust
Board member, LIFT360
(207) 671-9481

--
Andrew Colvin
---
andrewcolvin.me
Performer, Portland Playback
Board member, Presumpscot Regional Land Trust
Board member, LIFT360
(207) 671-9481

--
Andrew Colvin
---
andrewcolvin.me
Performer, Portland Playback
Board member, Presumpscot Regional Land Trust
Board member, LIFT360
(207) 671-9481