Ann Machado - Re: New Single family home at 760 Ocean Ave. #2013-00897

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/26/13

From: Jacob Staub <jpstaub1@gmail.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 5/14/2013 3:25 PM
Subject: Re: New Single family home at 760 Ocean Ave. #2013-00897
CC: <sonia.m.bararantes@gmail.com>

Hello Ann,

I received your phone message. Thanks for following up with an email. In response:

1. Based on your concern I looked at the design file for the garage. On the plans I mistakenly gave the roof peak elevation to the truss structure where the highest point of the pitch roof is required. As a result of the roof system, the highest point is 23' - 7 1/2". I will lower the peak by no less than 7 1/2" through an adjustment of the roof pitch to comply with a maximum garage height of no more than 18'.

2. The proposed easement is not depicted on the site plan although the proposed location of the utility pole is. The proposed utility pole location is based on the best guess of the engineers at Northeast Civil Solutions and not on the direct input of CMP. The location of the pole may change based on CMP engineering requirements. Suffice it to say, we'd like to place one pole in order to route power efficiently to the property then go underground from there to comply with Portland requirements and best practices for site conditions. No easement has been granted or is being recorded as the plan between us, Portland, and CMP is pending.

Best wishes,
Jake
301-769-8395

On May 14, 2013, at 2:06 PM, Ann Machado wrote:

> Jake & Sonia,
>
> I have completed my zoning review of your application to build anew single family home and detached garage at 760 Ocean Ave.
>
> I have two questions/concerns.
>
> 1. The detached garage cannot be higher than 18'. The height is measured midway between the level of the eaves and the highest point of the pitched roof. Since you did not include a graphic scale, I need to know exactly what the height is at the mid point and I need confirmation that the garage will not be higher than 18'.
>
> 2. In the submitted documents, the one titled "Written Description of Existing and Proposed Easements or Other Burdens", #2 is a proposed easement to CMP to set and maintain one pole etc. Is this easement shown on the site plan? Is it being recorded?
>
> I have moved the permit forward in the review process but I can't sign off until I get the information that I have requested.

Ann

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Ann Machado
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