

CALEB JOHNSON

STUDIO

1/31/2019

Doug Morin
Code Enforcement Team Leader
City of Portland
389 Congress Street
Portland, Maine 04101
Office # 207-874-8705
drm@portlandmaine.gov

**RE: 9 Moody Street, Portland, ME
New Construction Building Height in R6 Zone**

Mr. Morin:

It has come to our attention that you have received a complaint from a citizen regarding the building height of 9 Moody Street, a new construction building. The allowed maximum building height at the time of submission for this building type was 45'-0" from top of average finished grade to top of structural deck and 4 stories. The project was designed with a top of structural deck of 44'-11". The building design also incorporated all structural setbacks from the street per city ordinance. Though recent changes have been made to the R6 residential zone, the project followed all ordinance requirements adopted at the time of submission.

The application was initially submitted for Level 1 Site Plan approval on 12/1/2017. Following initial submission, drawings were subsequently revised to address city staff comments and a building permit issued on 4/19/2018.

The building Contractor, Monaghan Woodworks, measured to top of structural deck of the building under construction to be 44'-10" above the designed average finish grade.

Should any additional information be needed, please let us know.

Thank you,

Patrick Boothe, AIA of Caleb Johnson Studio
Project Architect