

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department

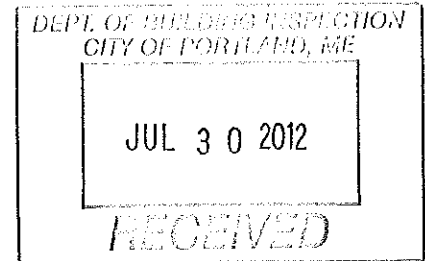
Jeffery Levine, Director

Planning Division

Alexander Jaegerman, Director

July 25, 2012

Steven E. Cope
172 Concord Street
Portland, Maine 04103



Project Name: 6 Unit Subdivision
Address: 56 Hammond Street
Applicant: Steven E. Cope
Planner: Shukria Wiar

Project ID: 2011-402
CBL: 010 G 002001

Dear Mr. Cope;

On March 27, 2012, the Portland Planning Board approved with conditions, the proposal for the 6 Unit Subdivision at 56 Hammond Street. As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work prior to the issuance of the Building Permit. The commencement of site work is limited to the extent of work outlined in a letter from Steven Cope, that was received on July 23, 2012 (attached) and listed below:

1. Site clearing and grubbing,
2. Tree removal,
3. Demolition of existing single family house and detached garage,
4. Excavation of site,
5. All other pre-construction preparations up to pouring concrete.

All of the above work shall be done in accordance with the plans submitted by Carroll Associates, Landscape Architects, with the most recent revisions dated 5-24-2012. Please be advised that you must obtain a demolition permit from the City's Inspection Division prior to commencing any demolition, and obtain any permits that may be required from Public Services for street openings, disconnecting and capping any sewer and stormwater lines, temporary closing of any sidewalks and any temporary loss of on-street parking.

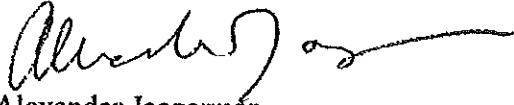
Erosion control measures meeting Department of Environmental Protection best management practices must be installed in compliance with, and as shown on, the approved site plan prior to the start of any site or demolition work.

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

The approval to proceed with the demolition and/or site work is based on the submitted request of Steven E. Cope, dated 7-23-12, and the approved site plan set from Carroll Associates, Landscape Architects, dated 5-24-12. If you need to make any modifications to the site plan, you must submit a revised site plan for staff review and approval.

If there are any further questions, please contact the Planning Office at 874-8721.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution

Jeffery Levine, Director of Planning and Urban Development Department

Barbara Barhydt, Development Review Services Manager, Planning

Shukria Wiar, Planner

Philip DiPierro, Development Review Coordinator, Planning

Marge Schmuckal, Zoning Administrator, Inspections Division

Rhonda Zazzara, Public Services

Tammy Munson, Plan Reviewer, Inspections Division

Lannie Dobson, Administration, Inspections Division

Approval Letter File

Attachments:

1. Steven E. Cope, July 23, 2012

COPE
172 Concord Street
Portland, ME 04103

July 23, 2012

Alex Jaegerman
Planning Division Director
City of Portland
389 Congress Street
Portland, ME 04101

RE: 56 Hammond Street - Request for Pre-construction Site Preparation

Dear Alex:

At today's pre-construction planning meeting with Phil DiPierro and other representatives of the City with respect to the our project at 56 Hammond Street, it was suggested that I seek authorization by letter site prep and demolition while the Planning Department is processing our building permit applications. We have submitted building permit applications, a demolition permit application, all plans and construction details, performance guaranty and paid all fees. Mr. DiPierro has indicated that everything is a 'go' from his perspective. The building permit applications are being considered but may take some time as the City's staff is very busy.

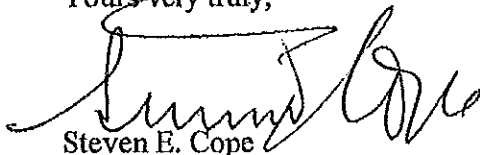
We would like to undertake the following work all in accordance with the approved site plan and applicable ordinances and codes:

- site clearing and grubbing
- tree removal
- demolition of existing single family house and detached garage
- excavation of site; and
- all other pre-construction preparations up to pouring concrete

Approving this request will permit us to maintain our time line with the anticipated completion and occupancy as of the beginning of 2013.

Thanks for you consideration and let me know if you need any further information.

Yours very truly,



Steven E. Cope

cc: Brian Milliken
Roberta S. Cope