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September 30, 2013

Barbara Barhydt
City of Portland
Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

Re: Munjoy Heights/Housing Replacement Ordinance

Dear Barbara:

This letter should serve as an Addendum to the Munjoy Heights Site Plan Application submitted earlier today.

Our plan contemplates the demolition of two structures, a multi-family building at 79 Walnut Street and a single-family house at 1 East Cove Street. We believe that the house at 79 Walnut Street is a legal four unit dwelling. Thus, it is our understanding that five housing units will be demolished. These five housing units will be replaced with the 29 new residential units, for a net addition of 24 housing units. We understand that our development may trigger certain provisions of the Housing Replacement Ordinance.

We look forward to working with the Planning Division to better understand how this project is impacted by the Housing Replacement Ordinance. Thank you.

Sincerely,


Jonathan Culley