

**Christina Stacey** <cstacey@portlandmaine.gov>

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**5 Merrill Street**

2 messages

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**Susan Baker** <suegdi@earthlink.net>  
To: cstacey@portlandmaine.gov

Tue, Sep 27, 2016 at 4:24 PM

Dear Christina Stacey (Zoning Specialist),

I am an abutter of the proposed building site at 5 Merrill Street.

I was very surprised to see preliminary plans for such a high imposing building on such a small lot. The prior building was the same height as my adjoining building.

This new building proposal is clearly going to overhang and threaten the privacy of my buildings located directly on the next lot at 77-79 Congress Street.

My three buildings have stood here for years and my tenants are extremely concerned about their exposure of a 4 story balcony/deck overlooking their home, gardens and lives.

Please, can we scale this project back a bit?

Do I have to build something in front of the new building to protect my privacy and the privacy of my tenants who have lived there for years?

This could go on and on.

I think we need a compromise here.

Many Thanks for your consideration.

Sincerely,

Susan Baker-Kaplan

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**Christina Stacey** <cstacey@portlandmaine.gov>  
To: Susan Baker <suegdi@earthlink.net>

Mon, Oct 3, 2016 at 11:09 AM

Dear Susan,

Thank you for your comments on this project. I have not yet started to review the plans, but I can assure you that we will thoroughly examine the project to ensure that it meets all zoning requirements. The property is located in the R-6 zone which does allow structures up to 45 feet in height, with "step-backs" starting at 35 feet. The zoning regulations were adopted by city council and we are obligated to apply them equally to all projects.

The project will also be reviewed through the city's Planning Department for compliance with the R-6 design guidelines. If you have questions about the design guidelines, please contact Development Review Manager Barbara Barhydt at 874-8699 or [bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

There may be revisions to the plans as it goes through the review process. I'd be happy to keep you apprised of any updates to the plans. If a permit is approved for the property, it can be appealed by an affected party under Sec 14-472(b)(1) of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

Please let me know if you have further questions.

Kind regards,  
Chris

[Quoted text hidden]

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Chris Stacey - Zoning Specialist  
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