Re: 67 Merrill Street.

Dear Ann,

 In consideration of correspondence we have received from the City of Portland planning division it is our intention not to continue with our project at 67 Merrill Street in the manner that we intended and submitted to you.

 To this point in the process we had not been made aware that a licensed architect was required for the project due to the fact that we were asking for more flexibility with respect to R-6 design considerations.

We are now instead discussing the possibility of building a reproduction of the existing structure. Our intention would be to replicate the façade and maintain the overall dimensions of the existing structure’s footprint and elevations with the exception of adding 3 dormers to the south elevation in keeping with the character of other neighboring structures. Dormers would have same slope roofs as existing roof and dormer ridges would not exceed height of existing ridge.

We would need to demolish the existing structure (it has serious fire damage and the foundation is failing in several places).

 My questions are, if we place the new structure exactly where the previous building was located will the previous existing off-sets be in compliance (i.e. grandfathered) and will the addition of new dormers be a problem?

Yours

Jon Sampson