



28 Vannah Avenue
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January 2, 2014
File: 13143

Ms. Jean Fraser
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 118 on MUNJOY HILL

Dear Jean,

We have revised our project in response to comments from our neighbors, City Staff, and the Planning Board. Our changes include:

1. Revised Landscape in collaboration with Jeff Tarling.
2. Narrowing the building, so the Congress Street side is stepped back from the right-of-way by 1 foot. This requires a waiver of the parking standards.
3. Revised rear and side elevations with additional articulation. New graphics to provide a better understanding have been provided.
4. Revised stormwater management system to provide detention of roof water prior to discharge to the sewer and removal of the footing drains.

Our overall project and our goals for providing quality housing at the top of the hill remain intact.

With this submittal we look for final Planning Board approval of our project.

Please let me know if you need any additional information.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Thomas S. Greer".

Thomas S. Greer, P.E.

Enclosures

cc: Thomas Federle, David Lloyd, Stephen Mohr, Chip Newell, Ed Theriault, File

TSG/rjs