



A C O R N

ENGINEERING, INC.

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

October 10, 2017

Subject: Level III Final Site Plan and Subdivision Application
Redevelopment of 24 St. Lawrence Street - Portland, Maine

To Whom It May Concern,

On behalf of Kelly & Walter Williams, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment of 24 St. Lawrence Street.

This submission package is intended to meet the City's Final Submission requirements as outlined in the Level III Site Plan Application procedures. The proposed project site is located at 24 St. Lawrence Street between Fore Street and Congress Street with the R-6 zone. The lot is currently occupied by a 2,880 square-foot building, containing two single-family units, and a 15 x 20 ft. garage. The property is proposed to be redeveloped into a four-story, five-unit condominium with a six-car parking garage on the ground level.

Along the St. Lawrence Street frontage, the building features several recesses. The setback from the property line ranges from 3.5 feet to 11.9 feet with a weighted average of 7 feet. In comparison, the average setback of the two abutters is 3.7 feet and the required front yard setback in the R-6 zone is 5 feet. Please refer to Site Plan and Section L for more information regarding the zoning standards.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- Section A: Cover Letter
- Section B: Level III Final Site Plan Application
- Section C: Wastewater Capacity
- Section D: Right, Title, or Interest
- Section E: Financial Capacity
- Section F: Construction Management Report
- Section G: Stormwater Management Report
- Section H: Erosion and Sedimentation Control Report
- Section I: Utilities
- Section J: Solid Waste Disposal
- Section K: Fire Department Letter

- Section L: Conformity with Land Use Ordinance
- Section M: Request for Waivers
- Section N: Summary of Written Easements
- Section O: Architectural Design Narrative
- Section P: Lighting
- Section Q: Parking Analysis

Drawings:

- Civil Site Plan Set, Dated 10/6/2017
- Architectural Plan Set, Dated 10/6/17

Kelly & Walter Williams and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.

