

# FEDERLE LAW

May 3, 2016

Jeff Levine  
Planning Director  
City of Portland  
389 Congress Street  
Portland Maine 04101

**RE: Demolition of 5 Dwelling Units  
167 and 169 Newbury Street to be Replaced by Luminato Condominium**

Dear Jeff:

Enclosed are electronic Demolition Permit Applications that I filed with the Building Inspections Division for the demolition of the 2 unit residential structure at 167 Newbury Street and the 3 unit residential structure at 169 Newbury Street. Pursuant to the Housing Preservation and Replacement provision of Portland's Code of Ordinances, Chapter 14 Sec. 483(e), I am certifying that the number of dwelling units to be demolished is 5. There are no tenants in any of the units. The demolition of these two buildings is consistent with the Luminato Condominium Site Plan application approved by the City on March 31, 2016.

A description of the units is as follows:

**167 Newbury Street (2-unit)**

Unit 1 is an approx. 1100 SF two-bedroom unit. It has been unoccupied for approximately 7 years and is in very bad condition.

Unit 2 is an approx. 1300 SF two-bedroom unit. It has been unoccupied for approximately 7 years and is in very bad condition.

**169 Newbury Street (3-unit)**

Unit 1 is an approx. 1000 SF two-bedroom unit. It has been unoccupied for approximately 7 years and is in very bad condition.

Unit 2 is an approx. 1000 SF two-bedroom unit. It has been unoccupied for approximately 7 years and is in very bad condition.

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Unit 3 is an approx. 750 SF one-bedroom unit. It has been unoccupied for approximately 7 years and is in very bad condition.

The approved Site Plan for the Luminato Condominiums includes replacement dwelling units in excess of the size and number of dwelling units being replaced. Although Luminato Condominiums intends to replace the demolished units, and intends to begin construction of the replacement units this summer, we are prepared to post an acceptable form of performance guaranty. We intend to begin demolition in late May and construction in early July.

Best Regards,



THOMAS B. FEDERLE  
Enclosures