

Morales Law

Land Use and
Government Relations
Counsel

December 14, 2017

Ms. Shukria Wiar
City of Portland Planning Division
389 Congress Street, 4th Floor
Portland, Maine 04101

Re: Ambassador LLC Project – Level III - Site Plan Application and Subdivision Review

Dear Shukria,

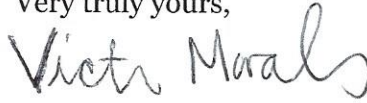
On behalf of the applicant, Ambassador, LLC, located at 37 Casco Street, I am following up on the Preliminary Level III – Site Plan Application submitted for subdivision approval for six (6) additional residential units. The project will consist entirely of inside renovations and does not propose any changes to the building footprint or the building square footage.

Centralized in the B-3 zone, this project proposes to increase the existing eighty six (86) residential units to a total of ninety two residential (92) units. The renovation changes the use of an unused basement space into one (1) residential unit, divides three (3) existing residential units to create three (3) additional units, and converts two (2) office spaces into two (2) residential units. Pursuant to Portland City Code, Chapter 14-332.1, additional off-street parking is not required in the B-3 zone for alterations or changes of use creating additional residential units. This project is consistent with City Code in all other respects.

A Survey and Recording Plat has been prepared by Nadeau Land Surveys and is dated December 8, 2017. The subject property is a 9,744 SF lot shown as “6 Story Brick Apartment Building #37 “The Ambassador”” on the Recording Plat, and on the City Assessor’s Map 37, Block D, Lot 7. The applicant has demonstrated right title and interest in this property, including the right-of-way from Maine Savings Bank to Saul G. Chason and Dorothy F. Chason on November 20, 1964, Book 2868, Page 391, referenced in Note 19 on the December 8, 2017 Recording Plat, as evidenced by a Warranty Deed dated June 9, 1981 and recorded in the Cumberland County Registry of Deeds, Book 13963, Page 12. There are no other legal property rights, such as easements or covenants, that impact the property.

In preparation for its neighborhood meeting, the applicant requests that the City provide it with the labels of the abutters within a 500 foot radius of the project. Thank you in advance for your assistance with this application, and please feel free to contact me at 207-216-0643 or vicmorlaw@gmail.com with any questions or concerns.

Very truly yours,

A handwritten signature in cursive script that reads "Victor Morales".

Victoria Morales, Esq.