

August 15, 2015

Ms. Barbara Barhydt, Development Review Services Manager
Planning Division / 389 Congress Street 4th Floor
Portland, ME 04101

Re: 35 Pleasant Street, Level II Site Plan Review

Dear Ms. Barhydt and Planning Division,

In keeping with the requirements of the Level II Site Plan Review documentation, please note the following.

1. Project Description

The 100+-year old 35 Pleasant Street building was renovated by Richard (Rick) Renner in 2007 to be a wonderful high-performance building, with a commercial space (Rick's office) on the lower lever, and a residential loft on the upper level. At that time, he added solar panels on the roof, as well as a metal-sided bulkhead to provide space for an elevated office in the residential unit, as well as ladder access to the roof. The open part of the lot to the north of the building provided 3 parking spaces.

The property is zoned B-3. This entitles us to build to the property lines (100% lot coverage). The small site area and size of proposed additions precludes requirements to build to minimum height and square footages. [See Chapter 14 Land Use, sections 14-220 (g) and (h).9.]

Our plan largely retains all of the 2007 renovations, as well as creating two additions to the building: one addition on top of the existing roof, at the north end of the building; the other addition, with connections only to the residential unit, creates a 3-space garage over the existing parking lot, as well as a second story that covers part of the garage. Both levels of the addition over the garage have terraces which will be ringed by planters, so that "walls" of vegetation will be visible both from the street, as well as from the residential unit.

The proposed additions are in keeping with the historic character of the neighborhood, as well as with the scale of adjacent buildings. The addition over the existing roof is well below the height of the adjacent building, 37 Pleasant Street. The two-story addition over the parking lot is, again, scaled similarly to other buildings along South Street. All walls of the additions along South Street are to be brick, with as close a match as feasible to the existing building's brick. Other walls will be metal sided, in a dark, "quiet" color, similar to the existing bulkhead addition. All work outside the existing envelope will be at the north end of the building - i.e. most remote from Pleasant Street. There are no proposed changes to the building entrances, curb cut or sidewalk.

2. Ownership

My husband, Neil Reiter, and I are buying the property for our personal use. We will live in the residence and rent the office space (Rick Renner will continue to operate his practice there.) We close on the property on September 31st, 2015, and our intention is to start construction immediately afterward, provided we have permits from the City. Please see copy of Purchase & Sale Agreement, attached.

3. Easements

- The building has an existing party wall agreement with 37 Pleasant St., with respect to putting an addition on the roof of #35. See attached.
- The 37 Pleasant St. Condominium has declined to provide a construction easement for the new portion of the project which borders their yard. As a result, the project is designed in such a way as to avoid any incursion onto their property - see drawings along the west wall of the addition at the parking lot area.
- J.B. Brown, the owner of the adjacent property on South street, has agreed to provide a construction and maintenance easement, which will be provided when we close on the building, on September 31st. Please see copy of correspondence with Verrill Dana, who is representing both J.B. Brown, and us (my husband Neil Reiter and me) on this matter.

4. Survey

A survey was prepared by Owen Haskell for JB Brown in 2006, when J.B. Brown owned both #35 and #37 Pleasant Street. For the purposes of this application, this survey has been provided (along with a detail plan describing proposed new work) . However, as discussed, we will be submitting another site plan within a matter of a few weeks, that will add the other required information. As agreed, the topography information will be limited to the parking area on which the addition is proposed, as no other site areas will be affected by the proposed work. Additionally, City utility tie-ins will be required only for a storm drain line, and this utility information will also be noted.

Please let me know if any additional information is required to expeditiously review this application. I appreciate the time you have already taken to respond to my questions, prior to submitting the application.

Sincerely,



Lauren J. Reiter
Owner (as of 10/1/15) and Architect