

A BETTER MAINE LLC

PO Box 15414 Portland, ME 04112

8 July 2013

Mr. Philip DiPierro, Development Review Coordinator
Planning & Urban Development Department/Planning Division
City Hall, 389 Congress Street
Portland, ME 04101

Re: 227 York Street, Project ID# 2013-00996 / City review letter dated June 26, 2013

Dear Mr. DiPierro,

Thank you for the review proceeding on my property at 227 York Street, Planning Division Project ID #2013-00996. I have received your letter dated June 26, 2013 and am writing in response to that letter, and have attached revised drawings incorporating these responses.

Responding to each of the points noted in your letter, please note the following:

1. Survey/**Property Corners**: The right rear corner is already shown on the survey and Owens Haskell, the project Surveyor, will set pins at the remaining three property corners prior to commencement of construction. This is noted on the revised attached survey, Drawing A1.1 & Site Plan Drawing C101, both dated (revised) 7/5/13. Additionally, please note that the new building will be set in the same footprint as the existing building.
2. Survey/**Surveyor's seal**: Please see the attached survey, Drawing A1.1, revised to include the Professional Land Surveyor's seal.
3. Site Plan/**Zoning District**: Please see the attached revised Site Plan, Drawing C101 dated (revised) 7/5/13, now including the zoning district (B-1 Neighborhood Business), which was also noted on the Cover sheet originally submitted with this project.
4. Site Plan/**Ground Floor Area**: Please see the revised Site Plan, Drawing C101 dated (revised) 7/5/13, now including the square footage of the building ground floor area.
5. Site Plan/**Soil Type**: Please see the revised Site Plan, Drawing C101 dated (revised) 7/5/13, now including the soil type.
6. Site Plan/**Construction Easement**: Please note that the process of obtaining an easement with 231 York Street (Outliers) is underway, and that it is understood that an easement must be obtained prior to the City's issue of a building permit.
7. Site Plan/**Gravel Parking Space**: Please see the revised Site Plan, Drawing C101 dated (revised) 7/5/13, noting the revised space at 9' x 19' and showing diagrammatically how a small car can turn into the space while staying within the right of way. The car that is shown is equivalent to a *Smartcar* or *Scion iQ* which is becoming –

more and more - the type of urban car of choice. While we recognize that the space is thus limited to accommodating this type of car, it is realistic to incorporate the space, thus encouraging the property's inhabitant to drive an economical and environmentally-beneficial vehicle. With regard to ensuring that the right-of-way remains open, since this is a legal right-of-way and de facto, exists at this time, we do not see a problem with ensuring its continued availability.

8. Site Plan/**Erosion Control Plan**: Please see the revised Site Plan, Drawing C101, dated (revised) 7/5/13, which also makes reference to Drawing C300 which was included in the original submission and provides extensive detail about erosion control.
9. Site Plan/**Street Trees**: Please see the revised Site Plan, Drawing C101 dated (revised) 7/5/13, now including two street trees.
10. Site Plan/**Curb Cut**: Please note that permission to install a curb cut was clearly and unequivocally granted by the Department of Public Services in 2011. A copy of the permission letter was included with our original application and is attached again to this letter.
11. Site Plan/**Site Disturbance area**: Please see the revised Site Plan, Drawing C101 dated (revised) 7/5/13, now noting the area of disturbance.
12. Site Plan/**Foundation Drain**: As shown on Drawing S200, the foundation drain is intended to be connected to the City Storm system as there is no other feasible way to direct this drain. It is re-noted on attached Site Plan C101.

Please let us know if you have any further comments on these responses and revised drawings, and again, we appreciate the time you have taken to view our project.

Sincerely,



Tom Landry
A BETTER MAINE LLC
Tel. 207-939-0185

Attachments:

Letter from Department of Public Services dated 3/11/11
Drawing A1.1 dated (revised) 7/5/13
Drawing C101 dated (revised) 7/5/13