

M O H R & S E R E D I N
Landscape Architects, Inc.

April 16, 2015

Ms. Jeanie Bourke
CEO, Plan Reviewer
City of Portland
389 Congress St.
Room 315
Portland, ME 04101

**Re: 2 City Point Road, Peaks Island
Map/Block/Lot: 87/S/11**

Dear Jeanie,

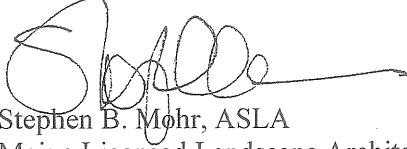
On behalf of Lynne and Larry Robinson, I submit the attached building application for minor interior renovations at the house they recently purchased on Peaks Island. As discussed with you, the scope is modest in nature and includes changing one exterior window and door into a set of doors; changes to the kitchen layout; adjustment in the upstairs and first floor bathroom layouts; and the framing for new storage areas in the attic. There will be no changes to the interior stairs, nor any structural changes within the building.

Larry Robinson will be acting as the General Contractor and will be working with his carpenter, plumber, and electrician to take care of the project scope covered in the building estimate. The plumber and electrician will draw their own permits directly from your office. As noted on the attached application, the total cost of this work is estimated to be \$22,450.00. We attach a check for the fee in the amount of \$260.95 (\$25+ \$235.95).

Based upon our review of the existing project file and our knowledge of this property (we have personally been full time Peaks Island residents for the past 30 years), we are aware of only one previous alteration to the structure. In 1996, there were additional supporting piers and minor interior changes implemented which cost about \$20,000.00. Those changes, along with the ones proposed in this building permit, are approximately 15% of the market value of this property and therefore do not meet the definition of a "substantial improvement". We will forward a Flood Permit Application to you as soon as we hear from Zoning Specialist, Ms. Ann Machado.

Please contact me with any questions and copy Stefanie Nichols (snichols@mohrseredin.com) in my office as she is the point person for this project. An electronic version of this submission will be emailed to the City under separate cover in accordance with the provisions for Electronic Plan and Document Submittal provided by the City.

Kind Regards,



Stephen B. Møhr, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.

cc: Mr. Larry Robinson

Enclosures:

Letter of Agency
General Building Permit Application, Fee \$260.95
Deed (CCRD32152/291, 03/24/2015)
City of Portland Assessor's Card
P/O Standard Boundary Survey (CCRD Plan Book197/Pg.360)
Site Location Map (Google Maps)
Tax Map Exhibit
Google Earth Aerial Images
FEMA Flood Insurance Rate Map Exhibit (230051 0015 B, 07/17/2986)
Existing Conditions Site Photos, 6 Sheets

Plans (11x17):

A1.0: Existing Conditions Plan
A1.1: Floor Plans & Elevations
A1.2: Attic Plans & Elevations

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