



13008

January 19, 2015

George Froehlich
Code Enforcement Officer
City of Portland
55 Portland Street
Portland, Maine 04101

60 Centennial Street
Peaks Island, Portland, Maine
Peter Rose & Alicia Kershaw

Dear George,

As requested by Jim Greenwell, architect for Peter Rose & Alicia Kershaw, St.Clair Associates visited the property located at 60 Centennial Street, Peaks Island, Maine. The purpose of this site visit was to conduct a limited field as-built survey of the recently constructed concrete foundation for the proposed garage.

As you are aware, the property is on Peaks Island and is located within the IR2 Zoning District. Based upon the City of Portland Code of Ordinances last revised September 15, 2014, the IR2 zoning district has a minimum front yard setback of 25-feet and a minimum side yard setback of 20-feet. As discussed with you on Friday, January 16, 2015, it is our understanding that the City does allow roof overhangs to extend into certain setbacks.

The limited field as-built survey was completed on January 19, 2015 by St.Clair Associates field staff. During this field survey, the recently constructed concrete garage foundation was located as it relates to the common boundary line. This information is presented on the attached limited as-built survey plan. Based upon our survey findings as shown on the attached As-Built Survey Plan, it is our opinion the recently constructed concrete garage foundation is in general conformance with the minimum 20-foot side yard setback requirement.

If you have any questions, please contact me.

We look forward to hearing from you.

Sincerely,

ST.CLAIR ASSOCIATES



David C. St.Clair, P.L.S
President



DCS:njs

Encl.

C: Peter Rose & Alicia Kershaw
Jim Greenwell