

LINCOLN CAPITAL, LLC

796 Forest Ave
Portland, Maine 04103

January 16, 2015

To: City of Portland Zoning Board of Appeals

Re: 142 East Kidder Street Practical Difficult Variance Application

ADDENDUM TO THE APPLICATION

Question #5

As indicated in the attached letter to Mony Hang and the Inspections Department, the surveyor (Robert Greenlaw) had noted that on May 7, 2013 the property footers meets and exceeds the setback requirements.

We the lender (Lincoln Capital) acquired the property back from Mony Hang d/b/a Summit Real Estate, LLC by means on Deed in Lieu dated August 7, 2014.

Question #6

The abutting property to the rear, located at 11 South Grafton Street, Portland is currently on the market for sale. Altering their deed description by land sale could potentially cause a title issue in the future. In addition, altering the current deed would also require a review/approval from the current mortgage lender at 11 South Grafton, Portland.

Phone: (207) 772-7500

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ROBERT T. GREENLAW, PLS

May 7, 2013

The Inspections Department
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Verification of the proper location of the foundation for the dwelling under construction at 0 East Kidder Street. Also, shown on tax map 169, Block E as lots 28, 29 and part of lots 31 & 32

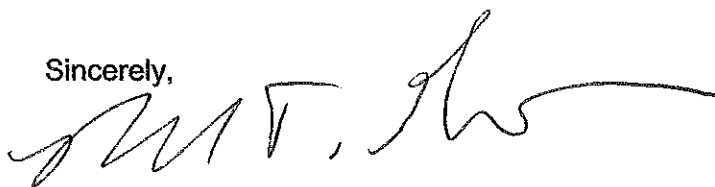
On May 7th, 2013 I personally inspected and measured the setbacks from the property lines to the footers in place at the above address.

The footer meets and exceeds the required setbacks. As shown on the approved site plans this also meets the required rear setback and northerly setback.

As noted on the approved plan, one setback (the easterly side) was reduced for every foot added to the opposite side. This resulted in the proposed dwelling having an eight foot setback on the easterly side and an 14.75 foot setback on the westerly side.

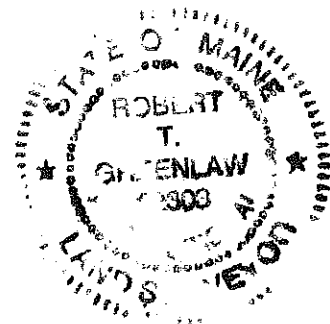
Please feel free to call or email should you have any questions or concerns.

Sincerely,



Robert T. Greenlaw, PLS

Cc: ADG Builders LLC



PLS # 2303

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