



**CITY OF PORTLAND**

October 7, 2004

Jeffrey Langholtz, Esq.  
PO Box 7954  
Portland, ME 04112

RE: Frontage of lot at 456 Capisic Street – 258-B-002 & 259-C-20 – R-3 Zone

Dear Mr. Langholtz:

This will confirm that I have reviewed a survey plan entitled 'Plan of Property 462 Capisic Street Portland Maine made from eps Enterprises' by R.P. Titcomb Associates, dated July 28, 1987.' This survey shows the front of the lot to be on a slight curve. Since the actual front lot line of the property is part of a curve, that would be what is measured for compliance. The given 50.001 feet is the amount of frontage shown on Capisic Street. The R-3 zone requirement of a minimum of 50 feet street frontage is being met according to this survey.

Please feel free to contact me should you have any questions concerning this matter.

Sincerely,

Marge Schmuckal  
Zoning Administrator  
City of Portland

Cc: Deborah F. Coward, Broker, Re/Max by the Bay  
file

Jeffrey Langholtz, Esq.  
PO Box 7954  
Portland ME 04112

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cc: Deborah F. Coward, Broker, Re/Max by the Bay

**From:** Jay Reynolds  
**To:** Marge Schmuckal; Sarah Hopkins  
**Date:** Thu, Oct 7, 2004 3:16 PM  
**Subject:** Re: 1 Rice Street

Their amendment only shows 66 spaces (I think they lost 3 with the paved side access way. It gets worse though, they didn't install all of the spaces during construction. I've got them at around 58 +/-.  
I've got a call into Deluca-Hoffman because the rumor has it they will be applying for another amendment (curb cut to Riverside Industrial). At some point, we need to address the lack of required parking, maybe this revision can correct things. They should be put on notice of site plan and parking non-compliance, shouldn't they?

As some of you may recall, this is John Wise, who was very difficult at the start of the project and began site work without all his approvals and submittals in.

Jay

>>> Marge Schmuckal 10/06/2004 12:10:07 PM >>>

Jay,

To answer your question about 1 Rice Street: My memo dated March 16, 2004 stated that 69 parking spaces were required for the mix of office and industrial uses in the building. What are they now proposing?

Marge

**CC:** Alex Jaegerman; Jack Lufkin; Kandi Talbot; Lee ...