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PLANNING AND DEVELOPMENT DEPARTMENT

February 17, 2004

Austin Smith, Project Architect
Scott Simons Architects
15 Franklin St.
Portland, ME 04101

RE: Breakwater School

CBL: 259-0-001

Dear Austin:

This letter is to confirm the revision to the approved plan of the project located at 856 Brighton Avenue. The approved revision is the reduction of two parking spaces in the parking lot from a total of 35 to 33 spaces. Marge Schmuckal, Zoning Administer, determined that the revision meets the City's Zoning Code and parking regulations (her written confirmation is attached). The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments with the following condition:

1. Please submit seven (7) full-size revised site plans for our records and inspection purposes. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.

If you have any questions regarding the revision please contact Barbara Barhydt, Senior Planner at 874- 8699.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Marge Schmuckal, Zoning Administrator

From: "Marge Schmuckal" <MES@portlandmaine.gov>
To: Portland.CityHall(BAB)
Date: Wed, Feb 11, 2004 4:52 PM
Subject: Breakwater School revisions

Barbara,

I am in receipt of the site plan modifications from Austin Smith. These revisions are not in violation of zoning requirements, including parking. Although two parking spaces were lost, the parking requirements of the City states that there must be one parking space for each room on instruction. It is stated that there are 17 rooms of instruction. The current plans show 33 spaces provided. They are in compliance.

Marge Schmuckal
Zoning Administrator