



October 13, 2016
06157

Chis Stacey – Zoning Specialist
City of Portland – Permitting & Inspections Department
389 Congress Street
Portland, Maine 04101

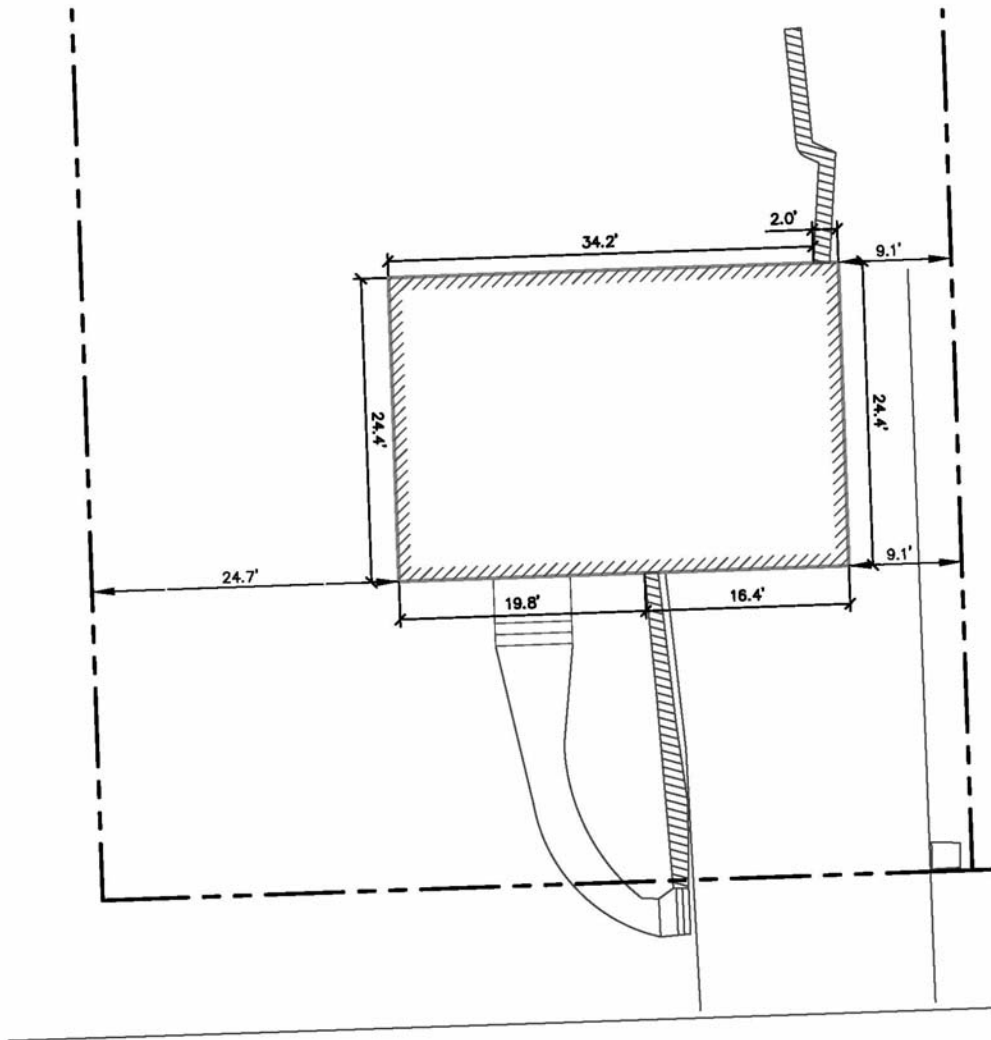
Level I Site Plan Application
Martelle Property, 21-23 Holm Avenue
CBL: 270-B-012001
Project ID: 2016-01893

Dear Chris:

As requested we have reviewed the existing home abutting the Holm Ave project we submitted. The property line between the existing home and the proposed home is an existing line created in the 1912 Portland Gardens Subdivision. The existing home is less than two stories so the side setback is 8 feet and the home is more than 8 feet from the property line. The finished floor elevation of the building is 67.95 feet.

I've attached a diagram to show the elevations around the building as well as photos of the building taken last winter when we worked on this project.

Diagram 1



Starting at the front of the house on the left side of the driveway of the existing house and moving counter clockwise. The red distances are along the daylight basement and the green are all one story:

Length along the house	Average Ground Elevation along that length:
16.4'	59.8'
24.4'	60.2'
2.0'	60.4'
34.2'	65.3'
24.4'	65.3'
19.8'	64.8'

This clearly shows that 65% of the building is one story and as such the building is categorized as a 1 story home with an 8 foot side setback.

I have attached photos of the home taken last winter showing the existing ground around the house.



Front left View



Front Right View



Rear View



Side View

Please call or email with any questions or if you require additional information. Let me know if you have any questions or when you are all set and signing off on the plan.

Sincerely,

SEBAGO TECHNICS, INC.

Matthew Ek, PLS
Director of Survey/GIS Advancement
Project Manager

MWE