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DEPARTMENT OF PLANNING AND DEVELOPMENT

May 5, 2004

Dwight Brackett
84 Country Lane
Portland, ME 04013

Re: Lot 14 Carriage Lane (CBL 341 G006, 341 E001 & E0011)

Dear Dwight,

Please be advised that the building permit application for the above referenced parcel, received on 5/4/04, must be denied for the following reasons:

- 1) The applicant has not demonstrated right, title and interest for the lot in question. A recorded deed or valid purchase and sale agreement was not included in the application package.
- 2) The footprint of the building includes two bulkheads, which are not shown on the approved subdivision plan for lot 14. This proposed construction would appear to violate the required rear yard setbacks. The change in the footprint would also require a subdivision revision approval from the reviewing authority. Please see Section 14-461 and 14-464 of the Zoning Ordinance.
- 3) Pursuant to the Fee Schedule in the City Building Code, I have reviewed your proposed construction cost, which is apprx. \$59.00 per sq.ft. In looking at the 2003 RS Means Cost Book it appears to be under estimated. Please provide a specific cost analysis, including the sources of the quotes.

Please feel free to contact me if you have any questions or additional information. The City will accept your application for review when you have satisfied all of the Planning Board's pre-permitting conditions and can provide a complete application and required technical submissions.

Yours Truly,

Michael J. Nugent
Manager of Inspection Services