

Zoning Division
Margé Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Tony Vance
c/o KTO Builders
13 Varney Mill Rd.
Windham, ME 04062

August 18, 1999

RE: 27 Copley Wood Circle (lot#6) 413-B-006
31 Copley Wood Circle (lot #7) 413-B-007
R-3 PRUD Development

Dear Mr Vance,

I am in receipt of two building permit applications for 27 Copley Wood Circle and 31 Copley Wood Circle. These permits will be on hold until the appropriate information and plans are submitted.

27 Copley Wood Circle (lot #6) The structural plans and the plot plan do not match. The house and garage appear to be reversed from one another on each plan. The house plan also shows a simple front door with a small deck and steps to the ground. In magic marker scrawled in is "4' x 32' farmers porch". The plot plan shows a porch the length of the house. I should not have to choose or guess what plan is being used. You need to show us exactly what you intend to build so that we can properly review your plans for compliance.

31 Copley Wood Circle (lot #7) Again the structural plans and the plot plan do not match. The house and garage appear to be reversed from one another on each plan. Since 16 feet is required between detached PRUD units, I need to see the house footprint location on lot #8 on your submitted plot plan to insure that the side setback requirement between structures is being met. The most serious problem I have is, if I have guessed right, the bulkhead that you have propose on the rear of the house would project into the 25 foot required setback from the external property line. As I have measured, you would have a 22 foot setback instead of the required 25 foot. This bulkhead projection is not shown on your plot plan. It is required to be shown accurately on your plot plan. That issue also must be resolved before the issuance of this permit.

In the past I have constantly requested that you submit the matching plans between the structural plan and plot plan. I also have requested, that your plot plan show all projections such as decks, stairs, porches, bulkheads, and chimneys. I do not want to be in the position of guessing which plan to go by. My position on these requirements for submittal have not changed since the beginning of this project. I would like to avoid any future problems such as what we just went thru on 64 Copley Wood Circle (lot #18).

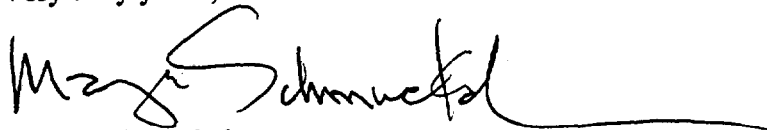
As soon as the appropriate plans have been submitted and reviewed, I will get your permit out in a timely matter. Let me thank you in advance for your co-operation on future submittals.

I would also like to bring to your attention that the permit for lot # 8 Copley Wood Circle was wrongly

numbered street #31. It should be called street #33. Lot #7 is appropriately called #31 based on what our office has received from the Assessor's office.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal line extending to the right.

Marge Schmuckal
Zoning Administrator

cc: Alix Caulfield, Drummond & Drummond, One Monument Way, Portland, ME 04101
Penny Littell, Corporation Counsel
Joe Gray, Jr., Dir. of Planning Urban Dev.
Mark Adelson, Housing & Neighborhood Dev.
Mike Nugent, Housing & Urban Dev.