
Fwd: Leave the Pre-December 2017 R-6 criteria in place

1 message

Jeff Levine <jlevine@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Mon, Mar 19, 2018 at 8:51 PM

For the Munjoy Hill file.

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----- Forwarded message -----

From: **Mark Burns** <Mark.Burns@onsemi.com>
Date: Mon, Mar 19, 2018 at 8:02 PM
Subject: Leave the Pre-December 2017 R-6 criteria in place
To: "bsr@portlandmaine.gov" <bsr@portlandmaine.gov>
Cc: "jlevine@portlandmaine.gov" <jlevine@portlandmaine.gov>, "estrimling@portlandmaine.gov" <estrimling@portlandmaine.gov>, "sthibodeau@portlandmaine.gov" <sthibodeau@portlandmaine.gov>, "bbatson@portlandmaine.gov" <bbatson@portlandmaine.gov>, "jcosta@portlandmaine.gov" <jcosta@portlandmaine.gov>, "kcook@portlandmaine.gov" <kcook@portlandmaine.gov>, "pali@portlandmaine.gov" <pali@portlandmaine.gov>, "nmm@portlandmaine.gov" <nmm@portlandmaine.gov>, "jduson@portlandmaine.gov" <jduson@portlandmaine.gov>, "hbassett@portlandlandmarks.org" <hbassett@portlandlandmarks.org>, Lauren Reiter <laurenreiter@yahoo.com>, Alison Leavitt <aleavitt@wssa.com>

Dear Belinda Ray,

Alison and I purchased 110 Sheridan Street in September of 2017. Our plan was to remove the existing derelict single family eye-sore and replace it with a modern, attractive, two family home that uses the latest building techniques to achieve a near zero energy consuming building. Our proposed roof lines are designed to both capture the sun's energy and convert to electricity as well as provide an open area for gardening given that the property is too small for much ground level gardening. The demolition moratorium and subsequent temporary building guidelines for the East End have derailed these plans and left us wondering how to recoup the inevitable losses we will take if forced to sell the property. Restrictive design guidelines will limit the property's marketability and force us to search outside of Portland to realize our goals.

We are long time residents of Portland and the surrounding towns with Alison having been born in Cape Elizabeth. We love the walk-ability and multi-cultural feel of our city. Our current West End home is solid and stately and too large for our needs now that the children have been launched. We briefly considered renovating it but quickly learned that its location in the historic district severely limits the re-design – better to pass the big beauty along to a younger family who will love its current form. Like many residents seeking a more progressive neighborhood, we looked to the East End where there are so many properties falling in on themselves, needing repair or replacement. The more modern houses like 59 Lafayette St & 71 Quebec St & 98 Sheridan St inspired our search. These newer designs add an eclectic and forward looking feel that is unavailable elsewhere in the city. During the property search, we saw alternative design features like flat roofs with gardens and plantings that make up for the limited acreage as well as an abundance of solar panels and passive solar awnings that support a more responsible approach to living in the 21st

century. These sightings shaped the design of the beautiful home now idling in the form of blueprints for 110 Sheridan Street.

The East End rejuvenation is not only forward-looking and more aligned with 21st century thinking, it has been ongoing for decades! There is no reference design to guide future buildings given the incredible variety of roof lines, windows, parking solutions, and exterior siding options that exist in homes throughout the neighborhoods of Munjoy Hill. Therefore, we implore the city officials to leave the R-6 criteria that existed prior to December 2017 in place. Those rules preserve green space and control size without impeding progress in areas of design.

Thank you!

Mark Burns and Alison Leavitt
125 Chadwick Street hopefully moving to 110 Sheridan Street in 2019