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## Fwd: R6 zoning issues

1 message

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

Mon, Mar 19, 2018 at 8:31 AM

For the Munjoy Hill file.

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From: **Bryce Avallone** <bryce.avallone@gmail.com>  
Date: Sun, Mar 18, 2018 at 3:45 PM  
Subject: R6 zoning issues  
To: [jlevine@portlandmaine.gov](mailto:jlevine@portlandmaine.gov)

Hello,

I have owned the property at 33 Howard Street since 2001. It is a 4-unit rental property built in 1897. This building is approaching the end of its useful life. The apartments are very small, and have outdated floor plans with very small kitchens and no closet space. It has a hand-built foundation, which has settled causing some sloping floors. It no longer makes sense to invest money in upgrading this building. It is also flanked by two modern buildings, one built in 2009, and the other finishing construction this year.

In June of 2017, I employed Bild Architects, a local Portland design company, to help me design a new building for this site. We completed the block design, which used existing code to determine what could be built on the property, during the summer. We then continued with a design of the building, including elevations and floor plans. We are scheduled to have our preliminary meeting with the city during the first week of January 2018.

The moratorium on demolishing buildings, which was announced in December with no notice, caused the cancellation of my design meeting with the city. I am now in a situation where I have spent \$30,000 on design work in good faith based on the current building codes, and I cannot submit them to the city. I had a contractor lined up for the spring, and now I need to cancel my project until after the moratorium.

I understand concerns about losing older buildings. I own a building on Pleasant Avenue that has been designated historic. It has a history with a prominent Portland family, has architectural significance, and has many period details. My property on Howard Street has none of these; it is simply old.

Any changes you propose will have a direct impact on my current designs, which were ready for review. I believe that because this design project is essentially complete, and we began the process in the summer of 2017, that we should be allowed to proceed with acquiring building permits and move forward with a new building at this site. It will be a major

improvement over a small, outdated building with no historical value. It will also be more in line with the buildings that surround it.

Thank you,

Bryce Avallone