



March 13, 2017

Ms. Ann Machado
Zoning Administrator
Permitting and Inspections Department
389 Congress Street, 3rd Floor
Portland, ME 04101

Dear Ann,

Wavery Deutsch and Mary Shea are planning to install a residential elevator to allow them to access their dwelling unit on the third floor of 86 Morning Street. In an effort to minimize the impact on the dwelling units of the first two floors and overall building form, we are planning to build the elevator outside the existing building footprint and toward the rear of the property.

In order to maintain the existing second means of egress from all three residential units, the new elevator shaft must be built within the standard 10' setback of the R-6 Zone.

Per Section 14-433, a rear setback reduction from 10' to 6' is requested, as the following conditions are met:

- Lot of record as of June 5, 1957
- 40' street frontage required (20' in R-6); 80' provided
- 5,000 SF (2,000 SF in R-6) lot required; 6,400 SF provided
- Principal structure existed as of July 19, 1988

The new elevator shaft, with its requested 6' rear setback, would be further from the property line than both the existing house, with its 4'-6" setback, and the existing garage, which has less than a 1'-0" setback. By approving a reduced setback of 6', we would be able to build the elevator shaft and allow no more than 6" of "wobble room" within the new entryway to allow us to keep the existing egress door location, having a direct impact on maintaining the three-story stairway providing a second means of egress for the all of the dwelling units.

Thank you for your time and consideration of this modest reduction in setback. I am happy to answer any questions and look forward to hearing from you.

Sincerely,

Carol A. Morrissette, R.A.