



# Memorandum

## Planning and Urban Development Department

### Planning Division

---

**To:** Chair Boepple and Members of the Portland Planning Board

**From:** Jean Fraser, Planner

**Date:** March 22, 2016

**Re:** **March 22, 2016 Planning Board Hearing**  
**PROPOSED ADDITIONAL SITE PLAN CONDITION OF APPROVAL**  
Level III Subdivision and Site Plan:  
Redevelopment to create 4 residential units, 31 Fore Street  
Bob and Carrie LeBlanc, Peninsula Property Development, Applicants

---

#### I. INTRODUCTION

Since preparing the PB Hearing Report for this project, staff have noted that the proposals do not clarify how the parking layout meets the Fair Housing Act requirement for one ADA accessible parking space within the parking garage. The accessible access (from Waterville Street) enters the garage near a parking space and leads to the elevator, but the extra access aisle beside an ADA space has not been shown in the layout of the parking spaces (Plan P4 and P9).

Staff recommend that an additional condition be considered that requires the parking spaces to be reconfigured to allow one of the spaces to meet the ADA Fair Housing Act requirements.

The six spaces as shown in the plans are all of standard size with a wider than required drive aisle; the zoning requirement for this development would be one parking space. Additional space for an ADA access aisle could be made available by reducing the width of the parking aisle; converting up to 2 spaces to be compact size; reconfiguring the storage space; and/or reducing the overall number of spaces.

#### II. PROPOSED ADDITIONAL CONDITION

*vii. That the applicant shall submit a revised parking layout within the parking garage to show an ADA compliant parking space, for review and approval by the Planning Authority prior to the issuance of a building permit. The applicant may convert up to 2 spaces to be less than standard size and may reduce the number of parking spaces to meet this requirement, subject to meeting zoning requirements and satisfying the Traffic Engineer regarding operation.*