



Architecture Engineering Planning Interiors

7290 West 133rd Street
Overland Park, KS 66213

September 27, 2017

Caitlin Cameron
Urban Designer
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101

Re: Portland Maine Proposed Business Hotel Level III Application Waiver Requests

Dear Caitlin,

Thank you for your consideration of our proposed hotel project for Site Plan Level III Application review. We have provided the project waiver requests below for your review.

1. We are requesting a waiver for the 3-module 3-door access along the India Street building elevation. India Street Form Based Code requires 3-modules with 1-door per module access. Due to the site constraints along this elevation where we have 8'-0" of grade change that slopes from the high point of the corner of Middle and India Streets to the low point of Fore and India Streets. Due to the slope/grade changes along this elevation we are proposing of having 2-door access points in lieu of the required 3-door access. See proposed building plans and elevations for clarification.
2. We are requesting a waiver for the amount of required fenestration along the India Street elevation. The India Street Form Based Code requires 60% - 90% of building facade at the first floor to be glazing. We currently do not meet the requirement for the 60% minimum of fenestration for the elevation due to the site constraints along this elevation where we have 8'-0" of grade change that slopes from the high point of the corner of Middle and India Streets to the low point of Fore and India Streets. Due to the slope/grade changes along this elevation we are proposing of having at least 33% of glazing along the India Street elevation.
For Middle Street, we do not meet this requirement either, but are providing 30% of along this elevation. See proposed building plans and elevations for clarification.
3. We are requesting a waiver for the building orientation towards India Street. The India Street Form Based Code considers India Street the main street of the surrounding neighborhood. We currently do not have our main building access along this street due to the site constraints along this elevation where we have 8'-0" of grade change that slopes from the high point of the corner of Middle and India Streets to the low point of Fore and India Streets.

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We are proposing of having our main hotel entry along Fore Street, but we have provided a main point of entry at the corner of Fore and India Streets for a proposed restaurant tenant.
See proposed building plans and elevations for clarification.

The above waiver request descriptions entail the extents of changes we are proposing to the zoning requirements for the proposed hotel. Thank you for your consideration and review of our application.

Sincerely,
DLR Group

A handwritten signature in black ink, appearing to read "Dustin Kurle", written in a cursive style.

Dustin Kurle
Project Architect

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Encl:

cc:



