

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

September 11, 2002

Christopher Cavendish
TFH Architects
100 Commercial St.
Portland, ME 04101

RE: 49 Hanover St. (033 C009)

Dear Chris,

This office has reviewed your request dated 8/27/02, with regard to the fire separation distance for the proposed construction of a three unit building at the above location. The following are the facts:

- 1) The adjacent parcel is City owned, currently occupied by the Public Works department.
- 2) There is no existing development in the current required 10 foot setback on the abutting parcel.
- 3) The proposed structure is 9 inches from this property line, which is allowable under the R7 Overlay Zone.
- 4) The proposed structure is an R3 use group, Type 5B construction with an NFPA 13D fire suppressions system that will be modified along the north side of the structure to meet NFPA 13 standards.
- 5) The proposal includes 15% glazing on the North wall.

The applicant proposes that the City measure the fire separation distance to a line that is one half the distance from the proposed structure to the setback point of the abutting property, much like the code requires for development of multiple buildings on the same lot. This distance is 5 feet 4 ½ inches. Based on the above facts the City of Portland hereby grants the request based on the limitation in openings and the upgraded fire suppression system.

Sincerely,

Mike Nugent
Manager of Inspection Services