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## 88 Preble- zoning issues re Alder St frontage

1 message

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Jean Fraser <jf@portlandmaine.gov>

Fri, Apr 1, 2016 at 12:40 PM

To: Audra Wrigley <audra@bildarchitecture.com>, "evan@bildarchitecture.com" <evan@bildarchitecture.com>

Cc: "Machado, Ann" <amachado@portlandmaine.gov>

Audra and Evan

I am responding to your request to address the setback aspect of the proposals we discussed earlier this week.

I have discussed your latest (3.15.16) plans with Ann Machado and am writing with comments as they do not meet zoning as shown.

- The basic principle is that whatever is in the setback in terms of structures should be the minimum necessary to meet ADA code or fire egress requirements;
- The previous plan (discussed 2.11.16) just showed a ramp "hugging" the building, and that was the basis of the previous comments which related to placement of a ramp in the setback;
- Adding landscape by the sidewalk (in the latest plan) helps make the ramp-only piece more compliant re the 10 foot setbacks;
- Adding the large stairs and second landing (as in the latest plan) makes the proposals less compliant. The stairs appear to be un-necessary as this door is for egress only. This is the main reason these proposals are unacceptable re zoning/setback requirement;
- Regarding the building bump-out - your plans are not dimensioned but if the base of the building is 10 feet from the property boundary and if the overhang is a maximum of 2 feet with no foundation, then that is OK;
- When sending revisions for comments, please send the proposal on the site plan (that shows the property boundary) and please add key dimensions.

Thank you

Jean

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*Jean Fraser, Planner  
City of Portland*

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