

January 15, 2020

19351

Ms. Barbara Barhydt
Development Review Manager
City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

Re: Exterior Decks – 38-40 Alder St, Portland ME CBL 033 C019001

Dear Barbara,

This project includes the removal of the existing exterior wood framed decks at the 2nd, 3rd, and 4th floors at the rear of the existing building at 38-40 Alder street. These upper level decks are not part of the egress requirements of the existing building. The first floor deck will remain unchanged as it is part of the secondary egress path of the units on the ground floor level. The existing sliding patio doors that access the (removed) decks at the upper level units will have exterior aluminum guardrails installed so that the doors may be opened for ventilation, yet fall protection is provided when the doors are in the open position. At the second and 3rd floor levels, two existing hinged man-doors will be removed and replaced with windows (the windows will match the existing window size/style).

A new wood framed roof is proposed to be constructed over the existing first floor deck and access stair (refer to the plan). The property is located in the B-3 zone with max lot coverage of 100% (no setback requirements). The footprint of the proposed roof is located away from the existing apparent property lines.

Please feel free to contact me to discuss any questions or concerns you may have regarding the application materials.

Sincerely,



Aaron S. Wilson, P.E.

Vice President
Associated Design Partners, Inc.
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