



# PORTLAND MAINE

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Public Services Department  
Michael J. Bobinsky, Director

April 23, 2013

Mr. John Turk, Architect  
Turk Tracey & Larry Architects, LLC  
92 Exchange Street  
Portland, Maine 04101

Re: 223 Western Promenade

Dear Mr. Turk:

It is understood that you have requested a waiver of the City of Portland's Design and Technical standards as it relates to driveways. Article #1.7. DRIVEWAY DESIGN, provides guidance for the design and installation of driveways. Within this Article it states that only one driveway shall be allowed per property. It is understood that your development expansion which required Historic Preservation review and approval, provided parking modifications off of the existing driveway from Pine Street, and the site plan also reflected a second driveway access off of Western Promenade to accommodate a single parking space. The Historic Preservation Board approved the site plan with the second driveway access and the Planning staff referred the second driveway to the Department of Public Services for final authorization. Department staff denied the second driveway access due to inconsistency with the City's approved driveway standards. In denying the access, it was suggested that the development could be subdivided and that the subdivision would have created two properties with each being allowed a driveway access. That was not pursued and you sought an appeal to my office of our staff denial of the second driveway access.

In reviewing the site plan and in discussing further with staff, it was concluded that adding this single space to the modified angled parking off of the existing driveway access from Pine Street would not be practical due to remaining space considerations available and maintaining efficient access to the main entrance of the property. Following review with staff, I noted that there would be no adverse public safety impacts from allowing this second driveway access off of Western Promenade.

In addition, the proposed driveway is along the local frontage road portion of Western Promenade that runs between West and Pine Streets; as such, the implications of this driveway will likely be minimal on the City's transportation needs. For these reasons, I will allow the driveway access permit to be granted as this is unique and specific to this location and not to be interpreted as a precedent for future development. You may work with members of our Engineering staff on finalizing details of the driveway permit.

Should you have any questions or need additional information, please call me at 874-8801.

Sincerely,



Michael J. Bobinsky  
Director of Public Services

CC: Katherine Earley, Engineering Services Manager  
David Margolis-Pineo, Deputy City Engineer  
Rhonda Zazzara, Field Inspections Coordinator ✓  
Carol Merritt, Street Openings Clerk