

Attrn: Zoning Board of Appeals

9/15/15

From: Stewart M. Moss

Re: Handicapped access to 224 Island Ave, Peaks Island


My Name is Stewart Moss, I am registered nurse who works in Portland and owns a house at 224 Island Ave, Peaks Island ME. As my parents have gotten older, they have appreciated the slower pace of the Island. My mother, however, is wheelchair bound and unable to access my house at this time unless she is carried in. She has been in declining health as of late, and has decided to spend weekends with me on Peaks where she can be cared for appropriately. I have gone through considerable lengths to make a legal handicapped apartment for my family to use, but up until now have had no problems with egress. I am requesting a front and side setback variance so that a safe, dependable ramp and landing can be installed to insure my family members will have unfettered access to my house. This would be a permanent addition to the structure.

The plot plan indicates a proposed wheelchair ramp and landing along the exterior wall in a "L" shaped configuration. This design replaces 2 existing sets of stairs for 2 separate entrances. The landing before the main entrance is built on the original footprint of the existing stairs, extruding outward 3' 6". The ramp itself rises 12" over 8', and maintains the side setback requirement of 20ft. It does fall short on the front setback requirements, however.

Construction of the ramp and landing would be of 2x8 pressure treated lumber and 4x4 posts, metal hardware and lag bolts used throughout. 14" on center spacing of runners to support a 3'6" wide 5/8ths inch commercial pressure treated decking.

I look forward to meeting with you soon to discuss this setback request, and thank you for consideration of this matter.

Regards,



Stewart M. Moss