



## Memo

**Date:** 11/28/2016  
**To/Company:** Ann Machado, Zoning Administrator City of Portland  
**Project:** USM 120 Bedford St.  
**From:** Matthew Pitzer AIA, LEED BD+C  
**Pages:** 1  
**RE:** Front set back accessibility variance

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As per our previous discussions, I am writing to request an accessibility variance for an accessible ramp to be located within the front setback of 120 Bedford St.

The property originally built as a residential structure is now owned by the University of Southern Maine. As such the University is required to provide reasonable accommodation to all under the Americans with Disabilities act.

The existing structure is located only 11' from the front property line and 17' from the structure on 118 Bedford St that is also owned by the University. Given the requirements to provide adequate slope and turning radii at the top, bottom, and intermediate landings there is no way to provide reasonable accommodation without either infringing upon the front setback or the life safety requirement to maintain 10' separation from adjacent structures.

Given these constraints we are requesting a variance to locate the accessible ramp within the 10' front setback at 120 Bedford Street to provide the reasonable accommodation required by the Americans with Disabilities act.