

June 18, 2002

Mike Nugent
Manager, Inspection Services
City of Portland, Maine
389 Congress Street

123 5 009

Mike:

I wrote to you on May 9 to request a waiver to building code regarding guard rails for outside steps leading from my living room. We spoke on May 14 in the inspection office, and you told me the waiver for the center guardrail had been approved and that you would send me a letter by the end of the week.

I haven't yet received the letter, and wonder if it has gotten lost in the mail?

Sincerely,



Kristin Johnson

~~XXXXXXXXXX~~
Portland, ME 04103
761 - 0524

May 9, 2002

Mike Nugent
Manager, Inspection Services
City of Portland, Maine
389 Congress Street

Mike:

The purpose of this letter is to request a variance from building code for a set of outside steps leading from the living room at 116 Revere Street. The project we have embarked on is a widening of our living room, which includes replacing all windows and most importantly to us, adding french doors to open the room to the back yard and allow us to move freely between the garden and the house. We intend to have both french doors open (opening into the room), with screen doors that open to the yard. Our vision for this area is to have unobstructed steps leading into the yard that would be functional for relaxation and aesthetically pleasing. The design is inspired by older homes in Portland's West End. The french door width is 5 feet, the step width is seven feet.

As discussed yesterday, the requirement to have a center guard/hand rail on steps greater than or equal to 60 inches wide presents a hardship, as we would not be able to use the screen doors – the center guardrail would interfere with their use.

We understand a deck leading from french doors is the usual solution, but is not possible because of the configuration of our yard (see enclosed photos):

- Set back from the property line on the side of the house not adequate. The staircase set back is at eight feet.
- The yard is narrow, with a hill – a deck would be totally out of proportion to the grade and create a steep raised structure blocking free passage through the yard. It would necessitate a second set of steps to allow passage from the front yard, and would require lifting the lawn mower up and down the two sets of steps to get to the back yard.
- Existing landscape has plantings close to the house a deck would interfere with: 60 foot blue spruce, large euonymous and japanese holly shrubs that are central to the landscape design and impossible to move.

We are also requesting a variance to the requirement for guard/hand rails on the sides of the steps, which will be low – 28 inches from the floor to the ground. We plan to put large pots on ends of the steps, which will have three treads - the top tread 21 inches from the ground. Again, because of the shallowness of the yard before the hill starts and large trees close to the house, three foot guardrails on each side of the steps will create a structure that is boxed in and not in harmony with existing, permanent landscape design.

It was good to talk with you yesterday. I appreciate your consideration of this request and look forward to hearing from you soon.

Sincerely,

Kristin Johnson
116 Revere Street
Portland, ME 04103
761 - 0524

DEPARTMENT DIRECTOR
Lee D. Urban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

June 26, 2002

Kristin Johnson
116 Revere St.
Portland, ME 04103

Re: Building Permit #020212 , Rear Stairs @ 116 Revere St.(129 J009)

Dear Ms. Johnson,

123 5009

The waiver request for the intermediate rail and guardrails have been reviewed pursuant to Section 121. of the City's Building Code and the request has been granted with the following condition:

- That a 36" guardrail be constructed on the right of the doorway as it is faced from the rear of the structure. The Guard will have openings less than 4" and shall measure 36" from the leading edge of the stairs.

Thank you for participating in the process.

Sincerely,

Mike Nugent
Manager of inspection Services

May 9, 2002

Mike Nugent
Manager, Inspection Services
City of Portland, Maine
389 Congress Street

Mike:

The purpose of this letter is to request a ^{waiver}~~variance~~ from building code for a set of outside steps leading from the living room at 116 Revere Street. The project we have embarked on is a widening of our living room, which includes replacing all windows and most importantly to us, adding french doors to open the room to the back yard and allow us to move freely between the garden and the house. We intend to have both french doors open (opening into the room), with screen doors that open to the yard. Our vision for this area is to have unobstructed steps leading into the yard that would be functional for relaxation and aesthetically pleasing. The design is inspired by older homes in Portland's West End. The french door width is 5 feet, the step width is seven feet.

As discussed yesterday, the requirement to have a center guard/hand rail on steps greater than or equal to 60 inches wide presents a hardship, as we would not be able to use the screen doors – the center guardrail would interfere with their use.

We understand a deck leading from french doors is the usual solution, but is not possible because of the configuration of our yard (see enclosed photos):

- Set back from the property line on the side of the house not adequate. The staircase set back is at eight feet.
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We are also requesting a ^{waiver}~~variance~~ to the requirement for guard/hand rails on the sides of the steps, which will be low – 28 inches from the floor to the ground. We plan to put large pots on ends of the steps, which will have three treads - the top tread 21 inches from the ground. Again, because of the shallowness of the yard before the hill starts and large trees close to the house, three foot guardrails on each side of the steps will create a structure that is boxed in and not in harmony with existing, permanent landscape design.

It was good to talk with you yesterday. I appreciate your consideration of this request and look forward to hearing from you soon.

Sincerely,

A handwritten signature in cursive script that reads "Kristin Johnson". The signature is written in black ink and is positioned below the word "Sincerely,".

Kristin Johnson
116 Revere Street
Portland, ME 04103
761 - 0524

116 LEVERNE STREET

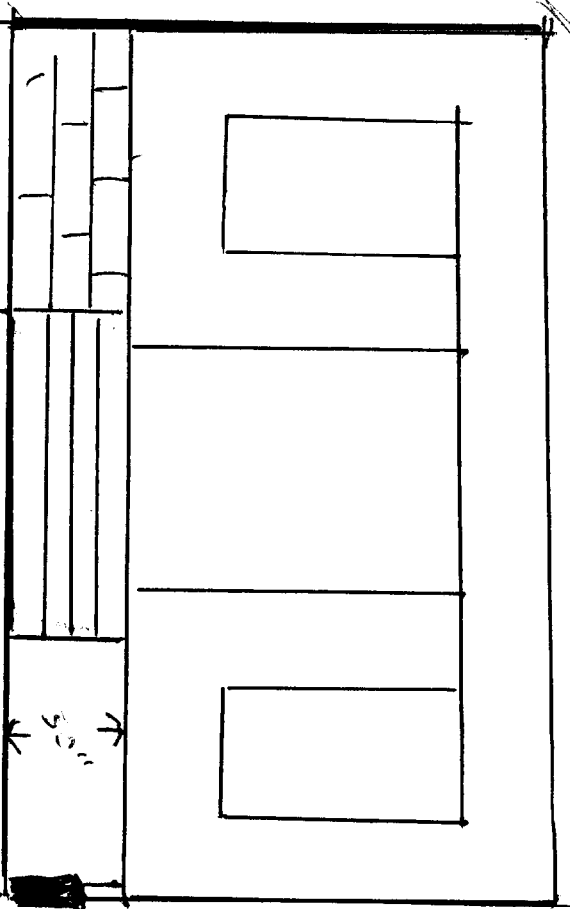
PMT.

761-0524

KARSON JOHNSON

PROPERTY LINE

8' 1/4"



total stair height - 7' 11\"/>
risers - 7\" each

sonotube

ground

1/4" = 1'