



# PORTLAND MAINE

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*Penny St. Louis - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

February 17, 2011

Travis Blake  
Maine Properties, Inc.  
PO Box 368  
Scarborough, ME 04070

John Hebert  
St Barnabas Apartments Inc.  
PO Box 220  
Van Buren, ME 04785

RE: 227-237 Woodford St, cor. 2-14 Norwood St. – 130-A-1 – B-1/R-5 Zone

Dear Mr. Blake,

This letter is intended to outline your permit application and the next steps required to complete the application prior to its issuance. The property is considered to be 24 legal residential dwelling units. The property consists of 3 separate buildings with 8 units in each building for the total of 24 residential dwelling units.

The property is located in two zones that split the property. The first 100 feet of land back from Woodford Street is a B-1 Business Zone. Behind the B-1 Zone is a R-5 Residential Zone. The B-1 Zone states under permitted uses that any residential use permitted in abutting residential zone shall be allowed [14-162(a)(1)a]. The R-5 Zone is the abutting residential zone. The R-5 Zone permits multiplex development with conditions. One of the conditions for allowing multiplex residential units is that “no open outside stairways or fire escapes above the ground floor shall be constructed” (section 14-11(a)2.c).

Your original application to rebuild the front entry was received on October 4, 2010. This original application did not suggest any changes to the current egresses from the second floor. It is my understanding that during the review process by both the Fire Department and Code Enforcement reviewers, it was found that the current manner of egress from the second floor was not sufficient under today’s Building and Fire Codes. Both codes require a full exterior egress stairway with the appropriate rise and tread. I understand that you have been working with both Fire and Inspection Services for several months on this issue. You have revised your plans to show two new exterior egresses extending to the second floor on each of the three buildings. You have proposed these six new stairways to be open and not enclosed. Because these new stairways to the second floor are open, they are in violation of section 14-117(a)2.c of the Land Use Zoning Ordinance.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have already

given you the necessary papers you will need to file an appeal when we met on February 15, 2011.

If you have any other questions regarding this matter, please do not hesitate to contact me at 874-8695.

Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: Jeanie Bourke, Code Enforcement Officer  
Capt. Keith Gautreau, Fire Prevention Officer  
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