Parking Waiver Request
977 Brighton Avenue

The building has 40 one bedroom units; 15 will be accessible units and 85% are affordable. The parking consists of 12 ADA spaces, 12 compact spaces (4 ADA) and 12 standard spaces. This is 32 spaces or 0.80 spaces per unit. Based on previous Avesta parking studies this will meet the demand for parking.

The project will require a waiver for the drive aisle width behind the compact spaces. The plan has 2 aisles with a width of 24' and one with an aisle width of 21', 3' less than the required 24' width. These spaces back out on the stripped 8' walkway providing ADA space access to the building. This will make the affective maneuvering area 29' wide for the compact spaces. The waiver is required based on the geometry of the site. The parking is adjacent Wessex Street Right Of Way and the grading is adjacent the boundary line on the back side of the lot, this also reduces wetland impacts. The desire is to provide as much on site parking as possible.

The project will require a waiver for the number of compact spaces. The site's geometry and wetland impacts are the impetus for the waiver. The spaces are reduced in length to avoid wetlands in the rear. Two compact spaces are shown in the front parking area. This area is dedicated to pedestrian usage as much as possible, minimizing the area available for parking.

Drawings Notes:

1. The Planning Board waives / does not waive Section 14-526 (a) 4 (iv) of the City of Portland Chapter 14 Land Use Ordinance for reduction of drive aisle from 24 feet to 21 feet.
2. The Planning Board waives / does not waive Section 1.14 of the City of Portland's Technical Manual Standard that parking lots with greater than 10 spaces may be comprised of up to 20% compact parking spaces, to allow 12 compact spaces which is 37.5% of the total number.