

July 12, 2024

Eric Cousins
Director of Planning
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Site Permit Application Waiver Request, 105 Riverside Drive, Auburn, Maine

Dear Eric,

The general goal of this memorandum is to request a waiver from the building placement requirements of Section 60-549.1 in the T-4.2 Form Based Code District site plan standards for Planning Board approval.

Pursuant to the criteria established in Division 14 of the Form Based code district development standards, the applicant offers the following responses in support of the waiver request:

- a. The purpose of the request is to provide additional housing density at the backlot area of the site, maintaining frontage requirements for two of the three buildings and developing a moderately dense street wall pattern with diverse architectural detailing and pedestrian-friendly sidewalk connections to each building in alignment of the intent and purpose of the T-4.2 district.
- b. Front entry porches are provided for each building and each are visible from the main frontage, offering clear way-finding and increased street wall articulation.
- c. Each entry is served by a sidewalk that connects to the public sidewalk at Riverside Drive and to the off-street parking area. The sidewalk serving the rear building is located outside of the driveway access, which is provided at the maximum 20' width.
- d. The rear building placement meets the setback requirements for accessory buildings in the T-4.2 district, offering some congruence with the district standards governing multiple structures on a lot. The size and stature of the duplex building is not much larger than the standard 1-1/2 story garages that the accessory building standard is intended to address.
- e. Other than this waiver request from the frontage maximum setback requirement on the third building, all other dimensional standards are met for the three residential buildings and site development, including side and rear setbacks and building width and height requirements.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Travis R. Nadeau". The signature is written in a cursive style with a large initial 'T' and 'N'.

Travis Nadeau, LEED AP BD+C
Maine Licensed Architect