
Fwd: R-6 Amendments

Jeff Levine <jlevine@portlandmaine.gov>
To: Jennifer Munson <jmy@portlandmaine.gov>

Thu, Apr 19, 2018 at 10:30 AM

Not sure if I already sent this for the Munjoy Hill file.

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
@portlandplan

----- Forwarded message -----

From: **Barbara Vestal** <vestal@chesterandvestal.com>
Date: Mon, Apr 16, 2018 at 9:54 AM
Subject: R-6 Amendments
To: jlevine@portlandmaine.gov, Deb Andrews <DGA@portlandmaine.gov>, Christine Grimando <CDG@portlandmaine.gov>, Caitlin Cameron <CCameron@portlandmaine.gov>

Hello Jeff,

You have said that zoning trumps design guidelines in the R-6 zone. Does it have to be that way?

Are you saying that because it is anticipated that the R6 design guidelines will not be adopted by the Council, but rather will be completed and adopted by the Planning Board after the zoning amendments are adopted by the Council?

What if the R-6 design guidelines/standards were adopted by the City Council? Is it still your position that zoning would prevail over the design guidelines/standards, and that the PB would not be authorized to require something less than building to the maximum allowed by zoning if that were required to meet the design guidelines/standards?

If zoning trumps design guidelines, it seems to me that there is nothing to stop 45" tall 3-unit buildings being built in the middle of existing 2 story buildings, even though the design guidelines are set up to focus on the neighborhood context. Do you see that as a problem? Do you see any way around it?

Regards,

Barbara

--

Barbara A. Vestal, Esq.
Chester & Vestal, PA
107 Congress Street
Portland, Maine 04101
(207) 772-7426 - phone
(207) 761-5822 - facsimile

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and e-mail.

