



To | Portland Zoning Board of Appeals
From | Tracie Reed, Maine Licensed Architect
Subject | 252 Concord Street West Copula (CBL 175 C004001)
CC | Ryan McKown (Owner)
Date | 04.24.16
Pages | 2

Summary | Client seeks to appeal a determination from City zoning staff dated 03.04.16 concerning interpretation of Sec. 14-430(a), Height Limits for Roof Structures. Client owns two-family in R-5 zone and to reconstruct copula previously present and shown in 1924 Tax Assessment photograph. The home with mansard roof was built prior to 1874 has a building height of 32'-6". Mid-point on new cupola roof will be approx. 42'-2" as measured from the midpoint of the roof. A full-width stair remains in a third floor bedroom, leading to a partial height room in the attic previously occupied by cupola.

Footprint of the cupola was 65" x 84" and original sill/structure of cupola remains. Cupola to remain unfurnished, with observation stair/platform allowing visitor to look out over the city, as is evident via remaining stair stringers in room. The room will have a finished area of 37 SF which the architect deems to small to be considered classified as an occupiable space.

Client is re-roofing structure in summer 2016 and seeks to rebuild cupola as part of that project.

Note that the building footprint will remain unchanged.

Attached | Attached please find perspective renderings illustrating before and after views of the property, alongside photographs of the structure. Perspectives include:

- Street view of property
- Proposed cupola alongside historic 1924 tax photograph
- View from adjacent house sidewalk (256 Concord Street West)

Additionally the deed, two conceptual sections, plans and elevations showing the house presently and as proposed are provided.



A | City plot plan with highlighted property. Lot is 22,388 SF.

