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October 31, 2014

Mr. Matt Nazar
Director of City Services
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: AugustRes LLC.
377 Western Avenue
Building Height

Dear Matt,

Augustres LLC., herein called the applicant, is proposing to erect a four-story hotel at 377 Western Avenue in Augusta. The hotel will have a maximum building height of 54'-10" above finish floor. The parcel of land is located in the Regional Business District (CC), which allows a maximum building height of 42'. However, the Land Use Ordinance states that any proposed construction exceeding the maximum height shall be reviewed by the planning board using criteria applicable to conditional uses.

The Regional Business District is one of four sub-districts within the Capital-Commerce Planning District. These districts and the Civic Center District impose maximum building heights as an attempt to maintain the image and character of Augusta as viewed from its neighborhoods, travel ways and public spaces. This project has two residential abutters; one to the east and another to the west along Western Avenue.

Although the building height is 54'-10", the top of the roof deck is actually 42'-0". This is because multiple facades help break-up the appearance. In addition, the building's finish floor elevation (68.0') is 20' below the elevation of Western Avenue at the southwest corner of the parcel. The hotel will be situated 160' from Western Avenue and will be partially obscured due to the slope of Western Avenue in front of the property.

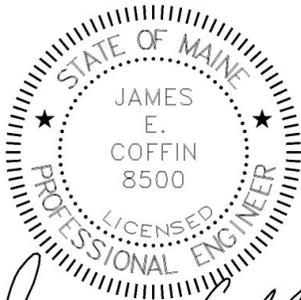
The Land Use Ordinance defines building height for a structure with a flat roof as the vertical measurement from the ground directly in front of the building to the deck line for a mansard roof. Our roof line contains multiple mansards (facades) and if this interpretation is correct than the building will comply with the 42' maximum height limitation.

We believe the proposed building height complies with the Land Use Ordinance, but if for some reason the City does not concur, we are asking the planning board to approve the project and allow the developer to utilize a maximum building height of 54'-10". If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,



James E. Coffin, PE



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