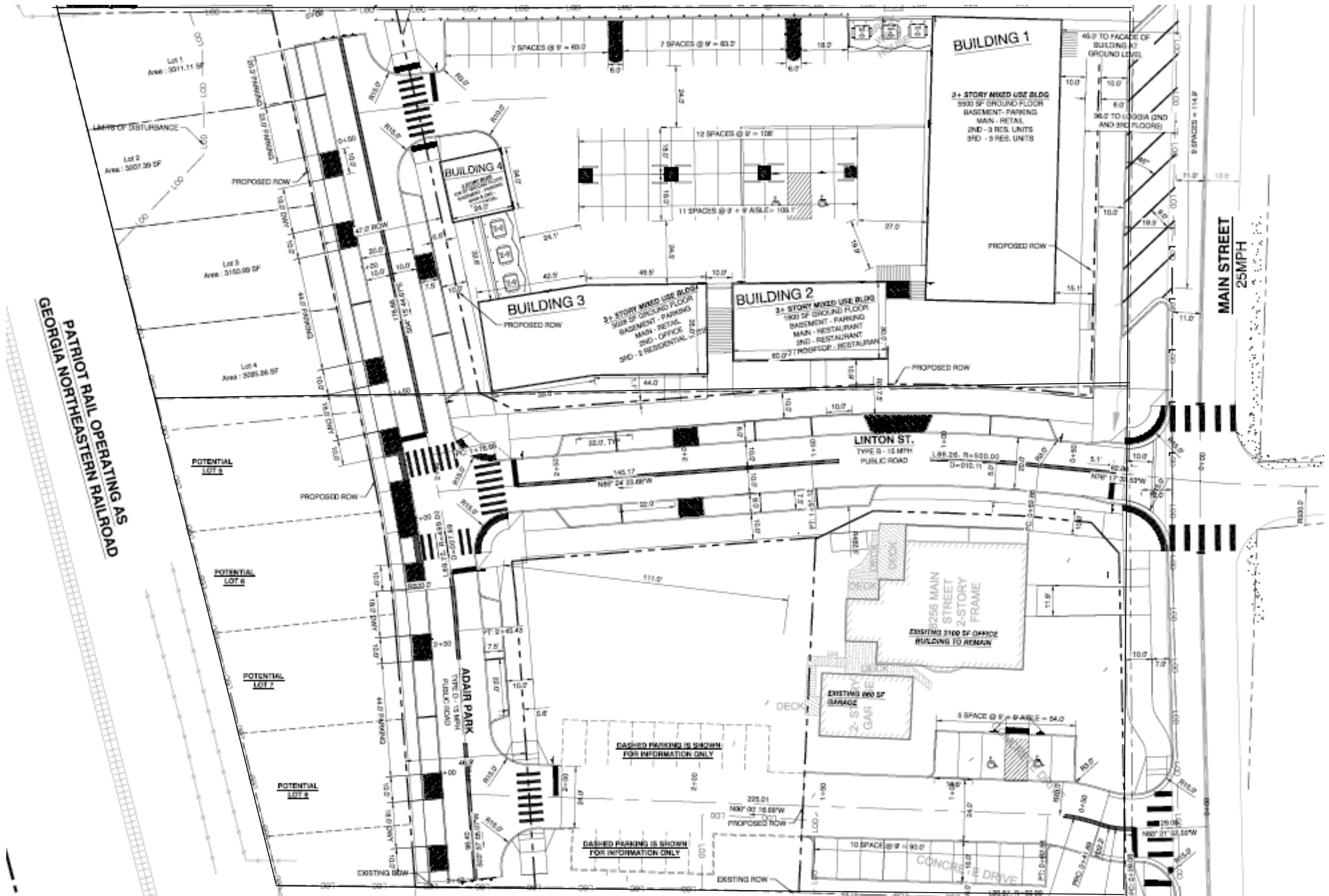


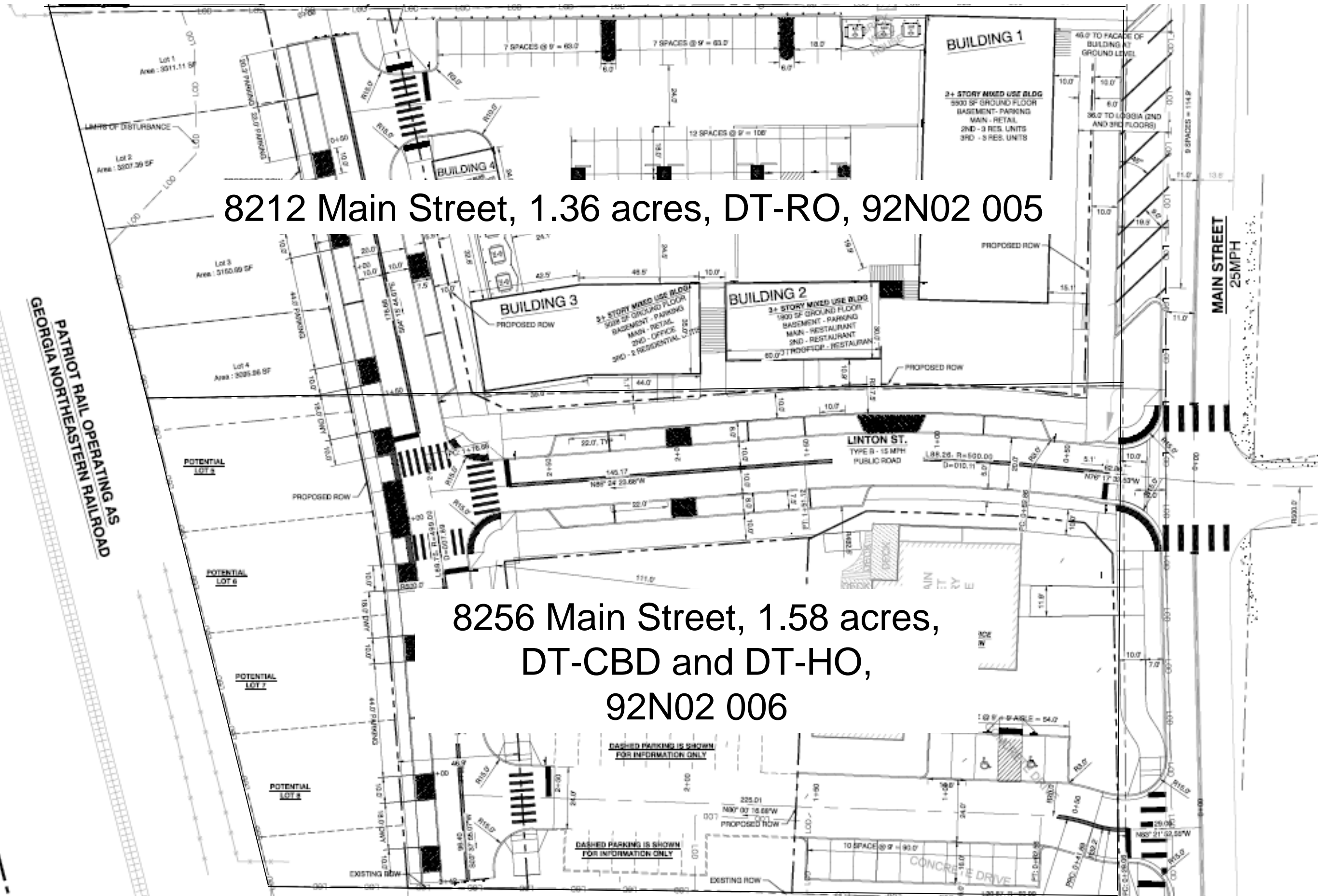
Adair Park: Assemblage

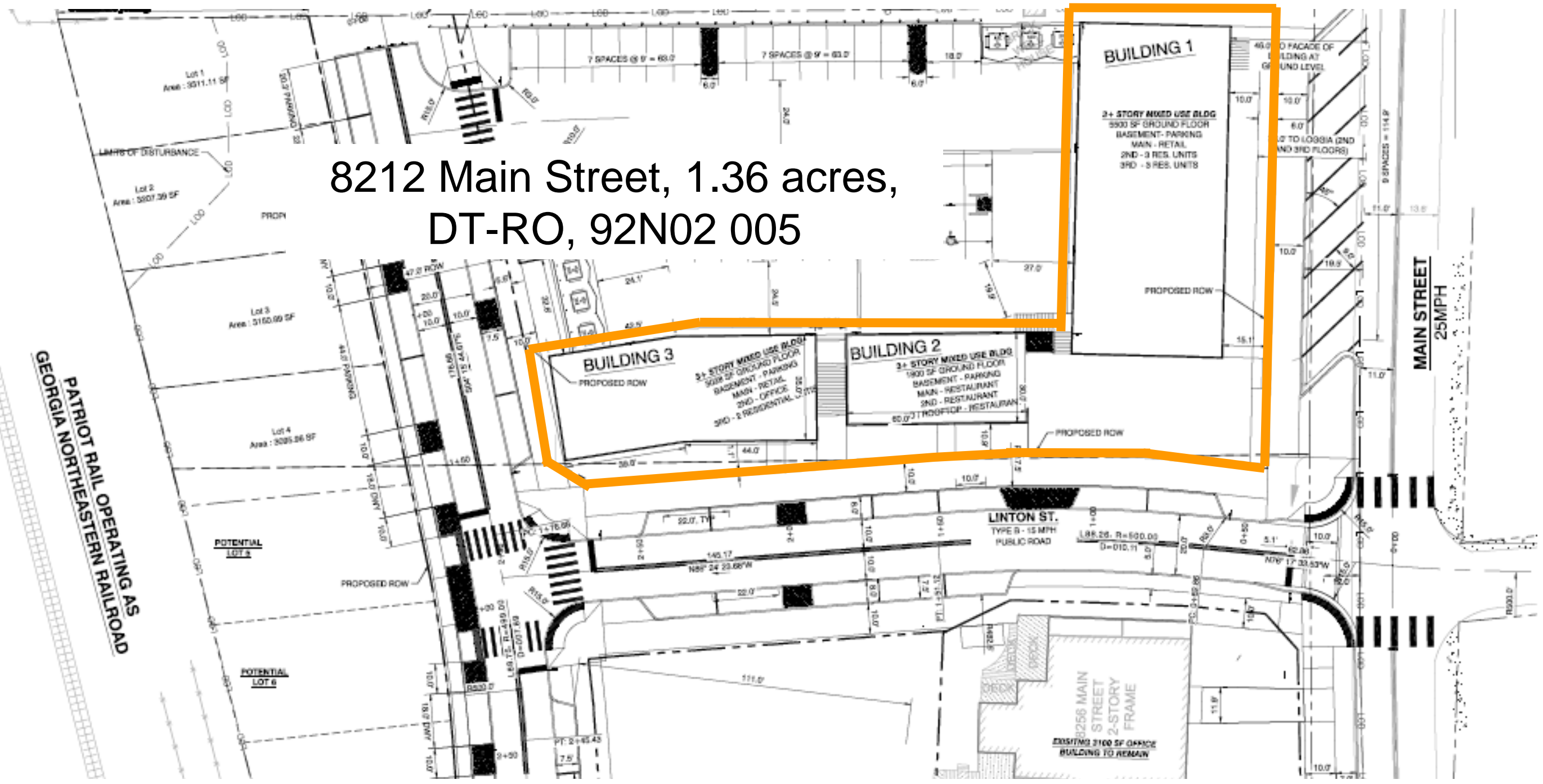


Adair Park: Assemblage

8212 Main Street, 1.36 acres, DT-RO, 92N02 005

8256 Main Street, 1.58 acres,
DT-CBD and DT-HO,
92N02 006





8212 Main Street, 1.36 acres,
DT-RO, 92N02 005

For the designated portions of the 8212 Main St property above, Applicant requests variances to building height from Section 7.729 in the Building Façade and Materials Requirements Table (#20):

Southern piece(s) of the development are zoned CBD and permitted 5 stories and 85 feet tall. Applicant requests increase in the northern DT-RO parcel at 8212 Main Street from 40 feet above street grade to 55 feet above street grade to create a consistent and coherent massing and vernacular between the new buildings of Adair Park in the north and south parcels.

Applicant also requests an increase in density from eight to nine units per acre on this parcel only.

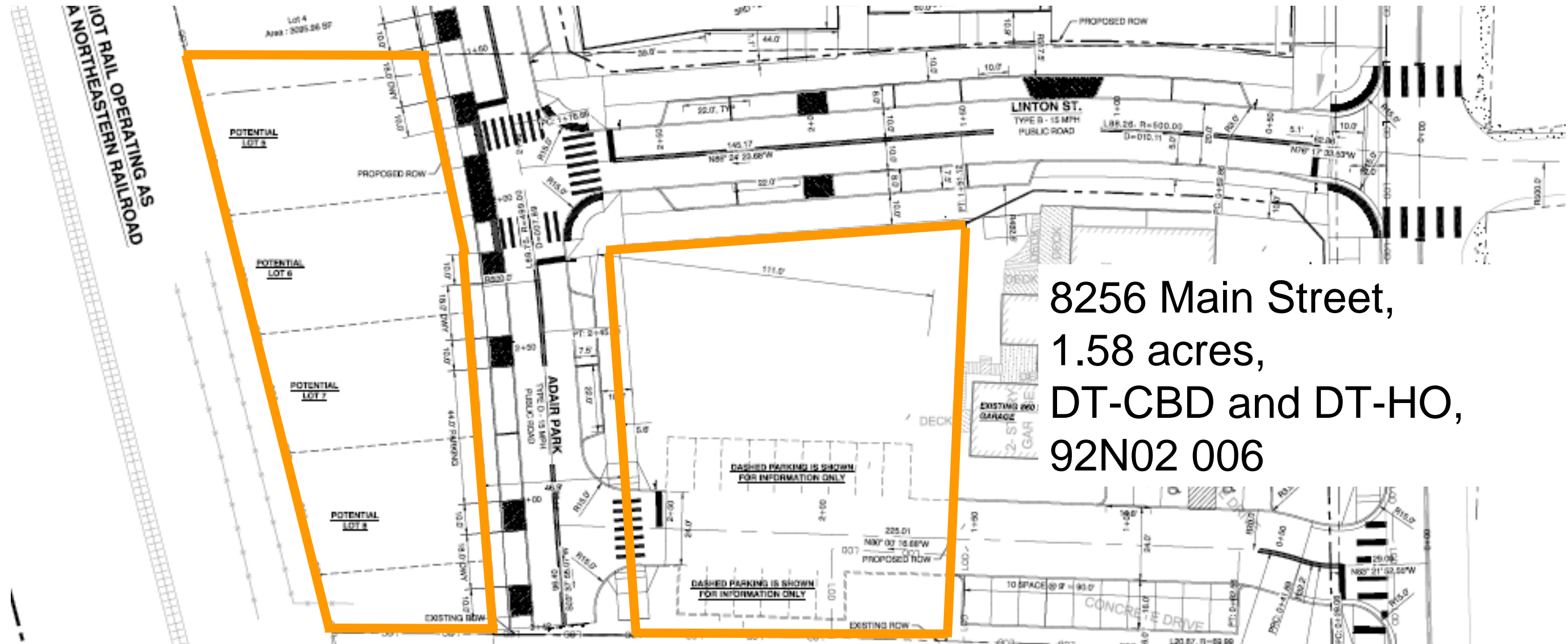


For the designated portions of the 8256 Main St property below, Applicant requests variances of the current Historic Zone Requirements (Section 7.731.):

- * 7.731.3 Flat roofs shall be prohibited. Applicant requests a flat roof option for the new building(s), but one that follows all historical precedents for period-specific attached mixed-use and/or residential buildings.
- * 7.731.11 Buildings shall be one of the following five (5) architectural styles (Craftsman, Folk, Simple Queen Anne, Colonial Revival, Gothic Revival). Applicant requests an attached option to the single-family detached options presented, but one that follows all historical precedents for period-specific attached mixed-use and/or residential buildings.

Applicant requests variances of the current Historic Zone Requirements (Section 7.728.) – Downtown Site Limits Table under DT-HO:

- * 7.728. Minimum Lot Width of 40'. Applicant requests a minimum lot width option of 20', to better allow for a mixed-use, residential or live/work option that follows all historical precedents for period-specific attached mixed-use and/or residential buildings.
- * 7.728. Side Setback Minimum of 5'. Applicant requests a side setback minimum option of 0', to better allow for a mixed-use, residential or live/work option that follows all historical precedents for period-specific attached mixed-use and/or residential buildings.



8256 Main Street,
1.58 acres,
DT-CBD and DT-HO,
92N02 006