

**Christian Cronin
Capital City Real Estate, LLC**

OUTLINE OF TESTIMONY

- I. Introduction
- II. Subject Property and Existing Conditions
- III. Description of the Proposed Project
- IV. Community Outreach
- V. Conclusions

Norman Smith
Norman Smith Architecture

OUTLINE OF TESTIMONY

- I. Introduction
- II. Description of the Proposed Project and Surrounding Area
 - A. Site Location and Description
 - B. Design Considerations
 - C. Floor Plans and Exterior Elevations
 - D. Necessary Relief from the Zoning Regulations and Compliance with Standards
 - i. Special Exception to Extend the Permitted Height and Bulk of the RC/C-2-B Zone and 35 Feet West into the RC-R-5-B Zone (Section 2514.2).
 - ii. Special Exception for Additional Height in the RC/R-5-B Zone Beyond the 35 Foot Extension (Section 14.03.1).
 - iii. Special Exception from the Roof Structure Setback Requirement (Section 411.11)
- III. Conclusions