

1. Detailed statement of existing and intended use of the structure.

The project is presently under construction. Previously there was a parking lot. The structure will be a three story structure with cellar. The structure will be a community based residential facility in which part of the healing process is horticultural therapy classes. The green space on the roof also serves as part of the Green Communities sustainability requirement. We are requesting relief from sections 400.1 and 400.7(b) of zoning regulations to extend stair to the roof to allow access to the roof.

2. Special exception (3104.1) will be consistent with the general intent and purpose of the Zoning Regulations and Map; and

R-4 District is designed for residential dwellings, primarily row houses and two family dwellings. A community based residential facility is a permitted use within R-4.

Please note that lot 51 is located in R-4. However, the stair tower that we are requesting a special exception for is located at the rear of the building near the 20 foot wide alley. The centerline of the alley serves as the demarcation point of the R-4 to the west and the C-M-2 to the east. Per zoning regulations C-M-2:

Permits development of medium bulk commercial and light manufacturing uses to a maximum FAR of 4.0, and a maximum height of sixty (60) feet with standards of external effects and new residential prohibited. A rear yard of not less than twelve (12) feet shall be provided for each structure located in an Industrial District. No side yard shall be required on a lot in an Industrial District, except where a side lot line of the lot abuts a Residence District. Such side yard shall be no less than eight (8) feet.

Per 400.1 the building height shall not exceed 40'-0". However we are requesting a special exception to this since the stair tower is adjacent to the C-M-2 zone. Buildings in a C-M-2 shall not exceed 60'-0". The proposed height of the stair tower is 49'-1". The stair tower is located 19'-0" away from the north property line. It is located 25'-0" away from the east property line, and more importantly 64'-11" away from the west property line which is on 4th Street. There is a parking lot to the south of the property line. The stair tower is 33'-10" from the south property line.

3. Allowing the use will not adversely affect the use of the neighboring property – traffic, noise, lighting, etc.

The stair is over 80'-0" from the front street, therefore its height will not have any significant impact on the mainly two-story residential buildings facing 4th Street, NE. Since it is at the rear of the building, off of an alley and adjacent to the Commercial / Manufacturing district which has a higher height restrictions, it will not be out of place with its context. It is a stairway with the only activity being access to the building floors and the roof for horticultural therapy classes for residents, so it will not be a noisy space.g

Zone Demarcation Line

