

OUTLINES OF WITNESS TESTIMONY

I. Gary A. Robinson II (Owner)

- A. Introduction
- B. Purchase of Building
- C. Area Variance Test
 - 1. Exceptional and Extraordinary Conditions
 - 2. Practical Difficulties in Nonresidential Use of Property
 - 3. Review of Financial Analysis for Artist Studio, Private Garage
 - 4. No Detriment to Public Good or Impairment to Zone Plan
- D. Conclusion

II. Greg Holeyman, AIA, Barnstar Architects

- A. Proposed Residential Renovations
- B. Efficient Use of Historic Building
- C. No Detriment to Public Good or Impairment to Zone Plan