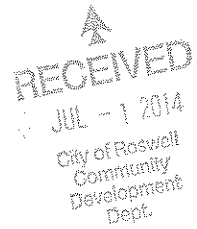


Letter of Intent

Parkside

Stacked Flats and Live/Work Townhouse Community



July 1st, 2014

RE: Rezoning Application (1243 and 1247 Canton Street)

To whom it may concern,

Below you will find and list of requested items for the re-zoning application at 1243 and 1247 Canton Street. Attached to each item is an explanation for requesting the rezoning, variances, and the concurrent conditional use.

DEVELOPMENT DESCRIPTION:

The property is roughly .92 acres on Canton Street just north of Woodstock Road. Currently the property has two single story / single use residential style commercial buildings. Dahlhauser Group intends to add Seven (7) Live/Work townhouses and a eight (8) unit stacked flat condo building fronting Canton Street. All of these units are intended to be a for sale product.

REZONING:

Current Zoning: OP – Office Park

Proposed Zoning: OR – Office Residential

Note: The requested rezoning is for 7 Live/work townhouses and 8 stacked flats. As Roswell and the popularity of Canton Street continues to grow we feel it is vital to create a walkable unit mix for the City. With that being said we request the proposed zoning changes and variances.

VARIANCES:

1. **Side Yard Setback:** We propose to reduce the side yard set-back on the stacked flats from 10' to 5'. The reason we are requesting the variance reduction in side yard is due to the lots width

dimension (100'). The property width is 100' and the code requires the fronting building to be at least 60% of the lot width. Also we wanted to create an interior corridor for the units instead of an outdoor walkway/entry. Furthermore, the proposed reduction abuts an existing parking lot so no negative impact in the reduction.

2. **Rear Buffer.** Currently Exhibit "A" shows the buffer required between OR and R-12 is type D (40'). We are requesting, due to the fact the product adjoining the rear buffer is townhouses, that we be allowed to use C/D on Exhibit "A". Type "C" is a 20' buffer with an 8' decorative wall. Request is due to the fact that Type C is allowed between R-12 and Townhouses.
3. **Townhouse Garage Doors widths:** The current Ordinance requires front entry garage doors to be no more than 60% of the unit width. Our plan is to have a two car 18' garage door that will take up 73% of the unit width. The request is due to the width of the site and also our townhouses have two front entries so the garage doors would be considered the rear of the building.
4. **Height:** OR – Office Residential allows for heights of 3 ½ stories and 45'. We are requesting the Live/work Townhouse height of 3 ½ stories and 52'-8" height. We are requesting this change because we cannot get 3 ½ stories under the 45' height limit unless we went to flat roofs and 8' ceilings. We don't feel the flat roofs and lower ceiling heights will keep with the surrounding areas architecture or product demand.

CONDITIONAL USE:

1. Dahlhauser Group request a conditional use to allow an eight Unit stacked flat condo building. These units are intended to be for sale.

If you have any questions please let us know.

Sincerely,



Matt Dahlhauser

mattd@dahlhausergroup.com

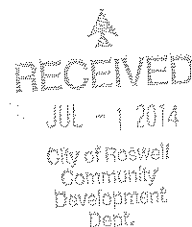


EXHIBIT "A"

III AG-43, RS-87, RS-30, RS-18, RS-12, REC OF CON USINGS.

NEW PROJ- ECT	<-- EXISTING ADJACENT DISTRICT -->														
	AG-43	RS-87	RS-30	RS-18	RS-12	RS-9	RS-6	RS-4	R-CC	R-TH	RM-2	RM-3	PRD*	DR	CIV
RS-9	C/D	C/D	C/D	C/D	C/D								C/D		C/D
RS-6	C/D	C/D	C/D	C/D	C/D								C/D		C/D
RS-4	C/D	C/D	C/D	C/D	C/D								C/D		C/D
R-CC	C/D	C/D	C/D	C/D	C/D								C/D		C/D
R-TH	C/D	C/D	C/D	C/D	C/D								C/D		C/D
RM-2	C/D	C/D	C/D	C/D	C/D	A/B	A/B	A/B	A/B	A/B			C/D		C/D
RM-3	C/D	C/D	C/D	C/D	C/D	A/B	A/B	A/B	A/B	A/B			C/D		C/D
PRD	C/D	C/D	C/D	C/D	C/D										C/D
RX	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			C/D	C/D	
NX	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			C/D	C/D	
CX	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			C/D	C/D	
SH	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			C/D	C/D	
CC	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			C/D	C/D	
PV	D,PV	D,PV	D,PV	D,PV	D,PV	C/D, PV	C/D, PV	C/D, PV	C/D, PV	C/D, PV			C/D, PV		
CH	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			C/D	C/D	
DR	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B			A/B		
DX	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B			A/B		
DS	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B			A/B		
DH	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B	A/B			A/B		
OR	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			D	C/D	
OP	D	D	D	D	D	C/D	C/D	C/D	C/D	C/D			D	C/D	
IX	D	D	D	D	D	D	D	D	D	D	D	D	D	C/D	

Proposed C/D

Correct

RECEIVED
JUL - 1 2014
City of Lowell
Community
Development
Dept.