



STAFF REPORT

CASE:	ZC16-2
EXISTING ZONING	O-A DO-A (CD)
PROPOSED ZONING	N/A
PROPERTY OWNER:	MINT HILL PARTNERS, LLC
APPLICANT	MEETING STREET COMPANIES, LLC
LOCATION	BRIGHTON PARK (LOTS 236-251, 192-207, 213-235)
TAX PARCEL NUMBER	13538524-13538555, 135384401-13538423
REQUEST:	EXCEPTION TO THE DOWNTOWN CODE

APPLICATION SUMMARY:

The applicant is requesting an Exception to the Downtown Code—specifically 4.3(2) B.1

Sixty-five (65) percent of residential building walls shall be of brick or stone; a maximum of thirty-five (35) percent of front and rear facades may be of wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, cementitious fiber board, masonry stucco or approved vinyl. End walls of corner units shall be brick.

Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:

- a. *No practical design alternatives exist; and*
- b. *The variations/exceptions requested are consistent with the purpose and intent of this District as well as Section 1.2 General Building Design Guidelines.*

STAFF CONTACT:

Planning Staff
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