



VARIANCES

- EXEMPTION FROM THE 300 FOOT DISTANCE REQUIREMENTS FOR THE SALE OF ALCOHOLIC BEVERAGES WITHIN FROM A PUBLIC SCHOOL .
- EXEMPTION FOR THE MASONRY WALL REQUIREMENTS TO THE NORTH OF THE PROPERTY. IN LIEU OF THE MASONRY WALL REQUIREMENT, A HEAVILY LANDSCAPED WALL WILL BE INSTALLED FOR THE FULL-LENGTH OF THE PROPERTY ALONG THE NORTHERN BOUNDARY.
- EXEMPTION FOR A REDUCTION OF THE PARKING RATIO FOR DRIVE THROUGH RESTAURANTS FROM 1 SPACE PER 75 SF OF FLOOR AREA TO 1 SPACE PER 100 SF OF FLOOR AREA FOR THE SINGLE TENANTS LOCATED ON EAST BROAD STREET ONLY.
- EXEMPTION A REDUCTION OF THE 20' LANDSCAPE BUFFER BETWEEN PARCELS FOR DRIVE THROUGH RESTAURANTS TO A 10' LANDSCAPE BUFFER BETWEEN PARCELS.



VARIANCES CONTINUED

- EXEMPTION FOR MARKET STREET AND BUILDINGS B, C AND D TO ALLOW A REDUCTION TO THE MINIMUM 4 FEET ARTICULATION REQUIRED EVERY 50 FEET AT ELEVATIONS GREATER THAN 100 FEET LENGTH AND A REDUCTION TO THE PARAPET HEIGHT CHANGE THAT IS CURRENTLY A MINIMUM OF 2 FEET EVERY 50 FEET.
 - MARKET STREET AND BUILDINGS B, C AND D ARE PROPOSING THE FOLLOWING:
 - 18 INCH PILASTERS AT FRONT AND SIDES OF BUILDING
 - 1FOOT DEEP PILASTERS AT BACK OF BUILDING
 - REMOVE STONE OVERHANGS AT BACK CORNERS
 - REMOVE STONE WAINSCOT AT BACK OF BUILDINGS
 - ESTABLISH A PARAPET HEIGHT THAT CONCEALS ROOF MOUNTED EQUIPMENT FROM GROUND LEVEL
 - THE FACADE MASONRY CONSTRUCTION OF LESS THAN 70%