

4.18.26

Good Afternoon,

I am requesting a special exemption permit to reconsider the requirement for roof screening (section 34-4.7.4.C.2) for proposed rooftop equipment serving an upcoming tenant improvement project at the 323 building.

The basis for the request is that the equipment being added is not easily visible from any direction, and would not, in my opinion, disrupt the continuity of developmental design patterns within the building's specific city context.

The proposed equipment is shielded from view from all sides: From the West by the building's tenth floor appurtenance structure, to the South by the substantial setback from building's edge, and by larger adjacent rooftop equipment not requiring shielding, from the North by the railroad tracks, and from the East by the fact that the 64" high units are set back from the 48" tall parapet wall by approximately 16'. The East side of the building, which abuts a flat, ground level parking lot, is also protected from view by an active height limit restriction in place limiting the tallest structure to be built on the lot to 530' which is 26' below the rooftop plane.

Please review the supporting visuals below,

Thank you.

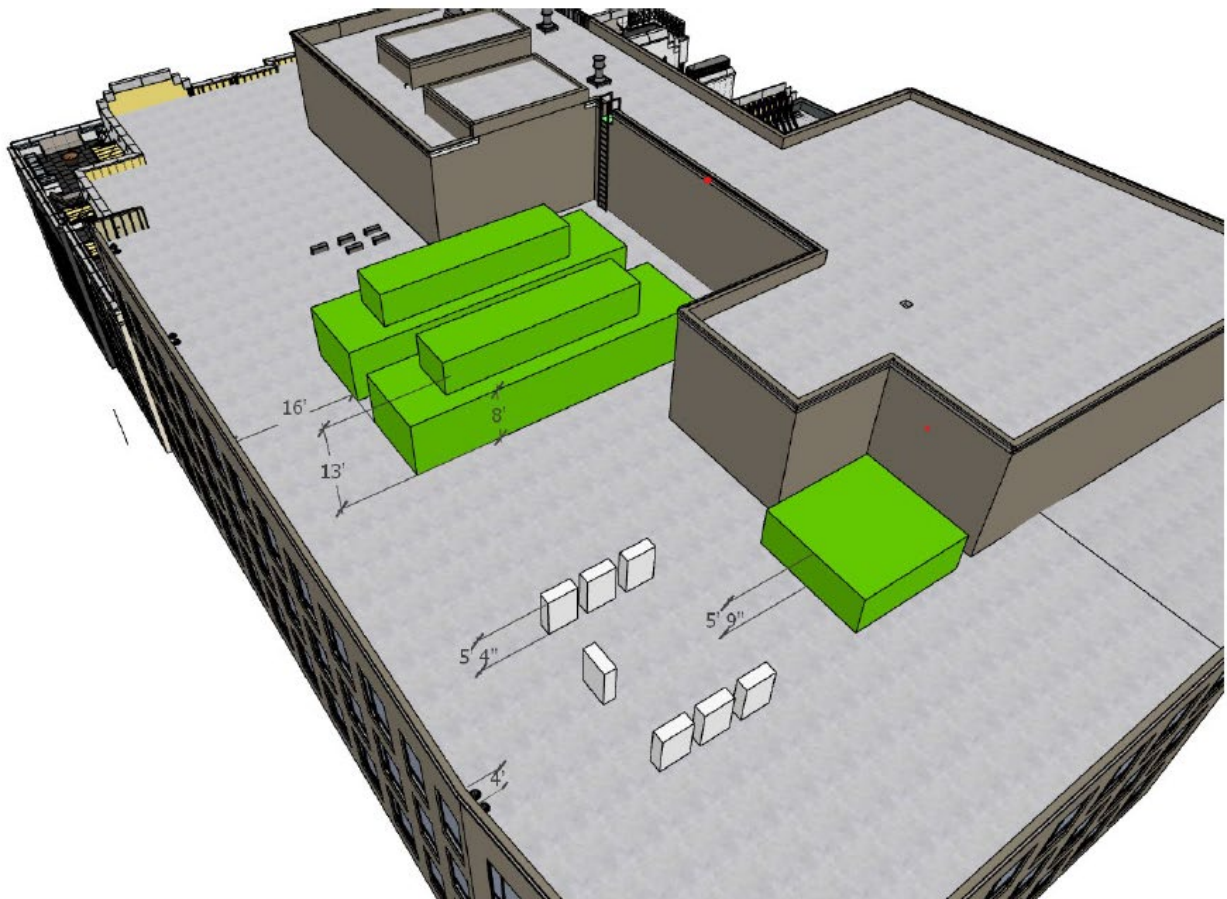




1 ROOF PLAN
A1.3 SCALE: 1/8" = 1'-0"

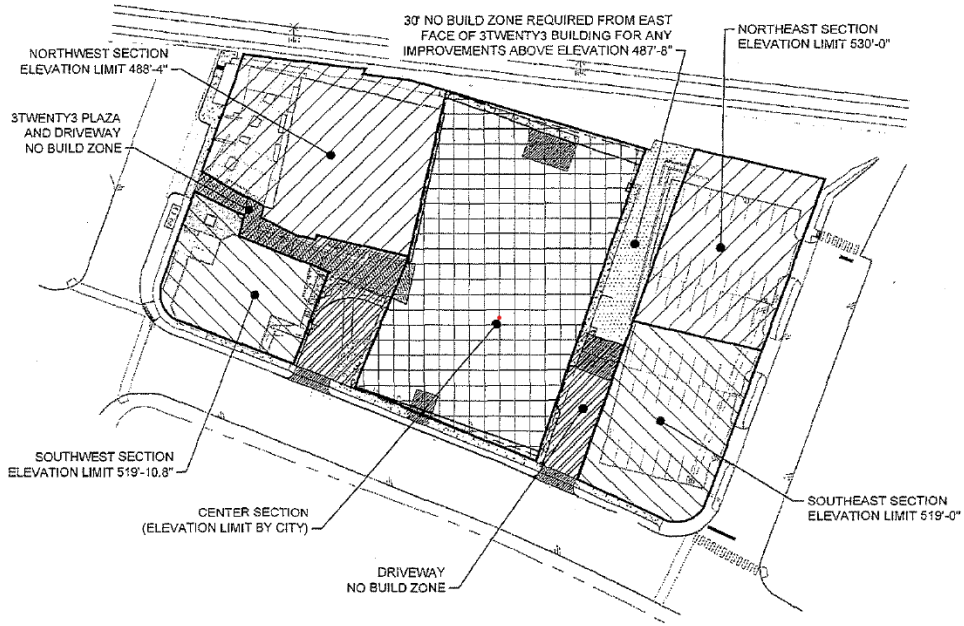
SCALE : 1.00 = 1.25

4.7.2026. 3TWENTY3 BUILDING REVIEW OF ROOFTOP EQUIPMENT



WHITE RECTANGLES REPRESENT NEW EQUIPMENT UNDER CONSIDERATION
GREEN UNITS REPRESENT EXISTING EQUIPMENT
DIMENSIONS ARE APPROXIMATE, FOR DISCUSSION AND REVIEW PURPOSES

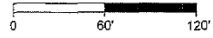
EXHIBIT C-2
ELEVATION RESTRICTION EXHIBIT



ELEVATION RESTRICTION EXHIBIT
3TWENTY3 - 10/17/18

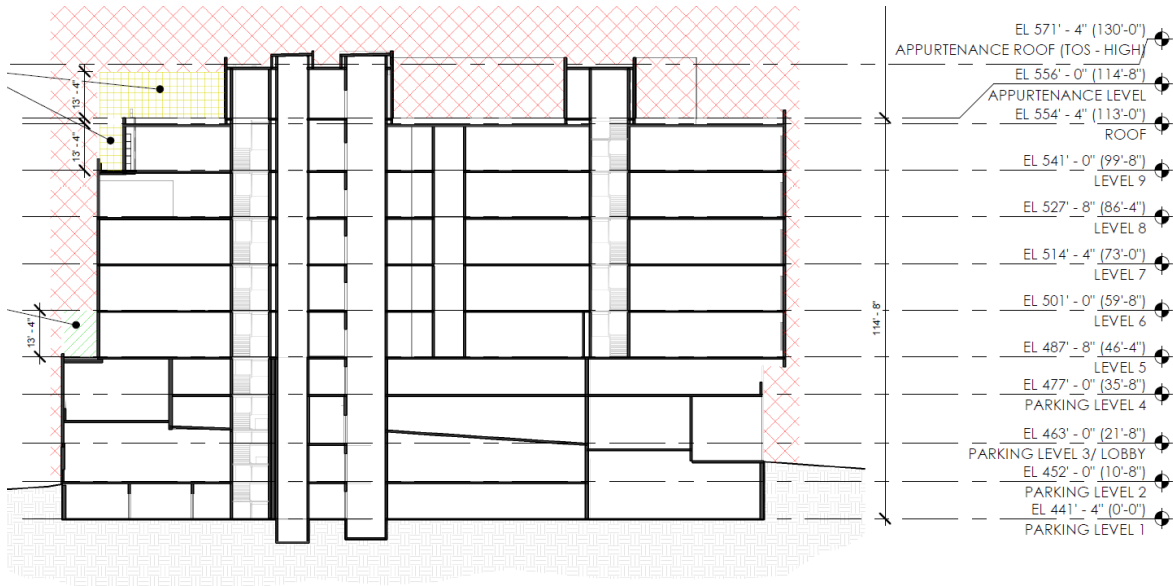


SCALE 1"=80'



TIMMONS GROUP

DATE: 10/17/18



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