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ARCHITECT
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1928 – 1989

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Kim Wilbourne, LIHTC Manager, SC Housing
VIA Email: kim.wilbourne@schousing.com

82 Canal St Lofts Design Waiver

Kim:

This letter is to request a waiver on 2 design requirements for the 82 Canal Street Lofts. The waivers requested is based on our years of experience designing adaptive reuse structures and the market study for this complicated project.

1. Balcony/patio or Sunroom– required in each unit. .

Waiver Request – given the restrictions that the Historic Tax Credit program puts on the existing buildings we cannot add patios or balconies on to the existing buildings.

Justification – given the restrictions that the Historic Tax Credit program puts on the existing buildings it is not possible. We will provide them on the new construction units

2. Number of Studios– a maximum of 20% of the total units. .

Waiver Request – permission to provide 36 Studio unit (29%)/

Justification – in order to best utilize the space available in the existing buildings without compromising the historic character (and jeopardizing the historic tax credits) of the buildings, particularly the wide hallways in the main school the many of the existing classroom layouts work out better as studio apartments. The market study supports the ratio of unit types proposed. No studios are proposed in the new structure which will hold the majority of the larger family sized units.

We appreciate your consideration of our requests.

Respectfully Submitted,

Michael T Riley
Architect

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

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