



## **PROPOSED STORAGE PARKING AREA FOR HENNESSY HONDA**

### **APPLICANT RESPONSE STATEMENT FOR VARIANCE#1** **Variance from LDO Section 9.200**

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

1. *Explain requested variance?*

The applicant is Requesting a Variance to LDO Section 9.200, to remove Landscape Islands & Parking Lot Trees. The proposed Use of the Property is for the Storage of New Vehicle Inventory and the Plantings required in the Parking Lot Islands have the potential to damage the finish on the New Vehicles. We are not requesting to reduce the Landscape Requirements we will provide them at the Parking Lot Perimeter which, we believe would be a better use of the Landscape Material as it pertains to the visual screening of the property and enhancement of the streetscape.

2. *There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.*

The property is surrounded on four sides by streets with the North and West property lines being the centerline of a public use road.

3. *The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.*

Yes, as we are proposing only storage of new car inventory there is the potential for vehicle damage from tree sap and falling leaves. This is not a public use parking lot.

4. *Such conditions are peculiar to the particular piece of property involved.*

Yes, having streets on all four sides of the property and the property line being the centerline of a public use road on the North and East.

5. *A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.*

Yes, it would cause damage to vehicle inventory being stored.

6. *Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.*

No, we are proposing to improve the Landscaping at all four street frontages.

7. *Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.*  
Yes, having streets on all four sides of the property and the property line being the centerline of the road on the North and East.
8. *Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.*  
No, we are storing new vehicle inventory on the property that needs to be protected from potential damage.
9. *The condition from which relief or a variance is sought did not result from willful action by the applicant.*  
No
10. *Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.*  
No, this is a very low impact use with little to no increase in traffic or density. The traffic impact will be 10 – 15 daily trips. We are proposing to Enhance the Streetscape on all four sides of the property and will be using the property for the storage of new vehicle inventory only.

**APPLICANT RESPONSE STATEMENT FOR VARIANCE#2**  
**Variance from LDO Section 7.879**

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

1. *Explain requested variance?*  
The applicant is Requesting a Variance to LDO Section 7.879 to reduce the Zoning Buffer along the Northern Boundary from 75' to 35' and along the Western Property Line from 75' to 5'.  
  
The Property Boundary along the North is the Centerline of a public road and a 50' access and utility easement. The Proposed Storage Parking is between 10 and 15' above the roadway elevation accomplished by an existing slope and a proposed retaining wall. We propose to Enhance the Landscaping on the low side of the retaining wall along the northern boundary and adjacent to the existing road.  
  
The property Boundary along the West averages 40' from a public use roadway. The area between the road and our Boundary Line currently has a berm and Landscaping which we are agreeable to enhancing.
2. *There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.*  
The property is surrounded on four sides by streets with the North and West property lines being the centerline of the road.
3. *The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.*  
Yes, due to the fact that the property is bordered on four sides by a roadway.

4. *Such conditions are peculiar to the particular piece of property involved.*  
Yes, having streets on all four sides of the property and the property line actually being the centerline of the road on the North and East.
5. *A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.*  
Yes, it would negatively impact the usability of the property which has roadways bordering all four sides.
6. *Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.*  
No, we are proposing to improve the Landscaping at all four street frontages.
7. *Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.*  
Yes, having streets on all four sides of the property and the property line actually being the centerline of the road on the North and East.
8. *Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.*  
No, we are storing new vehicle inventory on the property that needs to be protected from potential damage.
9. *The condition from which relief or a variance is sought did not result from willful action by the applicant.*  
No
10. *Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.*  
No, we believe this is a very low impact use with little to no increase in traffic or density. We are proposing to Enhance the Streetscape on all four sides of the property and will be using the property for the storage of new vehicle inventory.

### **WRITTEN ANALYSIS FOR CONDITIONAL USE PERMIT**

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

1. *Explain requested conditional use permit.*  
The applicant is requesting a Conditional Use permit for a Storage Yard in the GC Zoning District. The Proposed Storage Yard will contain 263 spaces that will be used solely for New Vehicle Inventory for Hennessy Honda.
2. *Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.*  
No, this will be a low impact use with little to no increase in traffic or density. We are also proposing to Enhance the Landscape Along the Property Boundaries.