

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

The construction will involve addition of a steel silo and structural steel platforming for equipment support. The operational process associated with this is a totally enclosed system.

Explain how the variance will not alter the essential character of the general vicinity.

The existing surrounding properties are all zoned commercial/Industrial.

Explain how the variance will not cause a hazard or a nuisance to the public.

The construction will involve addition of a steel silo and structural steel platforming for equipment support. The operational process associated with this is a totally enclosed system.

Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The variance if granted will not cause and adverse effects to vehicular traffic on the adjacent street. There will be no detrimental effects to the area aesthetics.

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The company is land locked and the selected site is the best option for continued and increased production at the facility.

Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The location of the new construction was selected based on the proximity to existing transfer equipment and a rail spur that is essential to the process operation.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No, the circumstances are the result of a need for increased production at the facility