

LAND DEVELOPMENT CODE WAIVER REQUEST
Land Development Code §10.2.4
Midwest Sprinkler Corporation, Applicant
1375 South Preston Street

REQUEST. This is a request to waive the Landscape Buffer Area and associated plant material along the north property line because the proposed building and the adjacent vacant building provide buffering for the OR-2 zoned property.

The requested waiver should be granted because of the reasons stated in this request below.

1. The waiver will not adversely affect adjacent property owners.

The requested waiver will not adversely affect adjacent property owners because the adjacent vacant building was originally built to the extremities of the property line. The proposed storage shed backs up to this vacant existing building with minimal impact to the adjacent parcel and the surrounding area.

2. The waiver will not violate the Comprehensive Plan.

The requested waiver will not violate the Comprehensive Plan. Plan 2040 Community Form Goal 1 encourages flexible site design and respect for the traditional pattern of development. The surrounding area has traditionally developed with little to no buffer areas between parcels. Goal 5 encourages public art. The proposed storage shed intends to have a mural on the visible portion of the structure.

3. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant.

The existing adjacent vacant building was originally built to the property lines. The proposed storage shed sits between an existing garage and the existing adjacent building. The location of the storage shed allows for future development of the site while minimizing impacts. Thus, the request constitutes the minimum necessary to afford relief to the Applicant.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land. Strict application would require the removal of the existing garage or limit future development of the site.

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LAND DEVELOPMENT CODE WAIVER REQUEST
Land Development Code §5.5.5.A.1
Midwest Sprinkler Corporation, Applicant
1375 South Preston Street

REQUEST. This is a request to waive the required screening along the north property line because the proposed building and the adjacent vacant building provide buffering for the OR-2 zoned property.

The requested waiver should be granted because of the reasons stated in this request below.

1. The waiver will not adversely affect adjacent property owners.

The requested waiver will not adversely affect adjacent property owners because the adjacent vacant building was originally built to the extremities of the property line. The proposed storage shed backs up to this vacant existing building with minimal impact to the adjacent parcel and the surrounding area.

2. The waiver will not violate the Comprehensive Plan.

The requested waiver will not violate the Comprehensive Plan. Plan 2040 Community Form Goal 1 encourages flexible site design and respect for the traditional pattern of development. The surrounding area has traditionally developed with little to no buffer areas between parcels. Goal 5 encourages public art. The proposed storage shed intends to have a mural on the visible portion of the structure.

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