

## **VARIANCE JUSTIFICATION STATEMENT**

### **Mike's Carwash**

#### **10511 Preston Highway**

The proposed variance, which will permit the applicant to exceed the maximum setback requirements listed in Chapter 5 of the Land Development Code will not adversely affect the public health, safety or welfare. The applicant is proposing a carwash on the site, adjacent to several upcoming commercial developments. The proposed variance will support more efficient and safe vehicular maneuvering throughout the development. The proposed variance will not result in any negative impact along the road or adjacent developments.

The variance will not alter the essential character of the general vicinity. The WesBanco Bank structure located near the subject site sits more than 200 feet from Preston Highway and is only accessible via Interchange Drive. The proposed variance is consistent with other commercial developments in the area.

The variance will not cause a hazard or nuisance to the public. The deviation from the setback will create a safer area for vehicular traffic to maneuver around and through the proposed carwash. The proposed development abuts an existing access road, however there is not a planned entrance or exit from the subject site to the access road. In order to safely maintain vehicular traffic, the proposed variance is necessary.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The applicant proposes to exceed the setback as minimally as necessary, specifically to mitigate any visual, landscaping, and traffic impacts to the surrounding area. Circumvention of the regulation is necessary to maintain safe vehicular maneuvering.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. Considering the proximity of the subject site to the surrounding commercial developments, the proposed variance will allow for vehicular traffic to safely enter and exit the carwash. This minimal increase in setback will have no negative impact on surrounding developments.

The strict application of the regulations would create an unnecessary hardship. The proposed variance allows for vehicles to move through the que safely while also maintaining distance from the roadway and pedestrian traffic. Without the proposed variance, vehicles exiting the carwash building will come out at the roadway. This could cause traffic to build outside of the entrance ways and on to the public roadway. The applicant seeks to only minimally extend the setback beyond the maximum.

The circumstances are not the result of actions taken by the applicant subsequent to the adoption of the zoning ordinance as the applicant has not yet developed or taken any action with respect to the property. The variance will allow the applicant to improve access to the development for patrons and employees and provide safe vehicular maneuvering throughout the site.