

**REQUESTS FOR RELIEF FROM REQUIREMENTS FOR
CONDITIONAL USE PERMIT FOR MINI-WAREHOUSES IN C-2 DISTRICT
PURSUANT TO LDC 4.2.35**

Matt Ellis & Daughters, LLC

718-722 E. Chestnut St.

20-ZONE-0042

Pursuant to Land Development Code (“LDC”) Section 4.2.35, mini-warehouses may be allowed in the C-2 District where the premises abut on a roadway classified as a collector or major or minor arterial as designated on Comprehensive Plan Core Graphic 11, Roadway Classification, or by the Director of Works, upon the granting of a Conditional Use Permit and compliance with certain listed requirements. The applicant, Matt Ellis & Daughters, LLC (the “Applicant”), hereby requests relief from the following requirements set forth in Section 4.2.35:

B. No building, structure or pavement shall be located closer than 30 feet to side property lines or property lines abutting residential areas. This area is reserved as a landscape buffer area.

REQUEST FOR RELIEF: The Applicant requests relief from this requirement as the subject property (which comprises three consecutive parcels at 718-722 E. Chestnut St.) is only approximately 95 feet wide. Thus, strict application of the setback requirements to the subject property—which would require a total of 60 feet of landscape buffer on either side of the property and leave only 35 feet for development—would deny the Applicant reasonable use of the land. The Applicant proposes to provide adequate screening and setbacks from the neighboring residential properties. The proposed mini-warehouse structure will be set back approximately 10 feet from the eastern property line, and 8 feet from the western property line. The existing structure used as an office currently sits within a few feet of the eastern property line. Encroachment into the required 30 foot setbacks is necessary for the Applicant to provide adequate off-street parking for customers in the rear of the property and a 20 foot-wide drive-through loading and storage area on the ground floor.

F. Loading doors and vehicle maneuvering areas shall be located away from the exterior of the property.

REQUEST FOR RELIEF: The Applicant requests relief from this requirement as the proposal will provide sufficient off-street parking for customers in the rear of the property off of Springer Alley, and an innovative drive-through loading/unloading lane and vehicle storage space on the ground floor. The drive-through will be accessed via a garage door facing onto Chestnut Street and exit to Springer Alley. These features will cut down on vehicle traffic and parking on Chestnut Street and divert traffic through the structure out to Springer Alley.

G. No structure on the site shall be taller than one story and shall not exceed 15 feet in height (except for one freestanding sign as allowed in H below).

REQUEST FOR RELIEF: The Applicant requests relief from this requirement as the Applicant proposes to develop the subject property into a three-story indoor self-storage facility 45' feet in height with a freight elevator shaft that will service the second and third stories of the proposed facility. A 45' structure is permitted in the Traditional Neighborhood Form District and the proposed C-2 zone. There are numerous commercial uses in the area that are three stories or more in height, including the current structure across Springer Alley from the subject properties, which will soon be demolished and has been approved to be replaced by a four-story apartment building. The proposal will allow the applicant to provide a neighborhood-serving storage use that is consistent with the 45' maximum building height permitted in the property's Traditional Neighborhood Form District, proposed C-2 zoning, and other structures in the area.