

## **BEAUMONT SELF STORAGE – EXPANSION**

### **Request for Variance & Justification based on findings required per BMC 17.02.110 (H)(1-5)**

1. That the strict or literal interpretation and application of this Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Zoning Ordinance, or would deprive applicants of privileges granted to others in similar circumstances; and

Justification: The proposed development is an expansion of an existing, currently operating Self Storage Facility. The proposed expansion to the existing facility was previously entitled with the original entitlement for the existing portion of the facility, which is currently operating today. The expansion was approved a 2<sup>nd</sup> time in a subsequent entitlement however, the Owner did not move forward with the construction of the expansion in time prior to said entitlement expiring. Since expiration of those prior entitlements, the General Plan/Zoning designation has adopted a more stringent roadway-widening requirement, which will require additional dedication of the subject property and an increased landscape setback from the new proposed ROW. Applicant intends to comply with the ultimate roadway widening and additional dedication per the current General Plan, as well as providing the physical ultimate public improvements for the roadway widening. Applicant is requesting 10ft of relief on the new 1<sup>st</sup> Street frontage landscape setback (encroach 10ft into the new required setback from the new proposed ROW along the 1<sup>st</sup> Street Frontage only). The architectural intent of the expansion has always been to maintain building alignment of the new building frontage with the existing building frontage on 1<sup>st</sup> Street. If granted a variance for the 10ft of encroachment into the new landscape setback, the 1<sup>st</sup> Street frontage will still provide a 15ft landscape area setback while maintaining the architectural & aesthetic intent of the expansion, which is a seamless expansion of the new buildings maintaining the building alignment with the existing buildings along the 1<sup>st</sup> Street frontage.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property that do not apply generally to other property in the same zone; and

Justification: The unique nature of “expansion” to an existing facility makes an extraordinary case in that the logical architectural & curb appeal “sense” is to maintain alignment of the new buildings with the existing. The project lies on a four-way intersection with high visibility and it is our opinion that offsetting the new buildings from the existing buildings on the 1<sup>st</sup> Street frontage to comply with the new setback would be an architectural mistake and lead to the appearance of the expansion as a fragmented “afterthought” rather than a well-intended & seamless expansion.

3. That the granting of such variance will not constitute the granting of a special privilege inconsistent with the limitations on other properties in the vicinity classified in the same zone; and

Justification: The Owner intends to comply with all other provisions of the Current General Plan including the new ultimate roadway improvements. The unique nature of the expansion is the only practical basis

for the request of variance and we feel this is not a “special privilege” but a practical and “architecturally necessary”, request to ensure the project looks appropriate and does not appear as a fragmented afterthought.

4. That the granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and

Justification: The Project’s design will comply with all other requirements of the General Plan and we feel that a slight relief and adjustment of landscape area in one small-localized area is in no way detrimental to the public health, safety and general welfare.

5. That the granting of such variance will not create any inconsistency with any objective contained in the General Plan.

Justification: The Variance as requested in this scenario would be a small fractional adjustment to a landscape area one frontage and all other provisions of the General Plan will be met by the project’s design including the ultimate roadway widening and improvements. We feel that this variance is the best balance between compliance with the General Plan and maintaining a practical & architecturally appealing alignment of the expansion with the existing facility.