

## Development Request

**12.6-2 STANDARDS FOR VARIATIONS** The Plan Commission shall recommend, and the City Council shall grant a variation only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;

**Due to the need for delivery truck to enter the site safely we are requesting a variance from the standard 30' maximum drive width to 41.08' and 80.85'. We are also requesting of an offsite signage for a multi-tenant.**

2. That the plight of the owner is due to unique circumstances;

**of the location of the site and the amount of space needed for trucks to make safe turning movements.**

3. That the variation, if granted, will not alter the essential character of the locality.

**The variance, if granted, will not alter the essential character of the locality and will also for safer turning movements for bigger trucks at our ingress and egress**