

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 it 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