

The variance requested is the minimum variance necessary to allow reasonable use of the property.

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

We need this to allow us to work on vehicles inside the building.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

This is an existing building and we won't be adding to the traffic.

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

This building has sufficient parking already.

The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

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This building is perfect for our use.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Our operation could not create any more traffic or parking than it's already zoned for. We would only have employees parking and a small number of customers vehicles that are waiting to be worked on.

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

Our use would only include 20 vehicles between employee and customers vehicles. Provided parking study shows that the building has ample parking available.

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

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Our use will not have a negative effect, there are already other similar uses in the same area.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

Our use will not affect traffic

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

This building has more than sufficient parking.

The proposed variation is in harmony with the spirit and intent of this Chapter.

Land Use Variation to allow a Motor Vehicle Repair, Minor facility in the M-1 Zoning District.

This would be the required variation for our use.

Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.

. We would only have employees vehicles and some customer vehicles coming in and out of the property and would not have more than 20 vehicles at a time. Our use will not increase traffic that is already present in the area.

Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to reduce the required off street parking from 130 spaces to 118 spaces.

Submitted parking surveys shows that peak parking now does not exceed $\frac{1}{3}$ of available spots. parking is available. The building has more than enough parking spots so we would never have to seek other parking. We do not have any retail business so we would not have any customers taking up parking spots or adding to the traffic. We also have very minimal delivers, mainly UPS/FEDEX/USPS daily delvers.