

NARRATIVE QUESTIONNAIRE

VARIANCE

A. General Property Information:		
1.	Property Address or Parcel Identification Number (PIN):	Part of 0172128200014 & 0172128200015
2.	Applicant's Name:	Gary Stein
3.	Property Owner's Name:	Mid-Rail Real Estate, LLC
4.	Current Zoning of the Subject Property:	I-2
5.	Future Land Use Plan Designation:	Industrial

B.	Background Information:	Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	X	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	X	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?	X	<input type="checkbox"/>	If yes, how many employees do you anticipate? 50 to 60 employees

The following pages contain specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.

DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A' - BE SPECIFIC!

C.	Specific Requests for Information
1.	What is your hardship? Describe in detail what makes your property or circumstance so unique that it is unfeasible for you to meet the applicable standard? <i>(A hardship does not include: (1) it would increase the value of the property; (2) it would cost too much; or (3) the land could produce more profit, supply jobs, or increase the tax base.)</i>

An increase in the maximum front set-back from the Ulster Street right-of-way to the INTSEL Warehouse building from 100 feet to 175 feet is necessary primarily due to the requirement to provide a storm water conveyance channel parallel to Ulster Street and within the front set-back of the proposed facility. This channel is required to meet Urban Drainage and Flood Control District (UDFCD) stipulations and requirements associated with regional storm water systems. The width of the channel is itself 62 feet of the proposed 175 foot front setback. The channel needs to be located at the downstream side of the drainage basin which occurs adjacent to Ulster Street. Therefore it is not possible to place this drainage channel at the rear of the facility etc.

The storage and warehouse elements of this proposed facility are located away from Ulster Street and the building frontage while the office element of the facility is located at the front side of the facility adjacent to Ulster Street. Parking needs to be located near the office use and associated demand for visitor and employee parking. This parking is only one row instead of two keeping the impact on increased set-back to a minimum. A truck access isle that does not conflict with employee and visitor parking, is required to be parallel to Ulster Street in order to gain access to the warehouse and storage areas. The parking and truck access isles need to be located in the frontage which also affects the need for a greater front set-back than 100 feet. Ulster Street is the only access to the facility so an additional hardship is that parking and access has to be located within the front setback.

2.	Describe in detail how the hardship, stated in Question #1, is not been self-imposed.
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The drainage channel that takes up 62 feet of the INTSEL Steel West Warehouse frontage along Ulster Street is a regional storm water facility defined by UDFCD in the regional storm water plan for this part of the Irondale neighborhood. The Outfall System this channel is a part of benefits an area much larger than the proposed use and it is not a self-imposed hardship but a hardship imposed by UDFCD and the City.

The drainage channel needs to be located along Ulster Street because this is the downstream side on this drainage basin and it is also the location of the future downstream discharge for the drainage-way. The channel cannot be located behind the building for instance.

Access to this property occurs from Ulster Street and there are no other public right-of-ways or developed roads at any other side of the property. Therefore the only way to access storage of the warehouse and to provide parking is from Ulster Street. A single point of access to this property is not a self-imposed hardship.

3a.	What uses are located adjacent to the subject property?
North:	Municipal Shop Suite
South:	Vacant Property - designated for industrial use in the City's Comp. Plan
East:	Mix of residential and industrial uses in Adams County
West:	Mix of uses and a Fire Station

3b.	Will the variance cause a real or perceived loss in surrounding property values?
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There will be extensive landscaping in the front set-back area and the area where the variance is requested. There will be parking lot landscaping that meets the City code in the variance area. The drainage channel located in the variance area will be attractively landscaped and is an open-space amenity. Therefore, the area where the variance is proposed will be landscaped and more attractive than many of the surrounding and existing uses. Based on the above, this variance will not cause a real or perceived loss in surrounding property values because the variance area will be of equal or superior design and appearance.

Allowing this variance will result in a setback that is typical for similar uses in the surrounding area and it will not be unique or substandard. Therefore it will not result in a loss in surrounding property values.

3c.	Will the variance substantially or permanently injure the legal use of any adjacent conforming property?
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Granting this variance will neither substantially nor permanently injure the legal use of adjacent property. To the north, this variance will have no effect on the use of the City municipal shop site. To the east, granting the variance will result in a greater setback, which along with the drainage channel along Ulster Street helps reduce impacts to adjacent properties by pushing parking, truck trips and storage loading and unloading further away from these uses. The variance will have no impact to the south property as this area is designated for industrial uses that will be compatible with the subject use. To the west there will be no impact due this variance.

4.	Will the requested variance alter the character of the neighborhood?
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The character of the neighborhood surrounding the INTSEL Steel West Warehouse is a combination of municipal shop site, unincorporated industrial and residential uses and previous agricultural uses designated for future industrial uses. The variance will not substantially alter the character of the neighborhood and if anything, locating the building closer to Ulster Street would have more impact on the character of the neighborhood than granting the variance to allow the building to be further from Ulster Street does. Placing this 50 ft high building closer to the right-of-way would clearly increase its visual impact from Ulster Street.

5.

Will the requested variance block solar access, create glare, or produce air pollution impacting the surrounding area?

Granting the variance to allow the building to be further back from the Ulster Street right-of-way does not impact solar access to any uses. It increases the amount of sun properties east of Ulster Street receive. Granting the variance to allow the building to be further from Ulster Street and uses east of Ulster, moves truck loading and unloading further from these uses and may therefore reduce air pollution on these uses. We are not aware of any increase in glare moving the building further back from Ulster Street will have.

6.

Will the requested variance create or increase traffic and/or parking problems in the area?

Granting the variance allows more room to accommodate parking on this site and in closer proximity to the office area for visitors and employees. Granting the variance helps minimize parking problems that might result from the INTSEL Warehouse by better accommodating on-site parking. Further, granting the variance better accommodates truck circulation internal to the site and better accommodates truck access to warehouse loading and unloading. The internal traffic isle between north and south sides of the warehouse allows trucks to negotiate without using Ulster should they need to loop between entrances. Granting the variance does not increase traffic problems but helps to alleviate vehicle and truck traffic on Ulster Street.

7.

Will the construction or operation for which the variance is needed create a police, fire, or building safety hazard?

Fire access around the INTSEL warehouse requires a clear area around the warehouse building and the proposed variance helps address this fire access clear area. It is anticipated that granting the variance will have no impact on police calls and it will not result in any specific safety hazard.

8.	Why is the requested variance the minimum needed?
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The requested variance is the minimum needed for several reasons:

1. The channel along Ulster has to carry a minimum flow which makes the channel over 62 feet wide.
2. The truck drive isle that parallels Ulster Street cannot be any narrower.
3. We provide a landscaped median that separates the truck drive isle from parking which helps screen parked vehicles from Ulster Street.
4. There is only a single row of parking in front of the office but parking and a drive isle is needed in front of the office to allow parking for visitors and employees.
5. A sidewalk between the office and parking is needed for pedestrian access and circulation.
6. A landscaped area in front of the office building is needed to allow foundation screening at the building frontage facing Ulster.
7. All of the above elements are of a minimum width to be effective or to meet their intended purpose