



September 6, 2024

Attn: City of Flagstaff Planning Department

City of Flagstaff
211 W. Aspen Ave
Flagstaff, Arizona 85001

Regarding: Northern Arizona Intergovernmental Public Transportation Authority

The attached narrative is for the Northern Arizona Intergovernmental Public Transportation Authority known as Mountain Line located at their headquarters at 3773 N. Kaspar Drive. We are submitting for a Variance for relief from the 75' or less primary façade plane requirement in the City of Flagstaff Architectural Design Standards, as noted in the Concept Plan approval letter.

The existing zoning district is Highway Commercial (HC) outside of the RD zone, and the use of the property is a transit storage and maintenance facility.

Per the application: Address each of the four variances criteria (A, B, C, and D below) with a response to the individual criterion directly below in the following format:

A. That, because of special circumstances applicable to the property, including its size, shape, topography, location or surroundings, the strict application of these regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zone.

Response: Because the fiber cable utility runs at the West property line, the structural wall for the ramp cannot jog out towards the west from the location indicated on the plans. Due to structural loading of the ramp walls the wall cannot jog inwards with incurring great financial cost to the project.

B. That a grant of a variance will be subject to conditions to ensure that the adjustment authorized is the minimum variation needed and that it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Response: We understand that the City may impose special conditions for compliance.

C. The special circumstances applicable to the property are not self-imposed by any person having an interest in the property.

Response: Not imposed by a single person – proposed site configuration is due to existing building placement, bus turning radii, and existing lot lines.

D. The variance will not allow the establishment of a use which: (1) is not otherwise permitted in the zone, (2) would result in the extension of a nonconforming use or structure, or (3) would

change the terms of the zone of any or all of the subject property.

Response: The proposed building and site configuration conforms to all other aspects of the Architectural Design Standards. Currently there are no non-conforming elements on site that this proposal would perpetuate.

Sincerely,
HDR Architecture Inc.

A handwritten signature in blue ink, appearing to read "Jon W. Griffin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jon Griffin