



VAR21-11

SAFSTOR SELF-STORAGE

Board of Adjustment Hearing, April 14, 2022

Alex Lerma
Planning Project Manager





VARIANCE REQUEST

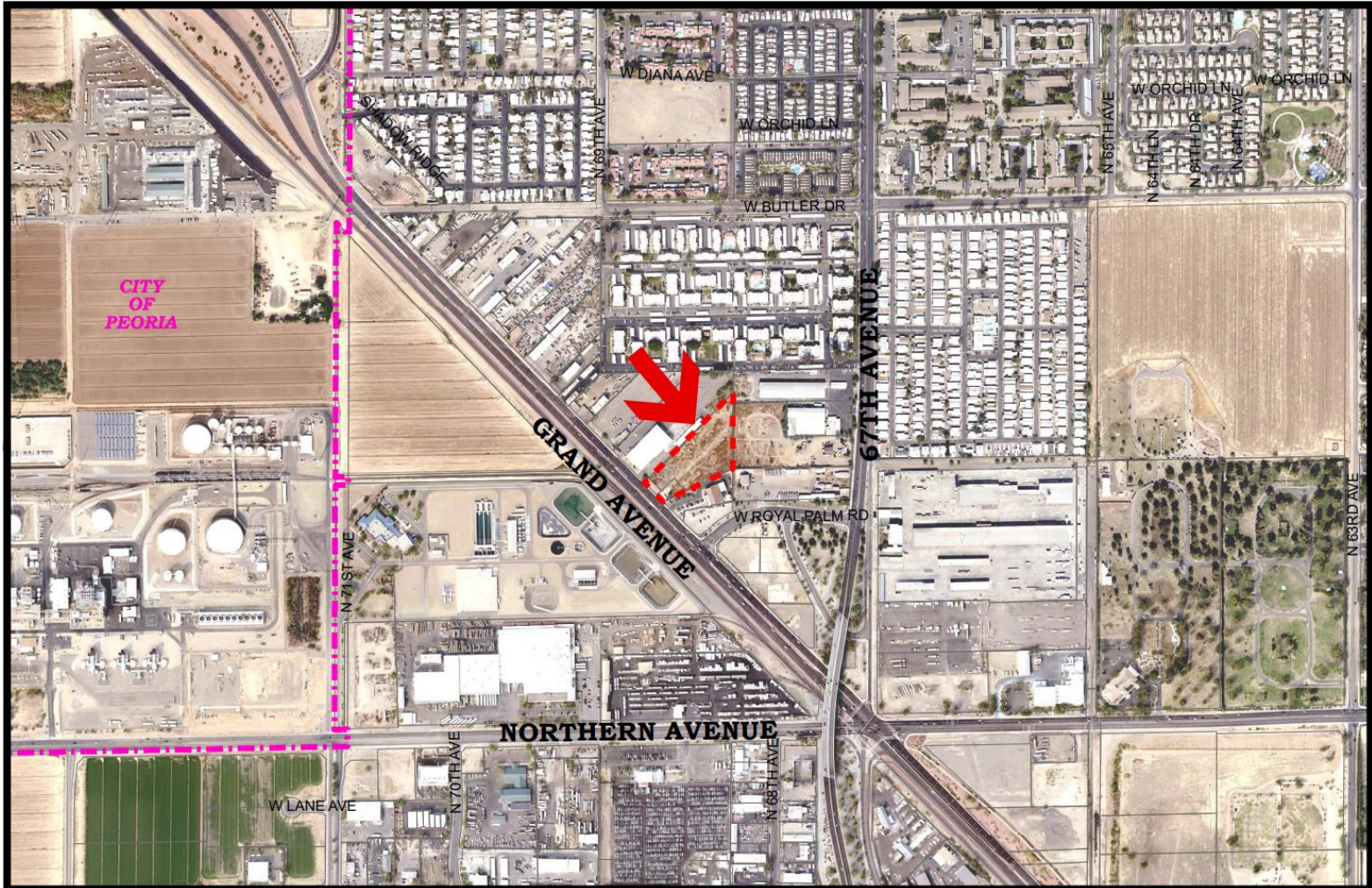
- A request to reduce the minimum parking requirements from 173 parking spaces to 21 parking spaces.
- Increase the maximum Floor Area Ratio (FAR) from 0.5 to 1.25 in the M-1 (Light Manufacturing) zoning district.
- **Applicant/ Owner:** Michael T. Maerowitz / Lilia Figueroa



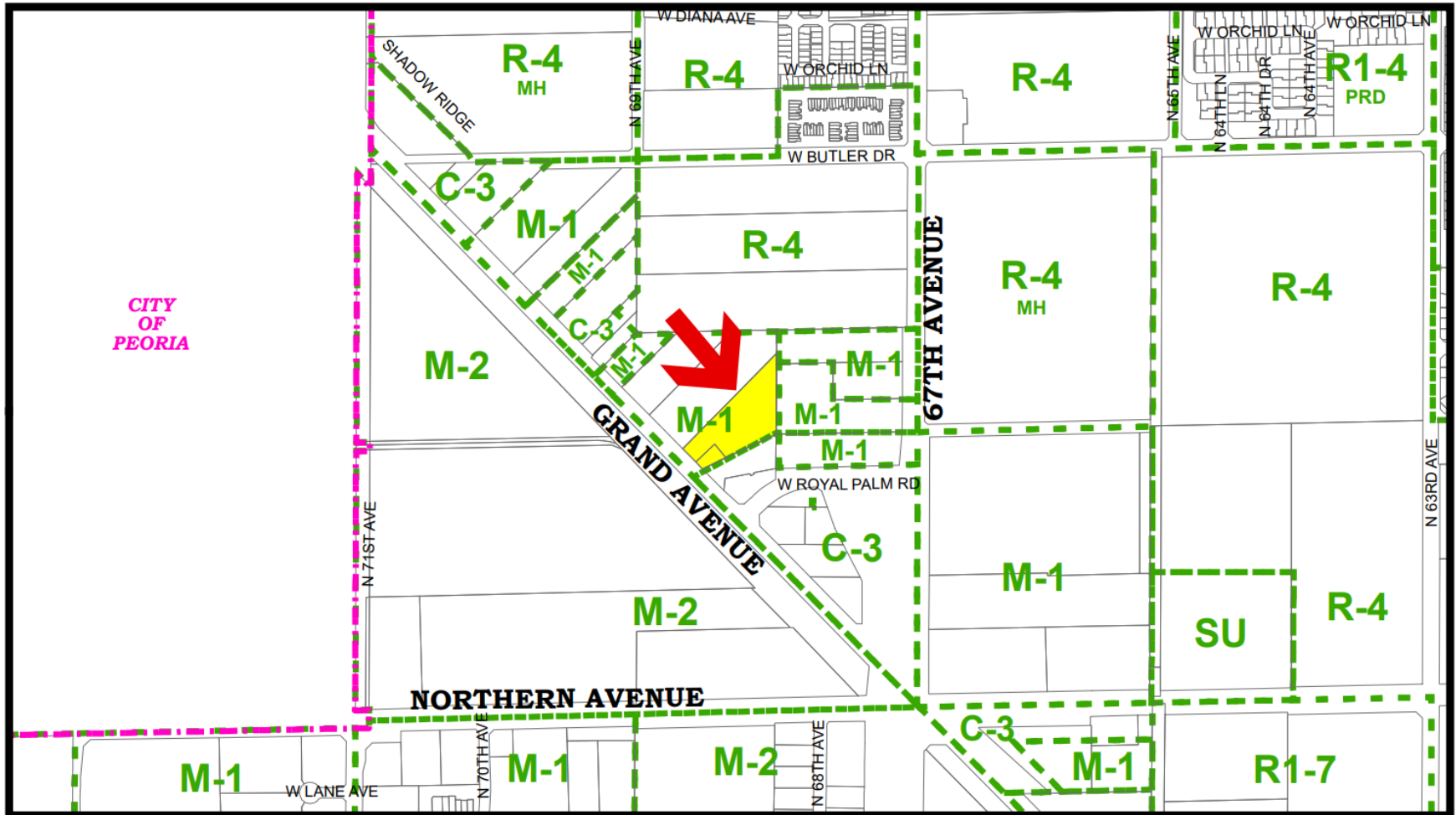
REQUIRED ACTION

Consider the facts and determine whether the findings meet the Statutory provisions for approval of a Variance.

AERIAL MAP

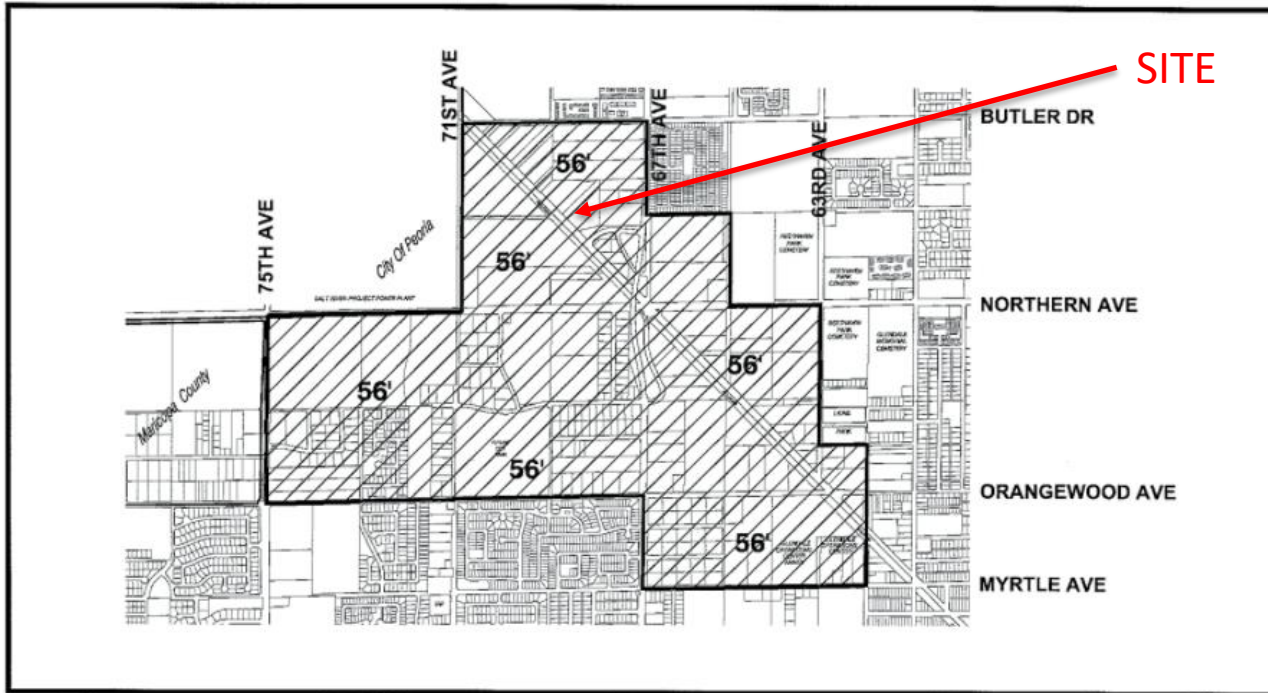


ZONING MAP





SPECIAL DEVELOPMENT STANDARDS



Map # 7

North Grand Employment Center



Legend



Floor Area Ratio 0.5 or less

56'

Building Height

Note: Building heights limited to 30' within 200' of residence

STREET VIEW

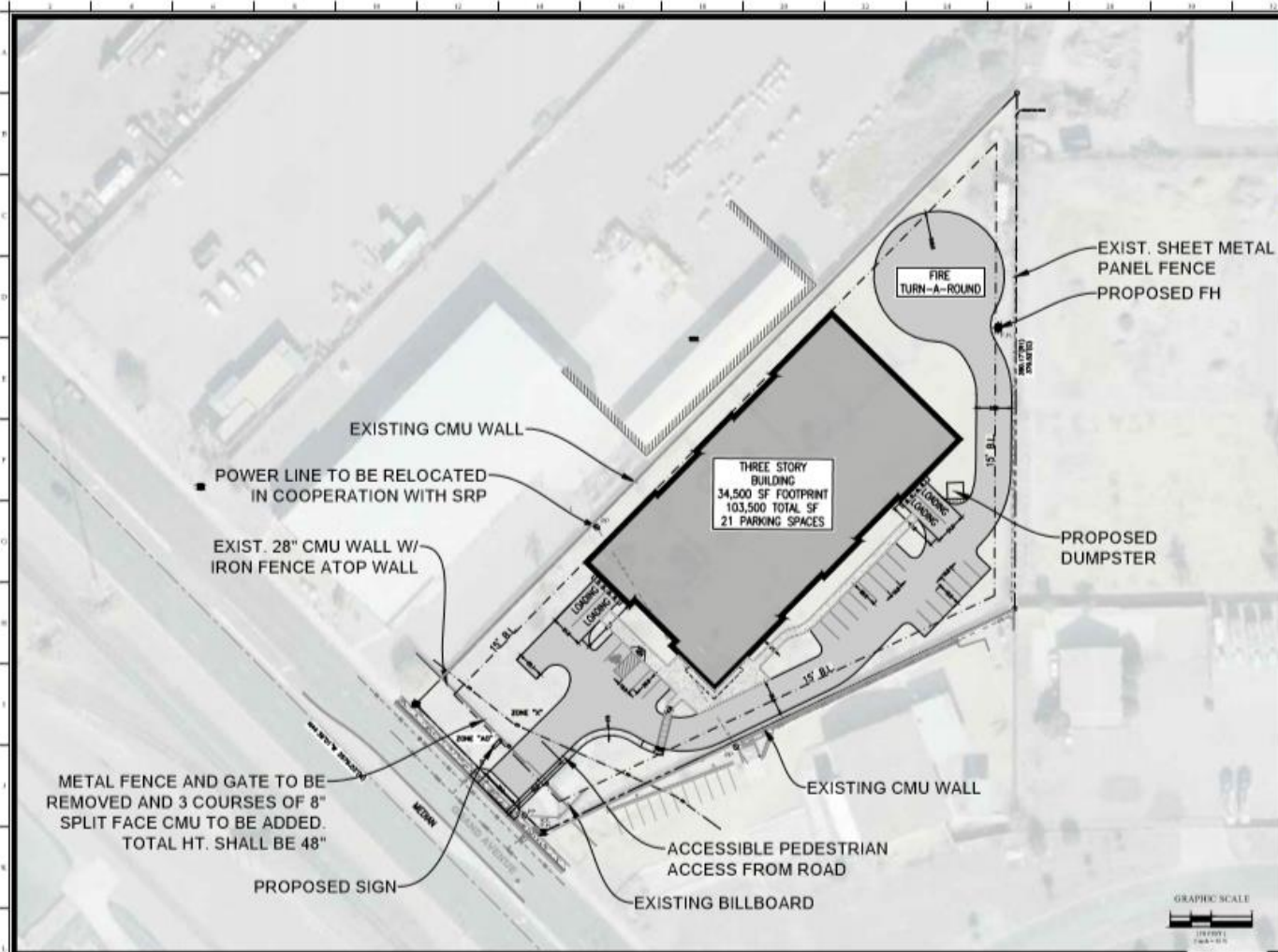




BACKGROUND

- The property has been vacant and underutilized for nearly 20 years.
- Historically the site was used for outdoor storage purposes dating back to the 1970s.

SITE PLAN





CONCEPTUAL ELEVATIONS





PUBLIC NOTIFICATION

- Letters mailed: February 4th
 - Advertised on March 23rd
 - Postcards and Site Posted March 25th
-
- **No comments were received.**



FINDINGS

The Board of Adjustment shall make the following findings based on the evidence in the record prior to granting a variance:



REQUIRED FINDINGS

1. There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings, which were not self-imposed by the owner.



FINDINGS (continued)

2. Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in the same zoning district.



RECOMMENDATION

If the Board decides to grant the variance, it should be subject to the following stipulation:

Development shall be in conformance with applicable project narrative and site plan date stamped January 31, 2022.



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