

EXHIBIT 7:

Variance to Municipal Code Section 6-9-3:6 to decrease the required minimum number of parking spaces

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Response: The re-development of this property meets the intent of the City Corridor section of the Land Use Master Plan by utilizing the remaining open space on the north side of the property to provide off street parking and ADA accessibility to the building. The proposed parking lot supports 8 regular and 1 handicap stalls with diagonal parking. The repurposing of the vacant building into the proposed fitness facility will provide a new low intensity use within the North Washington Corridor.

A fitness facility is required to provide a minimum of 4 off-street parking spaces per 1,000 gross square feet of floor area. Based on a floor area of approximately 6,405 gross square feet, the minimum number of required off-street parking spaces is 26 spaces. Since 26 parking spaces cannot be accommodated on the small site, a parking variance will be required.

The property will serve as a private gym and lacrosse training facility. Weekdays before 5:00 PM CST, the property will host two to three personal trainers + clients for a max load of people/cars not to exceed 6 vehicles. After 5:00 PM CST the property will be used by my son and I to train for lacrosse for a max load of people/cars not to exceed 6 vehicles (we sometimes invite friends to join training). Weekends could maybe see up to 8 vehicles depending on overlap between gym clients and lacrosse training in the early AM hours. I also live less than 1/2 a mile away so my son and I can both ride our bikes to the property weather permitting.

In addition, there is inadequate width to provide parking, a one-way drive aisle, and the required 5-foot setback from the north property line, a variance to Municipal Code Section 6-9-2:4.3.2 to decrease the required 5-foot setback will be required

The proposed parking lot supports 8 regular and 1 handicap spot with diagonal parking.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Response: The properties along the North Washington Corridor have relatively small lots and the proposed parking lot will utilize the remaining area on the north side of the building to provide off street parking.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

Response: The redevelopment of the property will harmonize with the other properties along North Washington Street with a renovated building and new parking lot to serve the facility. The new parking lot will abut the existing parking lot next door and will not be a detriment to the adjacent property.

Variance to Municipal Code Section 6-9-2:4.3.2 to decrease the required 5-foot minimum parking setback from the north property line.

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

Response: The re-development of this property meets the intent of the City Corridor section of the Land Use Master Plan by utilizing the remaining open space on the north side of the property to provide off street parking and ADA accessibility to the building. The proposed parking lot supports 8 regular and 1 handicap stalls with diagonal parking. In order for the parking lot to fit within the property limits, the parking lot utilizes 60 degree parking stalls and a one-way drive to the rear alley. A barrier curb will be constructed approximately 3" off the north property line. The variance in the parking lot setback is required to provide the drive aisle width of 15.0' requested by the Engineering Department.

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

Response: The re-development of this property meets the intent of the City Corridor section of the Land Use Master Plan by utilizing the remaining open space on the north side of the property to provide off street parking and ADA accessibility to the building. In order for the parking lot to fit within the property limits, a variance in the parking lot setback is required to provide the drive aisle width of 15.0'

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

Response: The re-development of this property meets the intent of the City Corridor section of the Land Use Master Plan by utilizing the remaining open space on the north side of the property to provide off street parking. The new parking lot will abut the existing parking lot next door and will not be a detriment to the adjacent property.

Use of a garbage dumpster for the proposed fitness center is not required due to the minimal amount of garbage that will be produced by the staff and visitors of the facility. A small roll out garbage container may be used that can be brought out to the rear alley on days of garbage pick-up. This is in character of other buildings along North Washington Street that do not have large dumpster containers.