

**EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance
Request for Drive-Thru Set Back Variance of 5' from rear lot line**

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

A variance to rear lot line set back requirement from 40' to 5' for drive thru is required to allow for orderly redevelopment of the site due to the commercial property configuration. The variance request would be consistent, and in harmony with other commercial uses along this section of Ogden Avenue. Shallow property depths and configurations along this section of Ogden Ave require some forgiveness or relief from setback rules yet will still be harmonious with the comprehensive master plan.

- 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**

This area and property are configured so as to make the building and drive lane envelopes extremely difficult to comply with all current set back requirements. Relief from the rear lot line drive through set back requirement will allow for good traffic flow through the site, and will ultimately allow for less impervious surface than the existing conditions currently present.

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

The variance will not alter the essential character of the neighborhood. If granted, the variance will not be a detriment to either the commercial or residential adjacent properties.

**EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance
Request for Major Arterial Set Back Variance**

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

A variance to Major Arterial set back requirements of 70' from arterial centerline/ 20' from property line is required for the redevelopment of this location. The majority of the front lot line is reduced to 5' setback from front property line in order to safely complete left hand turning radius upon exit from the car wash building. Shallow property depths and configurations along this section of Ogden Ave require some forgiveness or relief from setback rules yet will still be harmonious with the comprehensive master plan. It should be mentioned that the easternmost curb cut on the property would be eliminated, thus improving onsite traffic flow and eliminating an ingress/egress point on Ogden Avenue.

- 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**

A variance to Major Arterial set back requirements of 70' from arterial centerline/ 20' from property line is required for the redevelopment of this location. In the proposed redevelopment, the majority of the front lot line is reduced to 5' setback from front property line in order to complete turning radius upon exit from the car wash building. This request is a result of the triangular nature of the property configuration, and the relatively shallow depth of the property. It should be mentioned that in conjunction with the granting of this request, the easternmost curb cut on the property would be eliminated, thus improving onsite traffic flow and eliminating an ingress/egress point on Ogden Avenue.

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

The variance will not alter the essential character of the neighborhood. If granted, the variance will not be a detriment to either the commercial or residential adjacent properties

**EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance
Request for Monument Sign Variance**

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

A variance to the setback requirement for a monument sign is requested 10 feet off the Ogden Avenue property line and 23 feet off the Eastern property line so the North East Corner of the property can be utilized for visibility purposes for travelers in either direction along Ogden Ave. Shallow property depths and configurations along this section of Ogden Ave require some forgiveness or relief from setback rules yet will still be harmonious with the comprehensive master plan.

- 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**

This area and property are configured so as to make the current enforcement for monument sign setback rules impractical. Positions for locations on the property, due to the triangular nature of the parcel, are limiting factors if one considers that a monument sign should be viewable from both directions on Ogden Avenue, and not impede or obstruct onsite traffic flow.

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

The variance will not alter the essential character of the neighborhood. If granted, the variance will not be a detriment to either the commercial or residential adjacent properties.

**EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance
Request for Perimeter Parking Lot Landscaping Variance**

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

A 5' setback around the entire property is provided with exception to the SEC of the property. Approximately 35' off the SEC of the property running north off the eastern property line the 5' landscape setback line requires reduction to 1'.

This variance request is necessary in order to provide required turning radius to allow the vehicle entering the wash to be completely straight when loading on the dual belt conveyor as required to process the vehicle properly. A GMC 3500, crew cab pickup truck has been used to verify proper turning radius.

WashU will also be providing a new white vinyl 6' fence that will extend and provide separation between our property and the neighboring commercial use property thru this reduced landscape area.

- *This fence will extend approximately 70' from the SEC rear property line as illustrated on the landscape blue prints.*
- *Shallow property depths and configurations along this section of Ogden Ave require some forgiveness or relief from setback rules yet will still be*
- *harmonious with the comprehensive master plan.*

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

Shallow property depths and configurations along this section of Ogden Ave require some forgiveness or relief from setback rules yet will still be harmonious with the comprehensive master plan.

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

The variance will not alter the essential character of the neighborhood. If granted, the variance will not be a detriment to either the commercial or residential adjacent properties.