REQUEST FOR MINOR VARIATION

TO: John Wolforth
Director of Planning & Zoning

FROM: Alan Tiefenbach
Planner

DATE: May 14, 2013

SUBJECT: Request for Minor Variation at the time of Site Development Plan
Development Title: A-One Storage Site Development Plan
Development Case Number: 13-105553SD
Minor Variation Case Number: 13-107129MV

Background/Request:

The applicant is in the site development plan process to allow the approximately 1,400 square foot expansion of an existing building that serves as the office for a RV storage facility. Only approximately 300 square feet of the existing footprint will be expanded; the majority of the addition is to add a second story.

Section 13: Architecture of the Jefferson County Zoning Resolution requires a surface plane change at no less than 50 foot intervals.

1. The applicant is requesting a minor variation of the surface plane change requirement (Section 13.G.4 of the Zoning Resolution).

Analysis/Recommendation:

This Site Development Plan is to allow a second story addition to an existing building to allow for more onsite storage. It is both impractical and unfeasible to require the applicant to incur the additional expense and redesign to meet the articulation requirement. Given the office building is existing and is located within a secure storage yard surrounded by a six foot high opaque fence, staff sees little benefit to this requirement. In accordance with the Zoning Resolution, Section 3.I., this variation would not change this zone district's general intent or permitted land use, and would cause no harm to the public good. Therefore, Staff recommends approval of the applicant's request.

Decision:

Pursuant to Section 3.I.1 of the Jefferson County Zoning Resolution, the Director of Planning and Zoning may allow the following minor variations from the Architecture Section of the Jefferson County Zoning Resolution during the processing of the A-One Storage Site Development Plan, case number 13-105553SD:

1. No change in the surface plane is required, where the requirement is for a change in the surface plane for walls longer than 50 feet in the plains.

Director of Planning & Zoning:

REVIEWED
By CJB at 6:10 pm, May 21, 2013

REVIEWED
By Mike Schuster at 11:00 pm, May 21, 2013

__X__ Minor Variation Approved
___ Minor Variation Approved with Changes
___ Minor Variation Denied

John K. Wolforth 5/22/13
John Wolforth
Director of Planning and Zoning