

Detailed Statement of Reasons for Applying for Variance

355 N. Morton Street (the "Site")

The Site is located east of US 31, adjacent to and south of Franklin Middle School. The Site is zoned Mixed Use: Community Center and is within the Gateway Overlay District. Petitioner respectfully requests the following variances of development standards to allow for the development and operation of a car wash on the Site:

1. Variance of Section 5.4.C.1.b. to allow for greater than 10% of one façade being a primary color (red). The proposed car wash is to be constructed in substantial compliance with the proposed elevations submitted herewith.
2. Variance of Section 5.4.C.1.d. to allow for the front façade of the building to face Banta Street.
3. Variance of Section 7.12.C.2.b.(i) to provide for a drive aisle less than 13'. The proposed drive aisle is approximately 11' wide.
4. Variance of Section 7.12.B.5.a.:
 - a. To allow for the distance between the access point to the Site from Banta Street and the intersection of U.S. 31 & Grizzly Cub to be located less than 175' from the intersection. The proposed distance is approximately 144'.
 - b. To allow for the distance between the access point to the Site from Banta Street and the existing access point to Franklin Middle School from Banta Street to be less than 150' apart. The proposed distance is approximately 38'.