

October 13, 2010

**BLAINE INDUSTRIAL PARK
LAND USE VARIANCE APPLICATION NARRATIVE**

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The project proponent requests a variance from the City of Blaine standard public roadway design standards. Specifically we request a reduction in the road width a standard forty-four feet wide section to a twenty-eight feet wide section.

Listed below are the variance criteria and responses.

- *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district;*

The subject property is both burdened by unusual physical conditions and atypical functional needs that warrant a deviation from the standard public roadway design standards. Specifically the new O'Dell connection roadway traverses the City owned property that contains sensitive areas and slopes. In order to minimize the impacts of new development a narrower roadway section is desired to reduce the area of impact. No alternative routing of the road to minimize impacts exists. The City's comprehensive plan designates O'Dell Road as the primary commercial roadway and requires all adjacent, commercially zone properties to access it.

The O'Dell connection roadway, unlike a standard thru public road is in fact a dead-end road servicing few properties. The twenty-eight feet wide roadway section provides ample capacity to serve the intended property uses. With no development beyond the dead-end the roadway does not need to provide additional capacity for future unknown development.

- *That literal interpretation of the provisions of this division would deprive the Applicant of rights commonly enjoyed by other properties in the same district under the terms of this division;*

The western parcels B-1 and B-2 may not be accessible in the future without an O'Dell connection roadway as the city's long term plans includes the elimination of Yew Avenue as a commercial use roadway. In addition the O'Dell connection roadway requires on-site wetland mitigation that may become un-feasible if the roadway is larger.

- *That the special conditions and circumstances do not result from the actions of the Applicant; and,*

The development of the O'Dell connection roadway has been placed as a condition of development by the City of Blaine on the subject property.



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- *That granting the variance requested will not confer on the Applicant any special privilege that is denied by this division to the other lands, structures or buildings in the same district.*

The variance allows the property to be developed in a manner consistent with the Comprehensive Plan. Given similar usual physical conditions and atypical functional needs it is assumed that a similar variance would be granted to other properties.