

Supplemental Narrative VR-2022-009; DEV-2022-003

Variance request from setback standard in MMC 19.504.4.

I am requesting a variance to MMC 19.504.4, 'Distance from Property Line'. At this stage in planning our warehouse expansion, it appears that we may need to come closer than 3 feet from the property line that we share with the Springwater Corridor Trail. The trail intersects the North boundary of the development property at an angle, and the corner of the new building extension may be less than 3 feet from this line. With this in mind, I am proactively applying for the variance although we are not positive we will need it.

MMC 19.911.4.B.1 lists discretionary relief criteria for variance approval. Following is my corresponding point-by-point reasoning for why I think this variance makes sense.

- a. **The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.**

Part of the intent of minimum setbacks is related to fire safety. By working together with the Milwaukie Building Division and local fire department experts, we can include a firewall if deemed necessary for safety and or code compliance. Additionally, the lot line at which the 3-foot setback will be crossed is a line shared with the Springwater Trail Corridor, and there are no adjacent buildings, nor will there be in the foreseeable future.

- b. **The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria.**

1. The proposed variance avoids or minimizes impacts to surrounding properties.

At the point where the 3-foot setback would be crossed, the adjacent property is already 'out of sight' of the public eye. At this point, the Springwater Trail runs atop an old railway berm. Directly to the north of our property line, a steep and heavily vegetated berm rises up to the paved Springwater trail. Our building is at the base of the berm and building less than 3 feet from the property line has minimal impact on surrounding properties.

2. The proposed variance has desirable public benefits.

Alpha is focused on providing living wage jobs to hardworking local employees, and expansion will allow us to continue providing that benefit to the community.

- c. **Impacts from the proposed variance will be mitigated to the extent practicable.**

After construction has been completed, Alpha will plant trees on the neighboring berm with approval from the property owner, both to stabilize the hillside and to shield the business from view of cyclists and pedestrians on the trail, mitigating impact on the surrounding area.

Proposed Parking Plan
VR-2022-009; DEV-2022-003



Bike Rack

Bike Rack

SE Moores St