

## **JUSTIFICATION AND COMPATIBILITY STATEMENT**

This is an unusual SCIP request in that no new improvements are being proposed which require relief from a current zoning regulation. This SCIP request is driven by the proposed re-occupation of this building by an auto repair use on a site which is now below the new Zoning Ordinance size for an auto. Given the number of changes to the Zoning Ordinance that has been adopted over the last three plus decades that render this site non-conforming, and due to the inability of this building/site to comply after the fact with three regulations, we seek approval of this SCIP. The good news is that this building was built well and has maintained a quality image to the street.

The proposed project also fits well within the context of surrounding development. The adjacent mini warehouse use operating on two sides was built before 1976. The industrial development to the east was built in 2006. Across the street, the carwash was built by 1986 and the Post Office was developed around 1993. So, over 40 years of zoning regulation changes and 40 years of different architectural approaches, this building still fits its surroundings. Except for a new screen wall and gate, no new improvements are being proposed.

Please refer to the Project Narrative for more detail and background.