

YOW ARCHITECTS PC

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Sophie Kiepe
Planner

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**RE: Lot 1 Blazer Electric – 6125 Omaha Blvd.
Administrative Relief**

This submittal is for approval of administrative relief for the required parking spaces. The site is zoned I-2 CAD-O (Industrial). The 4.16 acre site is located at 6125 Omaha Boulevard. The included parcel TSN # 5407202035 is occupied by an existing 47,975 sf distribution and warehouse building.

We are proposing to build a 6,500 sf addition, this would bring the total building square footage to 54,475. This addition would be placed on the north side of the existing site along Omaha Blvd.

Parking is accomplished at a rate of 1 space per 750 sf of building area. There are 75 parking spaces provided, and we are now required to provide 80 spaces. This leaves us with a deficiency of 5 spaces or 6% of the required total.

This request shall not allow for an increase of dwelling units of any kind on the parcel. This relief request shall allow the owner to avoid unnecessary site disturbance and keep the existing landscaping on site to remain.

We do not feel that the parking shortage would create any detrimental effects on the adjacent properties. The 6,500 sf addition is proposed to be used as storage. No additional employees are anticipated at this time, so there would be no burden of overflow parking off site. This request shall not change the intent of the code and the specific regulation in any way, the site is parked adequately without those 5 required parking spaces. This project is harmonious with the adjacent land uses.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



Brad Nichols, Planning Associate
YOW Architects PC

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