

Applicant's Letter of Intent

5009 027, 5009 005, 5009 003

The applicant, Tomco Systems, submits the attached Change-in-Conditions application to request a series of variances on the subject site. The variances would largely allow for the site to remain in its current condition, which has been sufficient since the operations of the company began. As proposed, the only significant change would be the construction of a 2,400 square foot expansion of the existing metal buildings on site. The below list provides a breakdown of what would remain on the site in its current state, which would require a variance to maintain. In phase 2, after the construction of the metal building expansion, Tomco plans to construct a new building on the existing parking area at the southwest corner of the site. At this time, Tomco will upgrade the site to meet the standards of the zoning ordinance, including stormwater facilities, parking, landscaping, etc. The variances, however, will allow for Tomco to maintain the site as-is until phase 2. In the meantime, Tomco will be upgrading their ground signage to a monument-style sign, which would otherwise require a variance to maintain in its current state.

Requested Variances

- Allow for existing metal buildings to remain and allow for the expansion of the building to be metal.
- Allow to maintain parking area as exists and maintain gravel parking/storage.
- Keep and maintain existing stormwater facilities and waive curb and gutter standards.
- Maintain existing lighting on site.
- Maintain existing tree density
- Maintain parking lot islands

Please refer the attached documents including pictures of the existing site, and conceptual plans for the phase 2 expansion.