



# CITY OF IRON MOUNTAIN ZONING VARIANCE APPLICATION

1. **Owner/applicant:** Kyle Blomquist, Architect (On behalf of Attitude Wellness DBA Lume Cannabis Co.)

**Address:** 117-119 South Stephenson Avenue

**Telephone** 906-396-7558

2. **Describe Variance Requested:**

Reduction off-street parking requirement to reflect the physical limitations of building site. Existing buildings to be rehabilitated. 119 building shall be used for medical & recreational marijuana dispensary and accessory office space. 117 building shall be leaseable space; occupancy to be determined.

3. **Attach an accurate drawing of the site showing: (a) property boundaries, (b) existing and proposed buildings with dimensions, (c) the distance from the lot lines of each existing or proposed building, (d) unusual physical features of the site or building, (e) abutting streets, alleys, driveways and sidewalks.**

4. **The property should be staked to show: (a) Property lines and property corners, (b) proposed building locations.**

## CRITERIA FOR VARIANCE APPROVAL

The Zoning Board of Appeals treats each variance request individually and approves or denies each variance request on its own merits.

In order for the Zoning Board of Appeals to grant a variance, the applicant must satisfy all of the following conditions:

**(1) Special conditions and circumstances exist such as exceptional narrowness, shallowness or shape, exceptional topographic conditions or other extraordinary situation which are peculiar to the land, structure or buildings involved and which are not generally applicable to other lands, structures or buildings in the same zoning district, therefore a variance is necessary because:**

The existing building area and historical occupancy is unchanged, although building has not been occupied in many years and the level of alteration is substantial. Site improvements shall include new asphalt parking and sidewalks. Due to limited site area, only 8 standard & 1 handicap space (with loading) area are possible along the public alley. Site limitations are typical to historic infill properties and represent a practical hardship with regard to off-street parking requirements.

**(2) That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zoning district, therefore a variance is necessary because:**

Per the off-street parking ordinance, both buildings occupied would otherwise require in excess of 30 parking spaces. This site has otherwise existed without such a requirement since the 1890s. In this way, this property shares a similar challenge to others in the downtown which have been granted similar variances. Meeting the requirements of the ordinance would require demolition of at least one building with historical significance and/or the acquisition of non-continuous property in the general project vicinity (of which none are currently listed available).

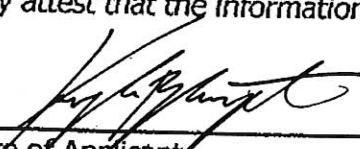
**(4) The condition or situation of the piece of property, or the intended use of said property, for which the variance is sought, is not self created and did not result from actions of the applicant, but is the result of unique circumstances to the property because:**

The applicant believes this should be considered a resumption of previous building use. Where alterations are made to the site, they represent significant improvement and an attempt within the physical limitations to enhance the level of compliance.

**(4) Granting of the variance requested will not be of substantial detriment to adjacent property, will not alter the essential character of the neighborhood, will not materially impair or damage the public interest or otherwise be detrimental to the general welfare of the City because:**

The development of the property as proposed represents a substantial improvement to the neighborhood through the elimination of blight, stabilization of a property previously considered a threat to public safety, and the restoration of a historic property. Parking demand in excess of spaces provided on site is available on neighboring public streets and the municipal lot within 650 feet of the property boundaries.

**I hereby attest that the information on this application form is true and accurate.**

  
Signature of Applicant

3-31-2020

Date

**I hereby grant permission for members of the Iron Mountain City Zoning Board of Appeals to enter my property as described on the attached Zoning Permit Application for the purposes of gathering information related to this application. (note to applicant this is optional and will not affect any decision on your application).**

Signature of Applicant

Date