

Form 120 Addendum – Applicant’s Burden of Proof for Variance

Bowie Gridley Architects / Perkins + Will, JV is requesting relief from Section 2201.1. Section 2201.1 requires “other use” buildings with more than 100,000 square foot of gross floor area to provide:

USES AND DISTRICTS	MINIMUM NUMBER AND SIZE OF LOADING BERTHS REQUIRED	MINIMUM NUMBER AND SIZE OF LOADING PLATFORMS REQUIRED	MINIMUM NUMBER AND SIZE OF SERVICE/DELIVERY LOADING SPACES REQUIRED
<u>Any Other Use in All Districts:</u> With more than 100,000 ft.2 of gross floor area	1 @ 30 feet deep 1 @ 55 feet deep	1 @ 100 ft.2 1 @ 200 ft.2	1 @ 20 feet deep

The new Ballou Senior High School building is a 324,321 gsf building. The difficulties for the design to meet this section are as follows:

1. Need for Only One (1) Loading Berth: Owner has indicated no need for more than one (1) loading berth at the new school facility. Currently only one (1) 55 foot x 12 foot loading berth with 200 square foot platform with all required clearances is provided at the lower floor adjacent to the receiving room of the new school facility.
2. No Loading Berth at Current School Facility: Existing drawings and building do not indicate a loading berth, platform or service/delivery loading space of any size. The existing school facility is approximately 271,300 gross square feet.
3. New School Facility is not 25% larger than the Existing Facility:
Zoning section 2200.7 indicates:
“2200.7 Loading berths, loading platforms, and service/delivery loading spaces shall not be required for the addition or additions unless the addition or additions increase the intensity of use of the building or structure by more than twenty-five percent (25%) of the aggregate.”

Existing Ballou – 271,300 gsf

New Ballou – 324,321 gsf

The new school facility is only 19.5% larger than the existing school facility.

The exclusion of the 30 feet deep loading berth with 100 square foot platform and 20 feet deep service/delivery loading space, if approved, will not affect off-street loading operations at the new school facility or be of substantial detriment to the public good and are consistent with the general intent of the Zoning Regulations to provide some loading capabilities. The one (1) 55 ft. x 12 ft. loading berth with 200 square foot platform provided is more than they currently have or use.