

VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
AGENDA

The Village of Yellow Springs Board of Zoning Appeals will convene on Wednesday,
August 31, 2016 at 7:00 PM in Council Chambers, Second Floor, John Bryan
Community Center, 100 Dayton Street, Yellow Springs, Ohio 45387

7:00 CALL TO ORDER

ROLL CALL

REVIEW OF AGENDA

COMMUNICATIONS

7:05 REVIEW OF MINUTES
Minutes for BZA Meeting of May 11, 2016

7:10 PUBLIC HEARINGS
1) A variance seeking relief from the required side yard setback at 1210 Corry
Street, R-A ó Low Density Residential Zoning District. F190001001600008200

8:45 AGENDA PLANNING

9:00 ADJOURNMENT

**VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
MINUTES**

IN COUNCIL CHAMBERS @ 7:00 P.M.

Wednesday, May 11, 2016

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Ted Donnell, Chair.

ROLL CALL

Ted Donnell, Chair, Steve Conn, Kingsley Perry, Ellis Jacobs and Alternate Dan Reyes were present, as was the Zoning Administrator for the Village, Denise Swinger.

REVIEW OF AGENDA

There were no changes made to the agenda.

REVIEW OF MINUTES

Minutes for BZA Meeting of June 10, 2015. Perry MOVED and Conn SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 3-0 on a voice vote.

Minutes for BZA Meeting of October 28, 2014. Conn MOVED and Reyes SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 5-0 on a voice vote.

PUBLIC HEARINGS

Application from Select Signs for a variance seeking relief from the permitted signs requirement at 888 Dayton Street, a PUD Zoning District and Gateway Overlay District.

LOCATION: 888 Dayton Street

ZONING DISTRICT: PUD & Gateway Overlay District

APPLICANT: Select Signs Company

PROPERTY OWNER: Dayton Mailing Services, Inc.

REQUESTED ACTION: Request for a variance to the number of signs allowed on the property.

GREENE CO. PARCEL ID: #F19000100030001200, F19000100030001400, F19000100030001500.

Donnell RECUSED HIMSELF from the Board, stating that he will be representing DMS with regard to the hearing.

Steve Conn assumed the Chair, and OPENED THE VARIANCE HEARING.

Ken Soward, Executive Vice President for Dayton Mailing Service stated that DMS has contracted with Select Signs to provide signage to the building at 888 Dayton Street. He noted the difficulty of providing signage given the diversity of businesses and the multiple entrances.

Swinger then introduced the discussion by noting that within business and industrial districts the code currently permits three total and two types of sign.

Swinger noted exempted signs. She noted that the property is a PUD, stating that Section 1254.03 of the PUD Requirements states "any use permitted by right or conditional approval in any zoning district may be permitted within a PUD" and "In the case of a mix of uses, the zoning requirements applicable to each use category shall apply to that use." This property is also in a Gateway Overlay District, but there are no additional allowances or restrictions for signs beyond the requirements of Chapter 1266.

Swinger tallied the current signs at 888 Dayton Street, including temporary signs, commenting that the number exceeds the permitted number by one sign.

In 1266.05 Permitted Signs - it states "In any B or I district, a maximum of two types of signs and three total signs per principal building shall be permitted on any lot, regardless of the number of tenants." However, the code doesn't clearly differentiate between "permitted" signs and "signs exempt from a permit" when it comes to the total number of signs allowed per principal building on any lot. Swinger explained that Planning Commission is finalizing revisions to the zoning code and intends to add the word "permitted" so it will read "types of permitted signs" and "total permitted signs" to clarify this.

In the "Signs Exempt from a Permit" section of the zoning code some of the signs have certain requirements regarding the number allowed, but others do not. For example, there is no limit to the number of directional signs, but only two incidental signs per business are allowed.

The Clerk read in the proposed change to the zoning code proposed by Planning Commission as follows: "In the case of a multi-tenant building where the maximum number of permitted signs has been reached, one additional sign per tenant shall be permitted."

Swinger noted that the earliest this might go into effect would be the end of July.

Swinger suggested that BZA go beyond what Select Signs is requesting, given that, for example, Dr. Gronbeck's office needs signage as well, which would then be in excess of the current requested limit.

Swinger described the existing and proposed signs, providing photos.

Ted Donnell spoke, noting that he was the architect at the time the building was purchased from Antioch Bookplate. The intent at the time, he stated, was to brand the building as a multi-tenant structure with a common (888 Dayton Street) entry point. Tenant identification would then have occurred interior to the building. When DMS purchased the building, the PUD stayed in place, and the multiple tenants stayed in place, but the entries are now exterior and require exterior signage.

Donnell recommended that the Board approve signage for each tenant with an exterior exposure to the building.

Donald Gronbeck, tenant of the building, spoke to the difficulty posed by signage in terms of customer confusion. He stated that he would like a sign where his temporary sign sits currently, as well as an indicator on the ground sign for 888 Dayton Street and a wall sign.

Conn referenced a map marked with four entry points, noting that these are entrance points for different businesses.

Conn received clarification that the request does not involve size variance; only the number of signs.

Jacobs noted that Donnell's proposal allows for flexibility, since it gives a sign per tenant.

Conn brought up the concern regarding an upper limit for the number of signs.

Reyes brought up the case of other multi-tenant buildings and wondered how a BZA decision might affect those structures.

Jacobs received clarification that the Planning Commission proposal does not set an upper limit on the number of signs.

Swinger responded to a concern raised by Reyes, stating that while the existing "traffic control" sign is above the height regulation, it is grandfathered in.

Donnell reminded BZA that 888 Dayton Street is a PUD, and can therefore receive conditions which would not then apply to another zoning area.

BZA considered the notion of framing the language around entry points rather than around the number of tenants.

Reyes suggested acting only on the application at hand with the addition of Dr. Gronbeck's requested signs.

In response to a suggestion from Conn, Swinger noted that directional signs can only identify by logo.

Swinger suggested a ground sign for each entry point (there are six).

Tom Cooper of DMS noted that there are now seven tenants, but that they share some entry points.

Conn noted that BZA could now permit as many as seven wall signs, given the current number of tenants.

Swinger restated, commenting that it would be four perimeter signs. Conn corrected that it would be five perimeter signs and seven wall signs.

The Clerk suggested whether given the flexibility within a PUD, BZA could permit a business name in lieu of a logo to solve Dr. Gronbeck's directional sign dilemma.

Working together, BZA and Swinger crafted the language for the variance.

Conn MOVED to GRANT THE VARIANCE REQUEST AS FOLLOWS: Within the 888 Dayton Street PUD, up to FIVE ground signs and up to ONE wall sign PER business/tenant shall be permitted. Additionally, exempted directional signs within the PUD may contain EITHER business name OR logo.

Perry SECONDED.

The Clerk read the variance standards and Conn called the votes as follows:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; Reyes: Y, Conn: Y, Jacobs: Y, Perry: Y.
 - (2) Whether the variance is substantial; Reyes: N, Conn: N, Jacobs: N, Perry: Y.
 - (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance. Reyes: N, Conn: N, Jacobs: N, Perry: N.
 - (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection. Reyes: N, Conn: N, Jacobs: N, Perry: N.
 - (5) Whether the property owner purchased the property with knowledge of the zoning restriction. Reyes: Y, Conn: Y, Jacobs: Y, Perry: Y.
 - (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance. Reyes: Abstain, Conn: N, Jacobs: N, Perry: N.
 - (7) Whether the existing conditions from which a variance is being sought were self-created. Reyes: Y, Conn: Y, Jacobs: N, Perry: Y.
 - (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance. Reyes: Y, Conn: Y, Jacobs: Y, Perry: Y.
- (b) The Board shall determine, after weighing the factors described above and any other factors the Board deems relevant, whether the property owner has shown practical difficulties so inequitable as to justify granting a variance to the property owner.

Conn CALLED THE VOTE, and the MOTION PASSED 5-0 on a ROLL CALL VOTE.

AGENDA PLANNING

There was no Agenda Planning.

ADJOURNMENT

There being no further business, Perry MOVED and Reyes SECONDED a MOTION to adjourn. The MOTION PASSED 4-0. Meeting ADJOURNED at 7:49pm.

Steven Conn, Acting Chair

Attest: Judy Kintner, Clerk



TO: Board of Zoning Appeals

FROM: Denise Swinger, Zoning Administrator

DATE: August 22, 2016

RE: PC16-13 for Public Hearing – August 31, 2016

VARIANCE REQUEST:

An application for a variance seeking relief from the required side yard setback at 1210 Corry Street, R-A: Low Density Residential District was submitted by the property owners Rick and Chris Kristensen. PARCEL ID #: F190001001600008200

R-A, Low Density Residential District. The R-A District is intended to accommodate single-family residential subdivision and infill development at densities of up to approximately six units per acre, along with related uses. Land within this district will be served by public sanitary sewer and water facilities.

Zoning District	Minimum Lot Area (Sq. Ft.) ¹	Minimum Lot Width (Ft.)
R-A, Low-Density Residential	7,500	60

The property addressed as 1210 Corry Street meets the zoning code's requirements for minimum lot area and minimum lot width: lot width= 79.37 feet; and lot area = 13,939.2 sq. ft.

Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)				Max. Lot Coverage (%)
		Front	Side		Rear	
			Total	Least		
R-A	35/2.5	25	25	10	25	35

The maximum lot coverage in R-A is 35%, which equates to all structures on this property not exceed 4,879 TOTAL sq. ft. The proposed structure with attached garage is approximately 2,726 sq. ft., along with an accessory structure measuring 216 sq. ft. for a total of 2,942 sq. ft., which meets the zoning code's requirement of less than 4,879 sq. ft.

The minimum front yard and rear yard setbacks meet the zoning code's minimum requirements of 25 feet with a front yard measurement of 50 feet and rear yard measurement of 57 feet.

The minimum side yard setback is 10 feet, with a total side yard setback of 25 feet. The north side setback meets the zoning code's minimum requirement at 10.33 feet as does the south side setback at 10.75 feet. However, the total side yard setback of 25 feet is not met with the residential structure proposed. A variance of 4 feet (3.92 to be exact) is needed for the property owners to build their home as planned. The property owners would like to avoid building their garage as a detached accessory structure in the rear yard.

Variance Criteria

1278.04 Variances

The Board's power to grant variances from the dimensional provisions of the zoning code, including by way of example, lot size, width, setbacks, parking requirements and height, shall be in harmony with the intent and purposes of the code, as provided below.

(a) Variance Standards. Variances from the terms of the code shall be granted only where the applicant shows that the strict application of a zoning requirement causes practical difficulties in the use of the property. The factors to be considered and weighed by the Board in determining whether a property owner has encountered practical difficulties in the use of the property include, but are not limited to:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of governmental services such as water distribution, sanitary sewer collection, electric distribution, storm water collection, or refuse collection;
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the existing conditions from which a variance is being sought were self-created; and
- (8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

(b) The Board shall determine, after weighing the factors described above and any other factors the Board deems relevant, whether the property owner has shown practical difficulties so inequitable as to justify granting a variance to the property owner.

Recommendation

All abutting and adjacent property owners have been notified. Pending no objections in the public hearing, staff recommends the Board of Zoning Appeals **APPROVE** a variance of 4 feet to the side yard requirement total minimum of 25 feet for the following reasons: the side yards' "least" minimum of 10 feet has been met, 2) the home at 1212 Corry Street has a side yard setback of 25+ feet from the Kristensen's south property line, and 3) the second lot owned by the Kristensen's has a 10 foot wide Village utility easement which crosses the property at the northeast corner and extends at an angle to the middle of the back property line (see Attachment A), and any realignment of the property line to meet this requirement may further limit the use of this second lot for the new owner(s).

Finally, additional information regarding the dimensional requirements in residential districts is provided below as a reference.

Table 1248.03a Dimensional Requirements: Residential Districts

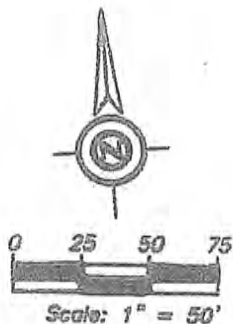
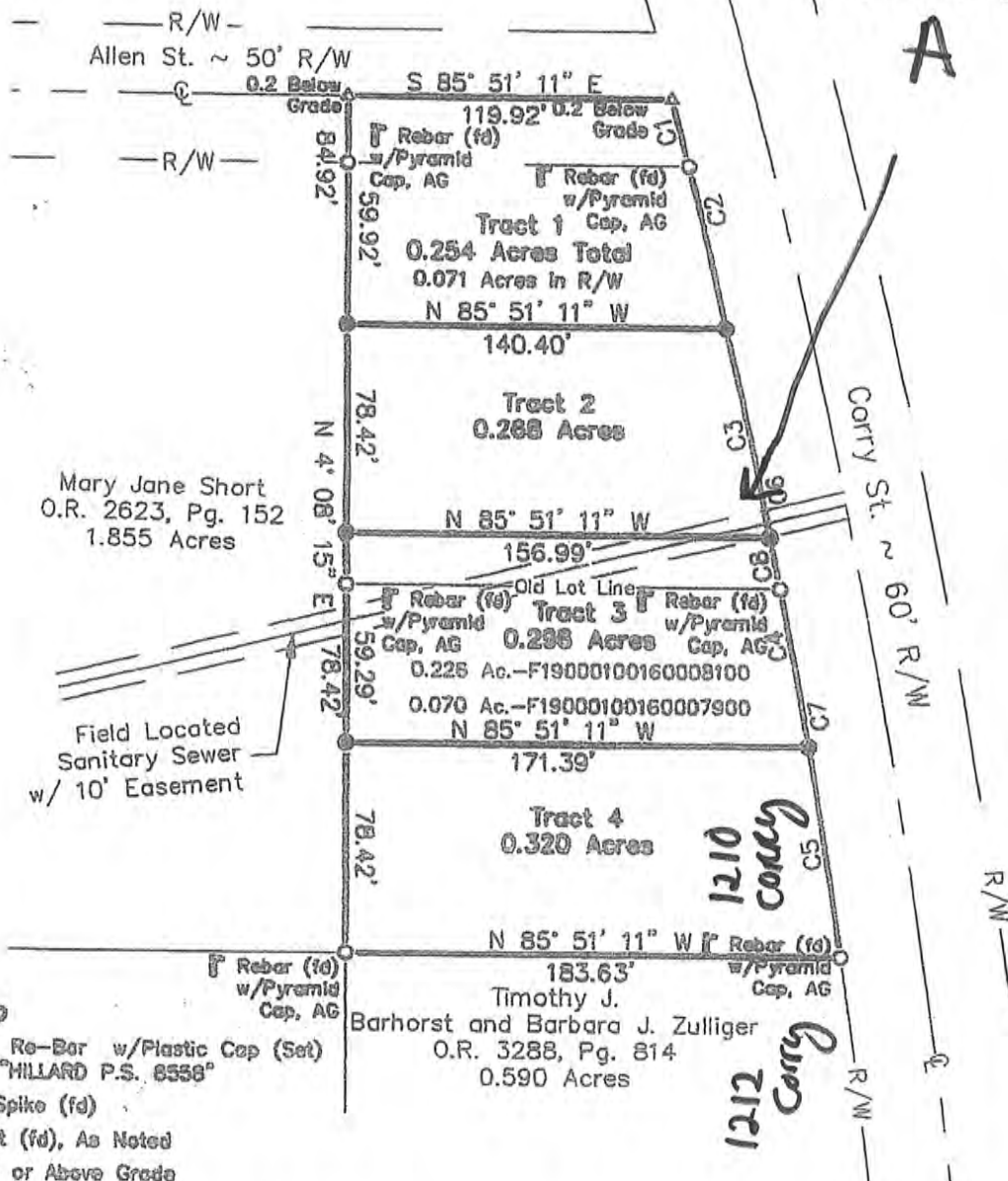
Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)				Max. Lot Coverage (%)
		Front	Side		Rear	
			Total	Least		
R-A	35/2.5	25	25*	10	25	35
R-B	35/2.5	20	15*	5	20	40
R-C	35/3	20	10*	5	15	50
4 Average established setback shall apply, where applicable, in accordance with Section 1260.02(a) .						

*NOTE: The side yard total minimum setback in R-C is 10 feet; R-B is 15 feet; R-A is 25 feet.

In researching the planning commission and council minutes of 2012 and 2013 during the zoning code update, I was unable to find any discussion of the change to the side yard setbacks. Prior to the 2013 ZC update, the side yard setbacks for dwelling units were A District (low density) – 10 feet minimum (both sides); B District (moderate density) - 5 feet minimum with a total minimum of 15 feet; and C District (high density) – 5 feet minimum with a total minimum of 12 feet.

If you have any questions, please feel free to call me at 767-1702 or email dswinger@yso.com.

ATTACHMENT
A



LEGEND

- 5/8" Dia. Re-Bar w/Plastic Cap (Set)
Stamped "HILLARD P.S. 8558"
- △— Railroad Spike (fd)
- Monument (fd), As Noted
- AG At Grade or Above Grade

NOTES:

1. Basis of Bearings is Grid North, State Plane Coordinate System, NAD 83 (2011), Ohio South Zone
2. [Bracketed] calls refer to deed or survey references.

REFERENCES:

1. Current Owner
Mary Jane Short
O.R. 2623, Pg. 152
0.592 Acres and 0.546 Acres
2. Survey Record
No. 38, Pg. 51

Curve Table

Curve #	Length	Radius	Δ Angle	Chord Direction	Chord Length
C1	25.78	2976.55	0°29'47"	S10° 00' 41"E	25.78
C2	87.36	2976.55	1°40'54"	S9° 25' 08"E	87.36
C3	80.16	2976.55	1°32'35"	S7° 48' 23"E	80.16
C4	79.74	2976.55	1°32'05"	S6° 16' 03"E	79.73
C5	79.37	2976.55	1°31'40"	S4° 44' 10"E	79.37
C6	167.52	2976.55	3°13'29"	S8° 39' 50"E	167.50
C7	247.26	2976.55	4°45'34"	S7° 52' 46"E	247.10
C8	19.49	2976.55	0°22'30"	S6° 50' 51"E	19.49



Village of Yellow Springs

Village of Yellow Springs
 100 Dayton Street, 45387
 PHONE: (937) 767-1702
 FAX: (937) 767-3720
Board of Zoning Appeals
Application

Case #: ^[OFFICE USE] PC16-13
 Zoning District: R-A

TYPE OF REQUEST: (Check one)

☒ VARIANCE

☐ ZONING APPEAL

☐ OTHER (Please Specify): _____

- Property Address and/or Parcel ID: 1210 Corry St. Yellow Springs, OH 45387
- Property Owner: Rick & Chris Kristensen
 Address: 140 Miami Dr. Yellow Springs, OH 45387 Phone: 937-371-9900
- Description of request: We (the owners of above property) are requesting a variance for side setbacks. See attached

The owner of this property and undersigned do hereby certify that the information and statements given on this application, drawings, and specifications are to the best of their knowledge, true and correct.

Signature of Applicant: [Signature] Title: owners
 Address: 140 Miami Dr. Yellow Springs, OH 45387 Date: 8/8/2016
 E-mail: Rick@chrisgroup.com

DO NOT WRITE BELOW THIS LINE [OFFICE USE]

Zoning Classification: R-A

Fee: \$100.00 - recd. 8/16/16 - sent to
UT office for deposit
8/31/16

Hearing Date: 8/31/2016

Request Denied or Approved: _____

Chairman: _____

Attest: _____

8/10/16

Variance Request – 1210 Corry St

We, Rick and Chris Kristensen, the owners of 1210 Corry St (PID 19-1-16-8200) are requesting a variance on side setbacks from the standard of 10' min on a side, sum total min of both sides is 25' to allow a 57' width home to be placed on property. Per the attached plot plan, right side set back will be 10', left side set back approx 11'.

Mary and Bill Short owned two parcels, see Survey Record document 31 of 51. Tract 1 depicted had a frontage of 182.47', Tract 2 depicted had a frontage of 137.71'. These 2 tracts were divided into 4 tracts (See survey record 44 of 167). Tract 1 has a lot width of 59.92', and tracts 2, 3, 4 have a lot width of 78.42'.

The village approved the lot split which satisfies a village goal of increased density with in the village limits. At the time of the lot split, the side setbacks should have been challenged and changed to 10' per side so home design wouldn't be restricted, it was an oversight.

Upon completion of the resurveying of lots, we purchased:

Tract 3, 1208 Corry St, PID 19-1-16-7900

Tract 4, 1210 Corry St, PID 19-1-16-8200

We plan to build a home with a 57' Width on Tract 4, 1210 Corry St, PID 19-1-16-8200.

We are requesting a variance for the following reasons:

1. We don't want to change the design/character of the home
2. We don't want to detach the garage and place in the back of the home as that would adversely affect the neighbors view. This has been discussed with the neighbors.
3. No lots in Yellow Springs w/<80' of frontage have a min 10'/min total 25' side setback in Yellow Springs. Again, this is too restrictive on the width of a home with reduced frontage. Again, 10' each side setback should have been established when resurveyed.
4. The parcel is in a Low Density area of Yellow Springs. However, in this area there are homes w/80'+ frontages that have 10' side setbacks (ie Brookside, Lisa, Miami, Edgefield Drives) so this isn't a new precedence. Parcels on Rice and President and Orton have minimum frontages of \$125'+) so the min 10'/min total 25' side setback have little impact on these existing homes.
5. The placement of the home on the property to the South owned by Tim Barhorst and Barbara Zulliger has a north side set back of 25'. Positioning our home at 11' off the property line would have a spacing between the two homes of 36', a distance greater than the minimum allowable under the current setback provision in the neighborhood of 20' (Per the current provision, two homes could be set at 10' off their respective property lines totally just 20').
6. We own Tract 3, 1208 Corry St, PID 19-1-16-7900. It is an option to resurvey and take 3' from that parcel and add to 1210 Corry. However, we don't want to do that. We purchased the lot as an investment. We don't want to further restrict the placement of a future home on that lot as it already has a 10' sewer easement that crosses the lot starting from the Northeast corner. As owner's of this lot we won't have an issue with the variance.

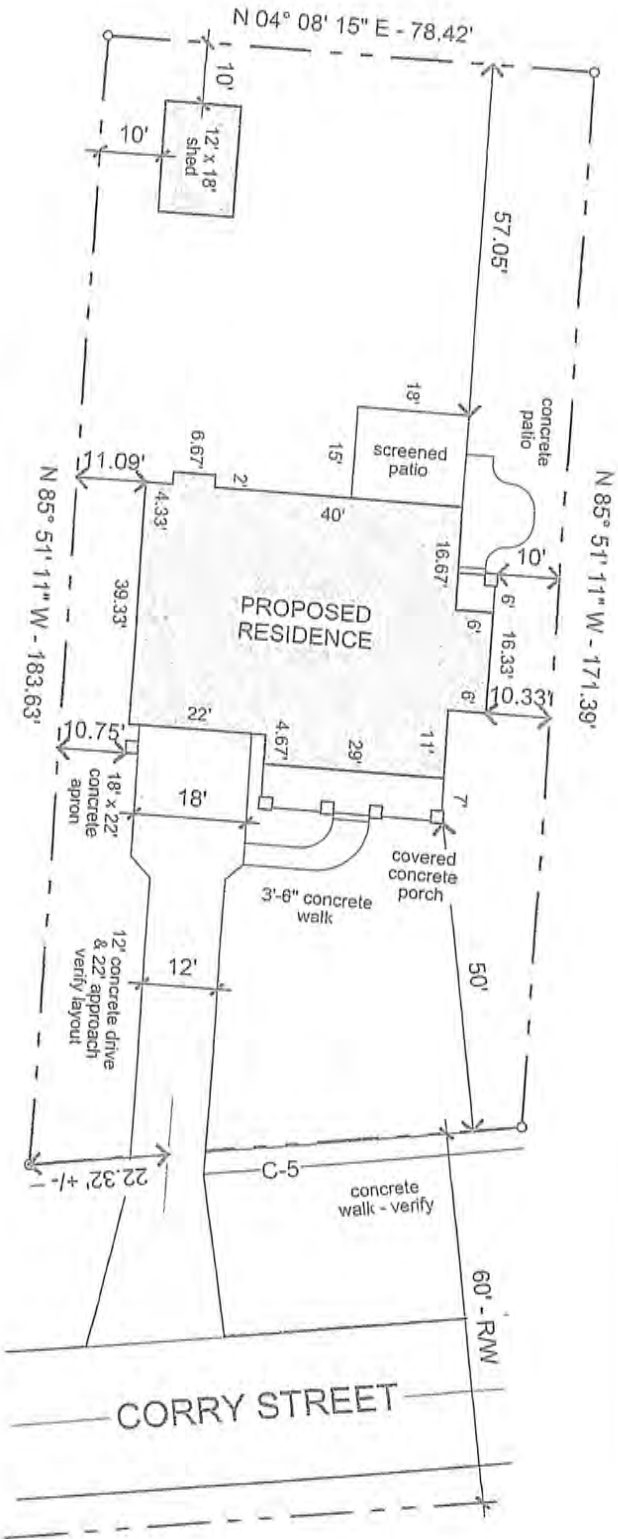
We hope you will consider and great us the variance needed so we can proceed with the construction of our new home.

Sincerely,

Rick and Chris Kristensen

NOTE : SITE PLAN INDICATES PROPOSED LOCATION OF RESIDENCE ONLY.
ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER / CONTRACTOR.
CONTRACTOR SHALL VERIFY SITE PLAN LAYOUT, GRADES, RESTRICTIONS,
SETBACKS, EASEMENTS & PROPERTY BEARINGS.

NOTE : DIMENSIONS TO PROPERTY LINES ARE FROM BLDG.
FNDN. CORNER & PERPENDICULAR TO THE PROPERTY LINES
OR TO PROPERTY PIN.



PARCEL ID# F19000100160008200

TRACT 4

0.320 AC.

1210 CORY STREET

YELLOW SPRINGS, OHIO 45387

NOTE : FRONT OF RESIDENCE IS
PARALLEL TO N 04° 08' 49" E - VERIFY

C-5
R = 2976.55'
L = 79.37'
Δ = 1° 31' 40"
CH = S 04° 44' 10" E - 79.37'

SITE PLAN

SCALE : 1" = 30' - 0"



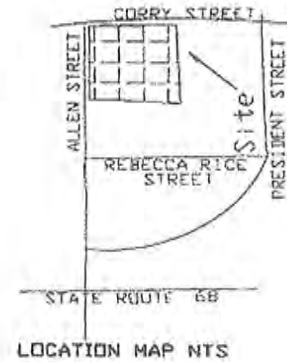
Ellis Custom Homes, LLC
7620 Paragon Road
Centerville, Ohio 45459
(937) 436-5258



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2976.43	187.01'	186.98'	139.61°	88°15'15"	93.54'
C2	2976.43	187.01'	186.98'	139.61°	88°15'15"	93.54'
C3	2976.43	187.01'	186.98'	139.61°	88°15'15"	93.54'

REFERENCE SURVEY
GREENE COUNTY SURVEYOR'S RECORD No. 30 PAGE 63

REFERENCE BEARING
CENTERLINE ALLEN STREET AS RECORDED IN THE GREENE COUNTY SURVEYOR'S RECORD No. 20 PAGE 160



LEGEND

- IP IRON PIPE FOUND
- SP IRON SPIKE SET
- SP IRON SPIKE FOUND
- IP IRON PIN SET
- IP IRON PIN FOUND
- 925.06' FIELD MEASURED
- (925.16) CALLED/DEED

Each buildable LOT will be provided with separate and adequate water and sewerage connections laterals.

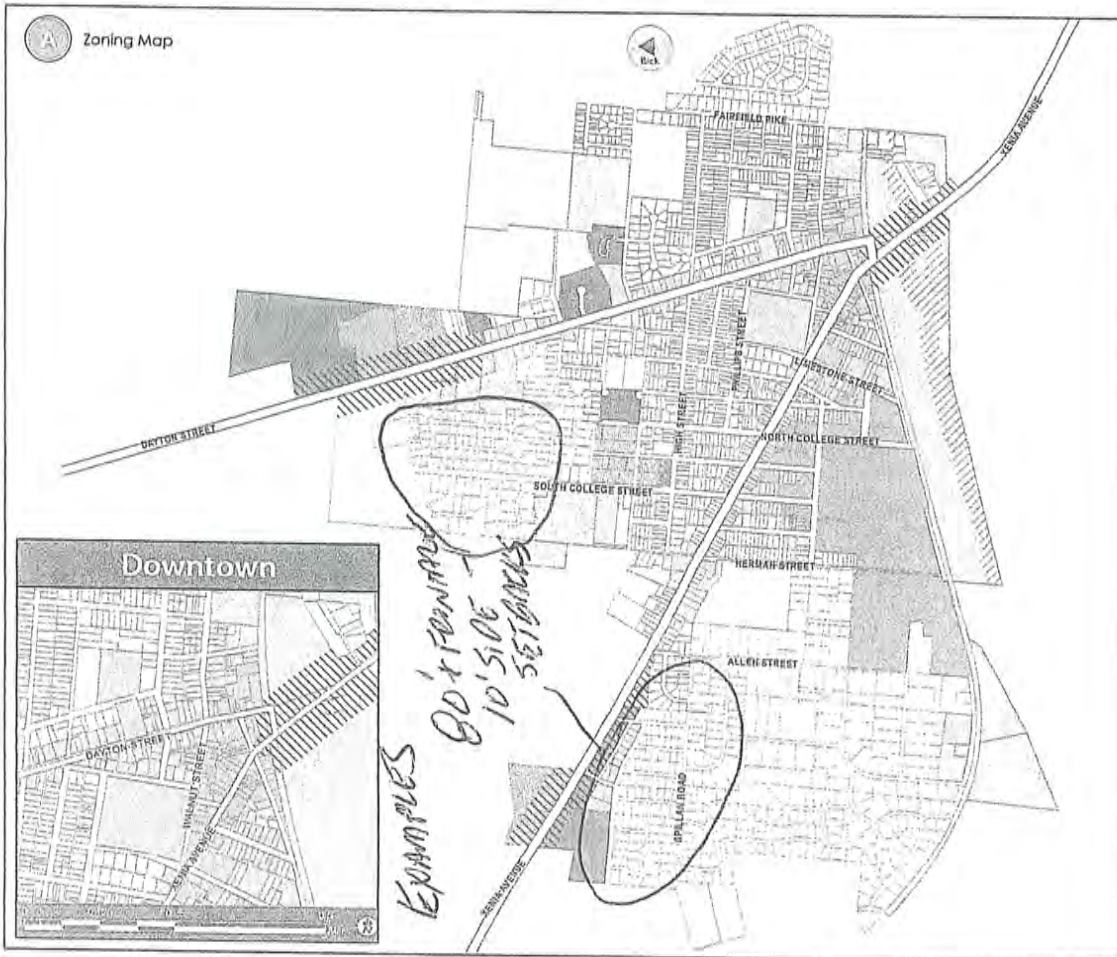
PYRAMID ENGINEERING
362 N. MIAMI ST.
WEST MILTON, OHIO

SURVEYED BY:
PYRAMID ENGINEERING *Philip C. Brumbaugh*
REG. SURVEYOR NO. 5057
APPROVED GREENE COUNTY ENGINEER
BEK Date *6-29-98*
APPROVED BY
ZONING *David A. ...* DATE *6/15/96*



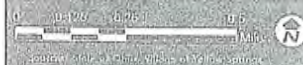
0' 100' 200' 300'

GRANTOR MARY CORRY
GRANTEE
LOCATION
Section 19, Town 4, Range 8
or Survey No.
Village of Yellow Springs TOWNSHIP,
GREENE COUNTY, OHIO



 C Conservation
 R-A Low Density Residential
 R-B Moderate Density Residential
 R-C High Density Residential
 E-1 Educational Institution
 B-1 Central Business
 B-2 General Business
 I-1 Business Park
 I-2 Industrial
 PUD Planned Unit Development
 Floodplain Overlay District
 Gateway Overlay District

Adopted - 8/16/2013
Effective - 10/22/2013





Village of Yellow Springs
100 Dayton Street, 45387
PHONE: (937) 767-1702
FAX: (937) 767-3720
Permit Application

Permit #: ^[OFFICE USE] PC16-050

As required by Section 1272 of the Village Zoning Code: A zoning permit shall be required and obtained prior to any change of use of structure or of land. The following information is necessary to review and issue such permit. A Building Permit may also be required from Greene County Dept. of Building Regulations. Please contact them at (937) 562-7420 for verification.

TYPE: (Check all that apply) ☒ SINGLE-FAMILY ☐ COMMERCIAL
☐ MULTI-FAMILY ☐ ACCESSORY STRUCTURE
☐ OTHER (Please Specify): _____

1. Property Address and/or Parcel ID: 1210 CARRY ST.
2. Property Owner: rick & CHRIS KRISTENSEN
Address: 140 Miami DR. Yellow Springs, OH 45387 Phone: 937-371-9900
3. Contractor: Chad Ellis (ELLIS HOMES)
Phone: 937-436-5258

4. Does the project include any subsurface dwelling space: Yes ☒ No ☐
If the answer above is YES, both applicant and owner must sign before a permit will be issued:

5. TOTAL ESTIMATED COST OF PROJECT (LABOR AND MATERIALS): \$ _____

6. The owner of this property and undersigned do hereby certify that the information and statements given on this application, drawings, and specifications are to the best of their knowledge, true and correct and I/we acknowledge that subsurface conditions (shallow bedrock, high water table) in Yellow Springs can cause wet or flooded basements/lower levels occasionally.

Signature of Applicant: [Signature] / Chris Kristensen Title: OWNERS
Address: 140 Miami DR. YSU 45387 Date: 8/8/2016
E-mail: rick@chriskgroup.com

Note: A plot plan showing property dimensions, existing and proposed structure dimensions and their respective location on the property, street frontage and building height must be included in this drawing. This sketch does not need to be drawn to scale but must include the outlined information. Use Attachment A for utility review.

DO NOT WRITE BELOW THIS LINE [OFFICE USE]

APPROVAL AND FEES

1. FEES:
- | | |
|--------|----|
| Zoning | \$ |
| Water | \$ |
| Sewer | \$ |
| Other | \$ |
| Total | \$ |
- Fee Received \$

2. ZONE: R-A

3. CONDITIONS OF APPROVAL
Needs approval by BZA.

ZONING OFFICIAL NAME & TITLE

DATE