

VILLAGE OF YELLOW SPRINGS
BOARD OF ZONING APPEALS
AGENDA

The Village of Yellow Springs Board of Zoning Appeals will convene on Monday, November 28, 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 August 31, 2016

7:10 PUBLIC HEARINGS

- 1) A variance seeking relief from section 1248.03 spatial requirements of 520 sq. ft. for a two-family dwelling on Dayton Street, Greene County Parcel ID # F19000100020017400. The property is located in the R-C High Density Residential Zoning District, Home, Inc., applicant.
- 2) A variance seeking relief from section 1248.03 spatial requirements for a 4-unit single-family attached dwelling and from section 1264.02 parking requirements of 1 space for senior apartments at 540 Dayton Street. The property is located in the R-C High Density Residential Zoning District, Home, Inc., applicant.

8:45 AGENDA PLANNING

9:00 ADJOURNMENT

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

IN COUNCIL CHAMBERS @ 7:00 P.M.

Wednesday, August 31, 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. Chris Peifer was out of town.

REVIEW OF AGENDA

There were no changes made to the agenda.

REVIEW OF MINUTES

Minutes for BZA Meeting of May 11, 2015. Jacobs MOVED and Conn SECONDED a MOTION TO APPROVE THE MINUTES AS WRITTEN. The MOTION PASSED 4-0 on a voice vote, with Donnell abstaining because he was recused from the May meeting.

PUBLIC HEARINGS

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.

Donnell prefaced the discussion by forwarding his opinion that the stated 25' side yard setback requirement for R-A in the current zoning code may well be an error. Donnell supported his position by recalling his participation in the Technical Review Committee (TRC) meetings for the zoning code update.

Donnell stated that conversation within the committee and with Planning Commission and Council at the time tended strongly to the desire for increased infill. To that end, front yard setbacks were reduced, a fact reflected in minutes for that time period and in the current code. Curiously, Donnell pointed out, there is no reflection in the minutes of any discussion regarding any desire to increase side yard setbacks. The sideyard setback prior to the new code was 20' with a 10' minimum per side for what was then referred to as the "A" district, now referenced as "R-A".

As a participant in the zoning code rewrite process, Donnell stated, increase in setbacks was never the intention of the TRC, Council or Planning Commission. He pointed out that taken together, these observations indicate that the increased side yard setback in the R-A was made in error and was not caught in the revision process.

Conn commented that he had served on the TRC as well, and that his recollection of the intent of the committee as well as of Council and Planning Commission agreed with that of Donnell. HE commented that the increased setback had confused him as an inconsistency when he read the application.

Reyes stated that he had attended a number of the meetings held to review the draft zoning code in 2012 and 2013 and his memory was that the bulk of discussion centered around the "B" and "C" districts and the desire to increase density in those areas, with the "A" district only minimally discussed. Reyes concurred that discussion did focus on the desire to increase density and infill.

Swinger commented upon Donnell's assertion of the 25-foot side yard requirement being an error, noting that in researching the Planning Commission and Council minutes of 2012 and 2013 during the zoning code update she was unable to find any discussion of the change to the side yard setbacks.

Prior to the 2013 zoning code update, Swinger noted, side yard setbacks for dwelling units were A District (low density) of 10 feet minimum (both sides); B District (moderate density) - 5 feet minimum with a total minimum of 15 feet; and C District (high density) of 5 feet minimum with a total minimum of 12 feet.

Jacobs stated that the matter should go to the Planning Commission for a text amendment.

Conn MOVED that the BZA send a recommendation to the Planning Commission that they review the R-A side yard setback with the BZA's recommendation that they reduce the side yard setback in that district from 25 feet to 20 feet. Perry SECONDED.

Reyes asked whether the change would make any difference to the applicants.

Donnell responded that while it would not affect the current case, it will affect the remaining two lots the applicant owns in that district.

Donnell noted that the applicants had purchased the property under the assumption that the side yard setback would be 20 feet.

Donnell CALLED THE VOTE, and the MOTION PASSED 5-0 on a VOICE VOTE.

Swinger introduced the hearing with the following information:

The applicant's 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.

Donnell OPENED THE PUBLIC HEARING.

William Short, who sold the Kristensens the properties, commented that the matter of the increased setbacks came as a great surprise to him, since he had laid out the lots with the 20-foot side yard setback in mind, and asked the Planning Commission to act within its powers to assure that the matter was resolved to the satisfaction of the property owners.

Tim Barhorst, the neighboring property owner, stated that he was surprised at the 25-foot setback as well, and stated his support for the variance request.

Tom Grey stated his support for the Kristensens and their variance application.

Rick Kristensen noted that there is an easement through the adjoining property which further reduces the usable area of that property, stating that reduction of the setback would be useful for that property as well.

Donnell CLOSED THE PUBLIC HEARING.

Conn MOVED TO APPROVE THE VARIANCE AS REQUESTED. Jacobs SECONDED. Donnell asked that the variance criteria be dispensed with, given the clarity of the decision and the recommendation being made to the Planning Commission. Donnell 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, Conn MOVED and Jacobs SECONDED a MOTION to adjourn. The MOTION PASSED 5-0. Meeting ADJOURNED at 7:19pm.

Ted Donnell, Chair

Attest: Judy Kintner, Clerk



TO: Board of Zoning Appeals
 FROM: Denise Swinger, Zoning Administrator
 DATE: November 18, 2016
 RE: BZ16-04 - Two-Family Dwelling on Lot 102C ó Dayton Street

VARIANCE REQUEST

An application for a variance seeking relief from section 1248.03 spatial requirements for a two-family dwelling located on lot 102C - Dayton Street by Home, Inc. Property owner: Tony Cooper ó Parcel ID #F19000100020017400 (Exhibit A).

PROPOSED PROJECT

This two-family dwelling will be owned and operated by Home, Inc. a local non-profit organization whose mission is to provide permanently affordable and sustainable housing through their Community Land Trust (CLT) (Exhibit B).

NOTIFICATION OF PUBLIC HEARING ó A public hearing notification was provided in accordance with the Village's zoning regulations including publication in the Yellow Springs News, mailed notice to abutting and adjacent neighbors of the property, and the posting of a sign on the property about the public hearing.

SPATIAL REQUIREMENTS

R-C, High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

<i>Table 1248.03 Lot and Width Requirements: Residential Districts</i>		
Zoning District	Minimum Lot Area (Sq. Ft.)¹	Minimum Lot Width (Ft.)
R-C, High-Density Residential	4,800³	40
1 Public water and sanitary sewer is required for all property in these districts. 2 Two-family and attached single-family dwellings shall provide 4,500 square feet per unit. Multi-family dwellings are permitted a density up to 14 units per acre. 3 Two-family dwellings shall provide 4,000 square feet per unit. Attached single-family and multi-family dwellings are permitted a density up to 14 units per acre.		

The property located on Dayton Street and identified as 102C meets the zoning code's requirements for minimum lot area and minimum lot width as defined in Table 1248.03. The property front yard lot line is 69 feet and the lot area of 0.173 of an acre or 7,536 square feet.

Footnote #3 in Table 1248.03 above states that two-family dwellings shall provide 4,000 square feet per unit. With the lot size of 7,536 sq. feet, Home, Inc. is requesting a variance of 464 square feet.

In the zoning code's update in 2013, the minimum size for dwelling units was removed by Council, but spatial requirements were not adjusted accordingly. At the Planning Commission meeting of November 14, 2016, staff shared with members the ways in which it can be interpreted and after an initial review of these spatial requirements, the Planning Commission has directed staff to return for a public hearing in January to consider a text amendment to remove the lot area requirements for certain types of dwellings.

SETBACKS AND LOT COVERAGE REQUIREMENTS

<i>Table 1248.03a Dimensional Requirements: Residential Districts</i>						
Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)				Max. Lot Coverage (%)
		Front	Side		Rear	
			Total	Least		
R-C	35/3	20	10	5	15	50
4 Average established setback shall apply, where applicable, in accordance with Section 1260.02(a) .						

The proposed project meets the maximum lot coverage requirement. The maximum lot coverage in R-C is 50%, which equates to all structures on this property not exceeding 3,768 total sq. ft. The proposed structure measures 1,768 sq. ft. or 854 sq. ft. for each unit, including the porches, which meets the zoning code's requirement of less than 3,768 sq. ft.

The proposed project meets all of the minimum yard setbacks. The minimum front yard setback of 20 feet is met with a measurement of approximately 40 feet from the front yard property line. The side yard setback of 5 feet each side is met with 9 feet, 11 inches on the east side and 5 feet on the west side. The rear yard setback of 15 feet also meets the required measurement of 15 feet.

PARKING REQUIREMENTS: from Table 1264.02 Parking Requirements by Use

Multiple-family residential dwellings	2 spaces per dwelling unit, except in B-1 District (downtown) where 1 per dwelling unit is required.
Senior apartments and senior independent living	1.25 spaces per unit. Should units revert to general occupancy, the requirements for multiple family dwellings shall apply.

This two-family dwelling will be for use by seniors and/or persons with disabilities. This means only three parking spaces are needed, however there is room for four spaces if the property would ever convert to general occupancy (Exhibit B).

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

Staff recommends the Board of Zoning Appeals **APPROVE** a variance of 464 square feet from the two-family dwelling requirement of 4,000 square feet per unit. This proposed project will provide additional rental options for senior residents of Yellow Springs.

If you have any questions, please feel free to call me at 767-1702 or email dswinger@vil.yellowsprings.oh.us.

Respectfully submitted,

Denise Swinger
Zoning Administrator

Greene County, Ohio

EXHIBIT A



EXHIBIT B

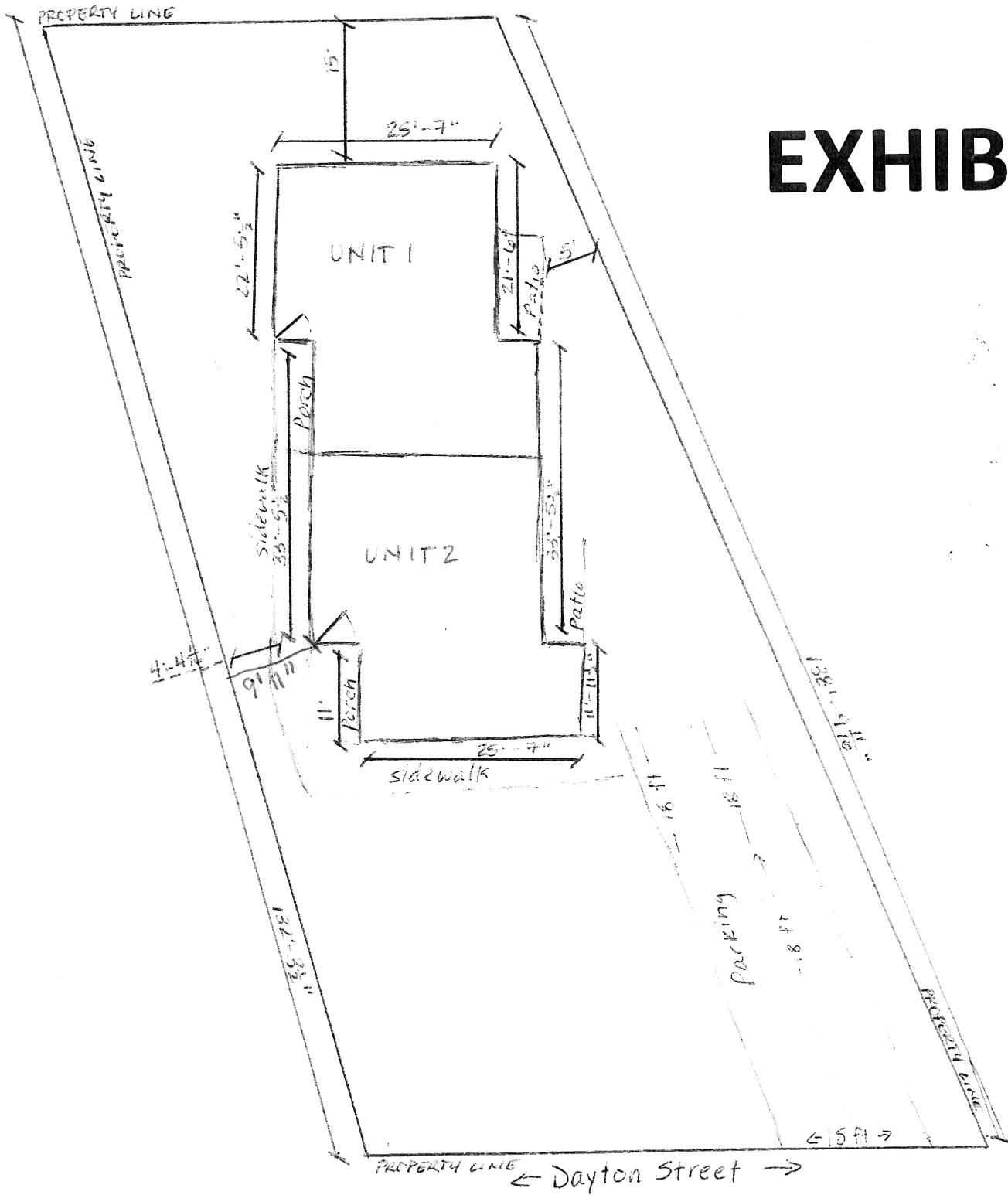
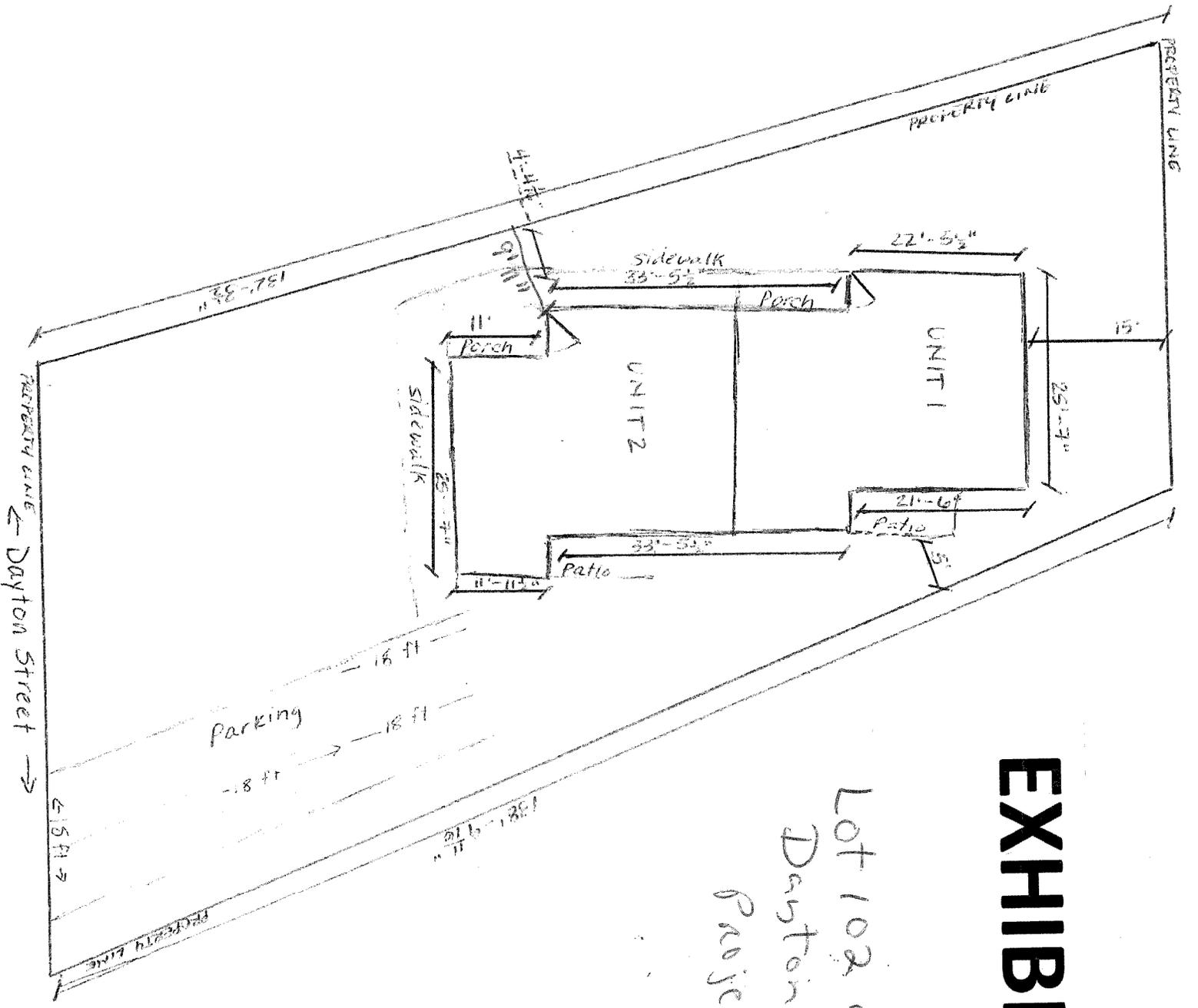


EXHIBIT B

Lot 102 C
Dayton Street
Project





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

[OFFICE USE]
 Case #: B216-04
 Zoning District: R-C

TYPE OF REQUEST: (Check one)
 VARIANCE ZONING APPEAL
 OTHER (Please Specify): _____

- Property Address and/or Parcel ID: Lot 102-C, Yellow Springs
- Property Owner: Tony Cooper, but application submitted by Home, Inc.
 Address: 202 S. Winter St, PO Box 503, Yellow Springs Phone: 937-767-2796
- Description of request: _____

We are requesting that the required lot square footage for 2 units be reduced, to allow 2 units of senior, special needs housing.

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 Brittany Keller Title: Development Director
 Address: PO Box 503, Yellow Springs Date: 11/14/16
 E-mail: brittany@yshome.org

DO NOT WRITE BELOW THIS LINE [OFFICE USE]

Zoning Classification: R-C Fee: \$100.00 - pd. 11/14/16
 Hearing Date: 11/28/2016
 Request Denied or Approved: _____
 Chairman: _____
 Attest: _____



TO: Board of Zoning Appeals
 FROM: Denise Swinger, Zoning Administrator
 DATE: November 18, 2016
 RE: BZ16-03 - Four-unit single-family attached dwellings ó 540 Dayton Street

VARIANCE REQUEST

An application for a variance seeking relief from section 1248.03 spatial requirements for a four-unit single-family attached dwellings and from section 1264.02 parking requirements of one space for senior apartments at 540 Dayton Street was submitted by Home, Inc. The property is located in the R-C High Density Residential Zoning District (see Exhibit A). Parcel ID Number F19000100020002900.

PROPOSED PROJECT

The four-unit single-family attached dwellings (Exhibit B) will be owned and operated by Home, Inc. a local non-profit organization whose mission is to provide permanently affordable and sustainable housing through their Community Land Trust (CLT). The rental units will be restricted to seniors and/or persons with disabilities.

NOTIFICATION OF PUBLIC HEARING ó A public hearing notification was provided in accordance with the Village's zoning regulations including publication in the Yellow Springs News, mailed notice to abutting and adjacent neighbors of the property, and the posting of a sign on the property announcing the public hearing.

SPATIAL REQUIREMENTS

R-C, High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

<i>Table 1248.03 Lot and Width Requirements: Residential Districts</i>		
Zoning District	Minimum Lot Area (Sq. Ft.)¹	Minimum Lot Width (Ft.)
R-C, High-Density Residential	4,800³	40
1 Public water and sanitary sewer is required for all property in these districts. 2 Two-family and attached single-family dwellings shall provide 4,500 square feet per unit. Multi-family dwellings are permitted a density up to 14 units per acre. 3 Two-family dwellings shall provide 4,000 square feet per unit. Attached single-family and multi-family dwellings are permitted a density up to 14 units per acre.		

The property addressed as 540 Dayton Street meets the zoning code’s requirements for minimum lot area and minimum lot width as defined in Table 1248.03.

The property has two front yards due to its location on a corner. In the case of a corner lot, the rear lot line is opposite the shorter of the two front lot lines making the front lot line Dayton Street with a width of 72.97 feet and the lot area of 0.228 of an acre or 9,932 sq. ft.

Footnote #3 in Table 1248.03 above states that *attached single-family dwellings are permitted a density up to 14 units per acre*. This section of the zoning code is not clear and staff has found it can be interpreted in more than one way. With no minimum requirement for a dwelling’s size, but minimum requirements on lot size for certain types of dwellings depending on the residential area, staff has requested the BZA for their interpretation and, if necessary, a variance.

In the zoning code’s update in 2013, the minimum size for dwelling units was removed by Council, but spatial requirements were not adjusted accordingly. At the Planning Commission meeting of November 14, 2016, staff shared with members the ways in which it can be interpreted and after an initial review of these spatial requirements, the Planning Commission has directed staff to return for a public hearing in January to consider a text amendment to remove the lot area requirements for certain types of dwellings.

SETBACKS AND LOT COVERAGE REQUIREMENTS

<i>Table 1248.03a Dimensional Requirements: Residential Districts</i>						
Zoning District	Maximum Building Height (Ft./stories)	Minimum Yard Setbacks (Ft.)				Max. Lot Coverage (%)
		Front	Side		Rear	
			Total	Least		
R-C	35/3	20	10	5	15	50

4 Average established setback shall apply, where applicable, in accordance with Section [1260.02\(a\)](#).

The proposed project meets all of the minimum yard setbacks and maximum lot coverage requirements as defined in Table 1248.03a.

The maximum lot coverage in R-C is 50%, which equates to all structures on this property not exceeding 4,966 TOTAL sq. ft. The proposed structure is staggered and each unit measures no more than 24’0” X 30’6” or 3,048 sq. ft. which meets the zoning code’s requirement of less than 4,966 sq. ft.

The minimum front yard setback of 20 feet is met on both Dayton and King Street, with a setback of 20 feet on Dayton and 32 feet on King. The side yard setback to the east is 5 feet and the rear yard setback is 15 feet.

PARKING REQUIREMENTS: from Table 1264.02 Parking Requirements by Use

Multiple-family residential dwellings	2 spaces per dwelling unit, except in B-1 District (downtown) where 1 per dwelling unit is required.
Senior apartments and senior independent living	1.25 spaces per unit. Should units revert to general occupancy, the requirements for multiple family dwellings shall apply.

The four single-family attached dwelling units will be strictly for the use of seniors and/or persons with disabilities. This means only five (5) parking spaces are needed, however a place for eight (8) spaces is shown in case the property would ever convert to general occupancy as noted above. The site plan (Exhibit B) shows four spaces at a 75 to 90 degree parking pattern. Each space is the required 9 feet by 18 feet with a 24 foot wide maneuvering lane. A variance by the BZA for one space is requested.

Because only one curb cut per street on a lot of less than 200 feet frontage is allowed, and rather than require a curb cut on Dayton Street for the one extra parking space, the applicant is showing an area for future parking (the additional one parking space along with the three required) if the property would convert to general use.

It is staff's understanding that one of the reasons the R-C District was extended further west on Dayton Street was to allow for and encourage parking on this wide section of street. A condition of approval would be to require this additional parking space if it becomes an issue in the future.

Staff has included additional information (Exhibit C) for BZA members in considering the variances.

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

Staff recommends the Board of Zoning Appeals **APPROVE** the variance of a four-unit single-family attached dwelling and one parking space at 540 Dayton Street. This proposed project will provide additional rental options for senior residents of Yellow Springs.

If you have any questions, please feel free to call me at 767-1702 or email dswinger@vil.yellowsprings.oh.us.

Respectfully submitted,

Denise Swinger
Zoning Administrator

Greene County, Ohio



November 17, 2016

EXHIBIT A

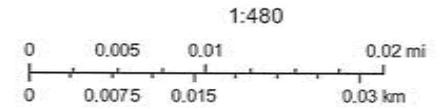


EXHIBIT C

DEFINITIONS

Dwelling, single-family attached. A multiple-family building containing at least three dwelling units; in which each unit has its own front and rear access to the outside on the ground floor; and where units share one or more common walls but not a common floor/ceiling.

Density, gross. The number of dwelling units meeting the minimum area requirements of the district to be located on a parcel of property, divided by the total acreage of that property.

Density, net. The dwelling unit density of a particular area measured by the number of dwelling units meeting the minimum area requirements of the district divided by the total number of acres, excluding public rights-of-way and private easements.

Lot area. The total horizontal area within the lot lines of the lot, excluding any street right-of-way or easement dedicated for street purposes.

Lot coverage. The part of the lot occupied by buildings or structures, expressed as a percentage, including accessory buildings or structures, but not including parking lots.

VISION: YELLOW SPRINGS AND MIAMI TOWNSHIP

One of ten goals identified in the Vision Yellow Springs and Miami Township document is: *Land Stewardship: Stewardship of land resources that maintains scale and distinct character, puts a priority on intensification of infill development and redevelopment, identifies priority growth areas, and supports additional greenspace and farmland.*

Planning Commission Meeting of November 14, 2016

During the discussion about the spatial requirements for certain types of dwelling units, the Planning Commission generally agreed that as long as such requirements as setbacks, lot coverage and parking requirements are met, the number of units becomes less of a concern if they *are compatible and in scale with the established neighborhood character*, and do not exceed the total units per acre specified in each residential section of the code. The code also safeguards against more than one detached single-family dwelling on a lot per Chapter 1260 General Provisions, which states:

(d) Principal Use per Lot. A lot or parcel shall not be devoted to more than one principal use, or contain more than one principal building, except for groups of multiple family dwellings, agricultural buildings, approved mixed use developments, PUDs, or commercial or industrial buildings determined by the Planning Commission to be a principal use collectively, based on meeting all of the following criteria:

- (1) Individual buildings share common parking areas, signs, access and similar features;*
- (2) Buildings are under single ownership;*
- (3) Individual activities support one another (such as auto sales/vehicle repair or gas station/restaurant/convenience store); or*
- (4) Buildings are architecturally unified and compatible.*

(e) Prohibited Uses. Uses not specifically permitted by right or conditional approval by this zoning code shall be prohibited.

(f) Uses in Conformance. No building, structure or land shall be used or occupied, and no building, structure or part thereof shall be erected, constructed, reconstructed, moved, enlarged or structurally altered, unless in conformity with the provisions of this code.

(g) Uses on a Lot. Every building, structure or use erected or established within the Village shall be located on a legally recorded lot or parcel and shall conform to all applicable requirements of this code.



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

[OFFICE USE]
 Case #: B216-03
 Zoning District: R-C

TYPE OF REQUEST: (Check one)
 VARIANCE ZONING APPEAL
 OTHER (Please Specify): _____

1. Property Address and/or Parcel ID: 540 Dayton St, Lot 102C Dayton St.

2. Property Owner: Yellow Springs Home, Inc.
 Address: 202 S. Winter St, PO Box 503, Yellow Springs Phone: 937-767-2790

3. Description of request:
540 Dayton Street - we are requesting that the allowed number of units on the site be increased from 3 to 4. The units will be exclusively for seniors or those with special needs. We are also requesting that 4 parking spaces, with space for future parking if needed, be permitted.

~~Lot 102C - we are requesting that the lot square footage required for 2 units be reduced, to allow 2 units of senior, special needs housing.~~

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: Emily Sikel Title: Executive Director
 Address: PO Box 503, Yellow Springs Date: 11/14/16
 E-mail: emily@yshore.org

DO NOT WRITE BELOW THIS LINE [OFFICE USE]

Zoning Classification: R-C

Fee: \$50.00 -pd. 11/14/16

Hearing Date: 11/28/2016

(staff isn't clear about the Variance need)

Request Denied or Approved: _____

Zoning Official Name & Title: _____