

HAYS AREA BOARD OF ZONING APPEALS MEETING AGENDA
CITY COMMISSION CHAMBERS
1507 MAIN, HAYS, KS
JANUARY 11, 2017
8:15 A.M.

1. **CALL TO ORDER BY CHAIRMAN.**

2. **CONSENT AGENDA.**

A. Minutes of the regular meeting of December 14, 2016 meeting

Action: Consider approving the minutes of the December 14, 2016 meeting.

3. **PUBLIC HEARING ITEMS.**

A. Request by P & W Commercial Investments, LLC for a ten foot (10') variance to reduce the west side yard building setback from the required twenty-five feet (25') to fifteen feet (15') and a twenty foot (20') variance to reduce the rear yard (north) building setback from the required twenty-five feet (25') to five feet (5') and ten foot (10') variance to reduce the east side yard building setback from the required fifteen feet (15') to five feet (5') to construct a commercial building at 703 East 6th Street. (Case # 01-17)

Action: Consider the request for the variance as submitted for a proposed commercial building at 703 East 6th Street.

4. **NON-PUBLIC HEARING ITEMS.**

A. Request by William Goebel for a four foot (4') variance to construct a ten foot (10') fence from the allowed six foot (6') fence around the back yard at 4516 (and 4517) Vista Drive. (Case #02-17)

Action: Consider setting a public hearing to consider a 10 foot fence height for a fence in the backyard of 4516/4517 Vista Drive.

5. **OFF AGENDA ITEMS/COMMUNICATIONS.**

6. **ADJOURNMENT.**

Any person with a disability and needing special accommodations to attend this meeting should contact the Planning, Inspection and Enforcement office (785-628-7310) 48 hours prior to the scheduled meeting.

**DRAFT
HAYS AREA BOARD OF ZONING APPEALS
COMMISSION CHAMBERS IN CITY HALL
MINUTES
DECEMBER 14, 2016**

1. CALL TO ORDER: The Hays Area Board of Zoning Appeals met at their regularly scheduled meeting date of Wednesday December 14, 2016 at 8:15 a.m. in Commission Chambers at City Hall. Chairman Lou Caplan declared a quorum was present and called the meeting to order.

Roll Call:

Present: Lou Caplan
Gerald Befort
Rich Sieker
Tom Lippert

Absent Jerry Sonntag

City Staff Present: Jesse Rohr, Superintendent and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

2. CONSENT AGENDA:

A. Minutes: There was a motion by Gerald Befort and a second by Tom Lippert to approve the minutes from the October 12, 2016 Hays Area Board of Zoning meeting. There were no corrections or additions to those minutes.

Vote: Ayes: Lou Caplan
Gerald Befort
Rich Seiker
Tom Lippert

3. PUBLIC HEARING ITEMS: None

4. NON-PUBLIC HEARING ITEMS:

A. REQUEST BY P & W COMMERCIAL INVESTMENTS, LLC FOR A PUBLIC HEARING TO HEAR A REQUEST FOR A TWENTY FOOT VARIANCE (20') TO REDUCE THE REAR YARD (NORTH) BUILDING SETBACK FROM THE REQUIRED TWENTY-FIVE FEET (25') TO FIVE FEET (5'), AND A TEN FOOT (10') VARIANCE TO REDUCE THE STREET SIDE (WEST) BUILDING SETBACK FROM THE REQUIRED TWENTY-FIVE FEET (25') TO FIFTEEN FEET (15') , AND A TEN FOOT (10') VARIANCE TO REDUCE THE (INTERIOR) EAST SIDE YARD BUILDING SETBACK FROM THE REQUIRED FIFTEEN FEET (15') TO FIVE FEET (5') TO CONSTRUCT A COMMERCIAL BUILDING AT 703 E 6TH STREET, HAYS, KANSAS. Jesse Rohr provided a power point presentation with the information, location and site plan on the overhead visual for the requested above variances to construct a

commercial building at 703 E 6th Street to potentially lease to a business. It is a vacant lot located at the intersection of 6th and Riley. He pointed out the irregular shape of the lot.

He pointed out the difference in setbacks from the newly adopted Unified Development Code to the previous setbacks for commercial properties. A 30 foot front yard building setback was required and now it is twenty-five feet. The side and rear yards are required to have a twenty-five foot setback and previously there were no required building setbacks; although the building would require fire rated construction.

Steve Paul, part owner, stated that this proposed project came about when tearing down the Nex-Tech building at 43rd and Vine. They wanted to salvage the red iron and repurpose the building. Since then, someone else may get the salvaged building; they may have to construct their own.

Rich Sieker asked if the building would be an obstruction to traffic at the intersection.

Steve Paul answered that the building would be in the corner about 70 feet back and the parking lot would be in front. There would not be an obstruction to traffic.

Tom Lippert asked how far back the structure on the neighboring lot set to the east. When he looked at the property, he thought it was five feet. Steve Paul stated that it was ten feet to the property line. Jesse Rohr stated that city staff would check the building setback on the east property line. The abutting property owners would receive notification of the public hearing.

Lou Caplan asked if this area of town was zoned commercial and if this area would be considered for mixed uses. Jesse Rohr explained that the property was previously zoned light industrial; although with the adoption of the revised zoning map, the property is zoned commercial. He explained that the property is more suitable for commercial uses. There are some homes within the area that makes them out of place in this zoning district.

Jesse Rohr asked the board to drive through the area before next month if they approve to set a public hearing and note that many of the buildings align and this request would not stand out as obtrusive.

Tom Lippert asked what distance determines when fire rated construction was required for a structure. Jesse Rohr explained that if the building is five feet or more from the side or rear yard, fire rated construction is required on the interior side only of that wall. If it is less than five feet, both the interior and exterior of those walls need to have fire rated construction. With a setback greater than or equal to 10 foot, there is no fire rating required, usually. The property gets credit for one-half of the right-of-way, such as the alley, when determining fire rating distances.

Tom Lippert asked the reason the building setbacks were changed for commercial properties with the new regulations. He stated that as the requests come forward, they want to try to maintain the spirit and intent of the new regulations. There was a lot of blood, sweat and tears that went into the new zoning regulations and now the intent is not

there. Jesse Rohr explained that the reason at the time could have been for parking and stormwater management, but it is not real clear. The front yard building setback was reduced from thirty-five feet to twenty-five feet. The findings have been there is no benefit of having this great of setback for commercial properties for the side and rear yard; therefore a possible amendment will be recommended at some time in the near future. He explained that the UDC is an amendable document. As these new regulations are in force, we should expect some recommended tweaks if we find things are not working. Any revisions would go before a public hearing at the Planning Commission who would then make a recommendation to the City Commission.

There was a motion by Tom Lippert and a second by Gerald Befort to set the public hearing for January 11, 2017 to hear the variance request for the above case.

Vote: Ayes:

Lou Caplan
Gerald Befort
Rich Seiker
Tom Lippert

Jesse Rohr stated that if the board needed additional information for the public hearing to let him know.

5. OFF AGENDA ITEMS/COMMUNICATIONS:

A. DISCUSSION UNIFIED DEVELOPMENT CODE:

Jesse Rohr asked the board for discussion for some revisions to be considered to the Unified Development code. Some revisions are more in the wording than the intent. As discussed earlier, it has been found that it is not beneficial for as great of building setbacks for commercial properties as are currently in place. He wanted to make the board aware of the proposed changes.

He asked that if the Commission is aware of any changes that should be considered to let him know.

6. ADJOURNMENT: Lou Caplan adjourned the meeting at 8:38 a.m. He and Jesse Rohr wished everyone a "Merry Christmas".

Submitted by: Linda K. Bixenman, Administrative Assistant
Planning, Inspection and Enforcement

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Board of Zoning Appeals Action Report

AGENDA ITEM: Setback Variance Application #01-17
 ADDRESS: 703 E 6th St.
 OWNER: Richard Werth
 TYPE OF REVIEW: Setback Variance
 PRESENTED BY: Jesse Rohr, P.I.E. Superintendent
 DATE PREPARED: January 4, 2017
 AGENDA DATE: January 11, 2017

SUMMARY AND RECOMMENDED ACTION:

The applicant is requesting a variance to reduce the rear (north) yard building setback from the required twenty-five feet (25') to five feet (5') , a street-side (west) setback reduction from the required twenty-five feet (25') to fifteen feet (15') , and an interior (east) side setback reduction from the required fifteen feet (15') to five feet (5') to construct a commercial building on the property located at 703 E 6th St. (see further details below and attached site drawing). Staff recommends approval of the variance as submitted.

BACKGROUND:

- The applicant is requesting a building setback variance per the table below:
- Applicant wishes to construct a commercial building on the property
- This is a uniquely shaped property (see site maps)

	Setback Required	Applicant Proposed
Front Yard	25'	25'
Street Side (west)	25'	15'
Interior Side (east)	15'	5'
Rear Yard (north)	25'	5'

STANDARDS OF EVALUATION:

Per State Statute 12-759 and City Ordinance Sec. 3919

- The BZA has the authority to grant a variance if a literal enforcement of the provisions of the adopted regulations, will, in an individual case, result in unnecessary hardship, provided:
 - The spirit of the regulations shall be observed
 - Public safety and welfare secured
 - Substantial justice shall be done
- The applicant must show that the property was acquired in good faith and that the variance is needed due to extraordinary or exceptional circumstances of the property such as exceptional narrowness, shallowness, or shape of the lot
- Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be finding by the Board that all of the following conditions exist:
 - a. Uniqueness of the property not ordinarily found in the same zone or district and not created by willful action of the owner

Staff Analysis: *This property is uniquely shaped when compared to a typical lot or other lots in the area. The irregular shape of this corner lot makes any sort of development very difficult without any sort of variance if the owner wishes to capitalize on the full potential of the property.*

- b. The granting of the variance will not adversely affect the rights of adjacent property owners

Staff Analysis: *The proposed variances would seem to have little to no impact on surrounding property owners, or city right-of-way (street or alley).*

- c. The strict application of the code will constitute unnecessary hardship upon the property owner

Staff Analysis: *As is mentioned by the applicant, staff would agree that the shape of the lot does present a hardship that is not considered self imposed. The lot was in its current state (irregular shape) well before the current owner took possession of the property.*

- d. The variance will not adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare

Staff Analysis: *It is very **unlikely** that if granted as proposed, this variance would adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare.*

- e. The granting of the variance desired will not be opposed to the general spirit and intent of the regulations

Staff Analysis: *The granting of the variance for the proposed building would not appear to be opposed to the general spirit and intent of the zoning regulations.*

OPTIONS:

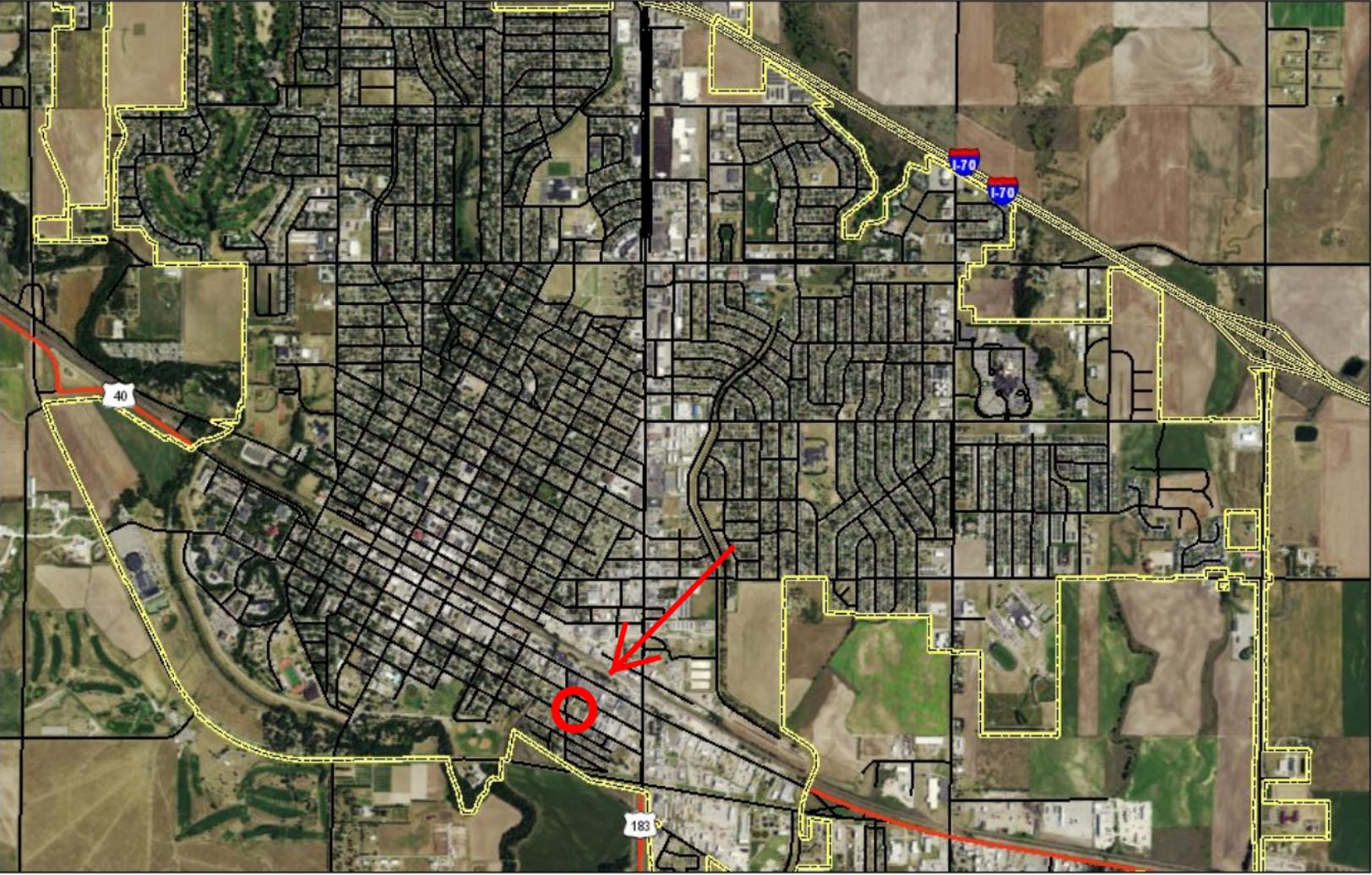
- Approve the variance as requested
- Do not approve the variance
- Provide other options/alternatives

RECOMMENDED ACTION:

Based on the factors mentioned above, staff recommends approval of the variance as submitted.

ATTACHMENTS:

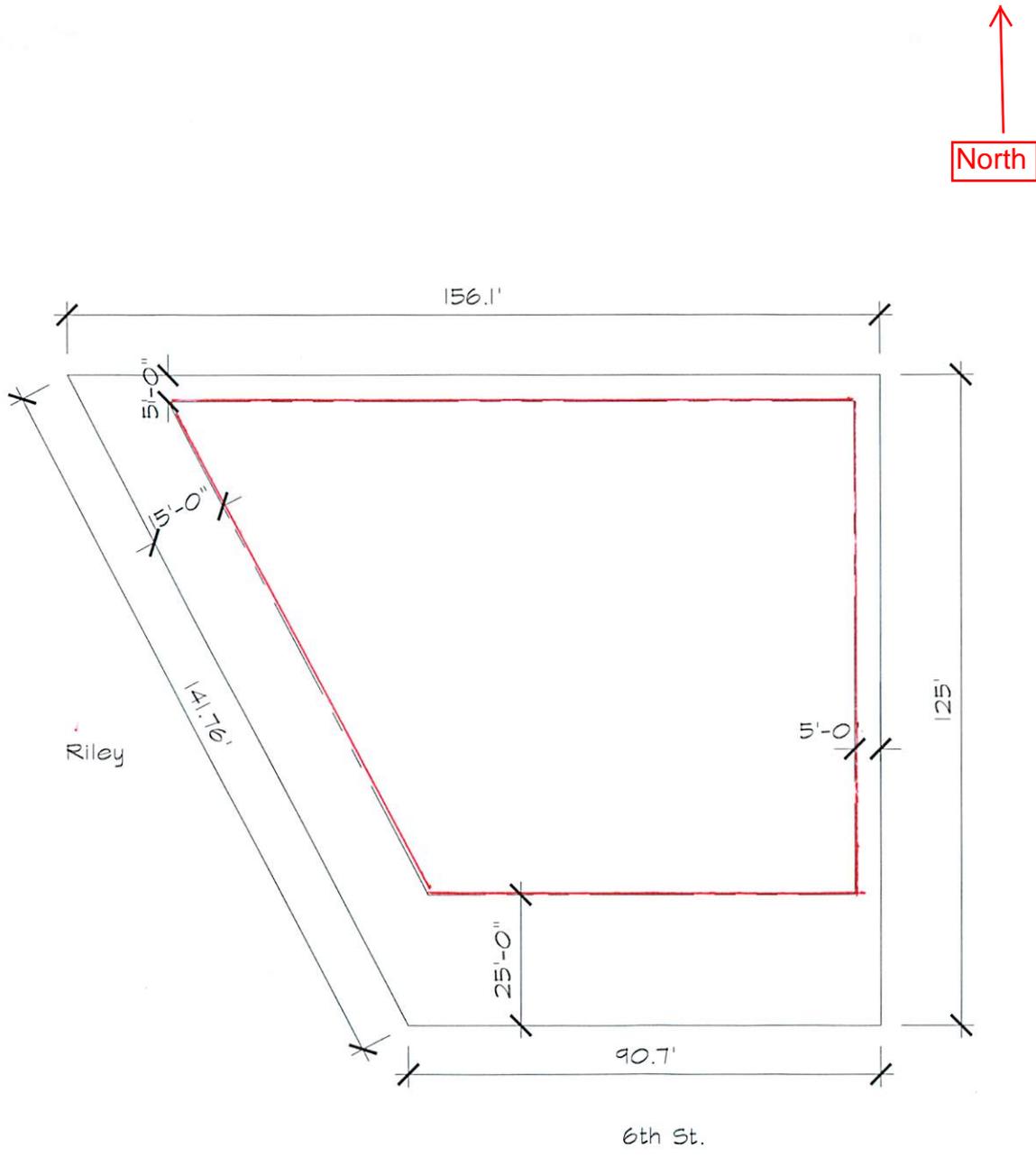
- Variance application
- Variance justification and diagram from owner
- Images/Maps





E 7TH ST

RILEY ST
E 6TH ST



PAUL-WERTENBERGER CONSTRUCTION, INC. 1102 EAST 8TH STREET HAYS, KANSAS 67601			
PHONE: (785) 625-8220			FAX: (785) 625-8222
DATE: 11-22-16	APPROVED BY:		DRAWN BY: AJW
SCALE: 1/4" = 1'-0"			SG. FT. -
<small>THIS DRAWING AND DESIGN ARE PROPERTY OF PAUL-WERTENBERGER CONSTRUCTION, INC. AND MAY NOT BE REPRODUCED FOR ANY REASON WITHOUT PRIOR WRITTEN CONSENT OF SAID COMPANY. PAUL-WERTENBERGER CONSTRUCTION, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS OR LACK THEREOF AND CANNOT BE HELD LIABLE.</small>			DRAWING: Riley and 6th
<small>REVISIONS:</small>			-



Looking East from Riley St.



Looking North from 6th St.

12/7/2016

To: Hays Area Board of Zoning

From: P and W Commercial Investments, LLC

Re: Variance on setbacks on lot

We request that setbacks on the lot be changed to allow for a more useable, larger building area. We would like a 15' setback on the west side, 5' rear yard on north and a 5' side yard on the east.

A: Uniqueness: Due to the fact that the lot is irregular shaped it makes it hard to put a rectangular building of any size on it. Before the new zoning plan was adopted the setbacks were larger.

B: Adjacent Property: As the property is on a corner, the setbacks would not present a problem to adjacent property and with 50 ' lots in the area the 5' on the east is no closer than other lots.

C: Hardship: Placing a building on the lot as now required would not be a large enough building to offset the cost of the lot and the extra cost to pave the exterior land would also be prohibitive.

D: Public Interest: We are attempting to provide infill of existing land within the city and not go outside of the city to build. The building would be an asset to the city in providing sales tax income, in building the building and by a future business locating there and be a positive improvement to the area.

E: Spirit and Intent of the Zoning Regulations: Granting of the variance desired will not be opposed to the general spirit and intent of the Zoning Regulations. There are varying setbacks all along that street, the variance will not interfere with utilities and by being able to set it further back on the lot will increase traffic visibility from the corner.

Thank you,

P and W Commercial Investments, LLC

Set Public hearing 12-14-16

Date Filed 12/7/2016

mailings 12-14-16

Date Approved or Denied _____

APPLICATION FOR VARIANCE

I. Name of Applicant PANDW COMMERCIAL INVESTMENTS, LLC Phone 785-625-8220

Mailing Address BOX 1311, HAYS, KS 67601

Name of Owner RICHARD WERTH Phone _____

1152 TOULON AVE.

Mailing Address HAYS, KS 67601

Name of Authorized Agent _____ Phone _____

Mailing Address _____

Relationship of applicant to property is that of PURCHASER
(Owner, tenant, lessee, other)

II. The variance is requested 15' SETBACK ON WESTSIDE, 5' REAR YARD ON NORTH,
AND 5' SIDE YARD ON EAST.

on property located at 703 EAST 6TH ST. and legally described as: SEE ATTACHED.

in the City of Hays and which is presently zoned C-2

Give metes and bounds description below or on attached sheet: (required only if property is not part of a legally recorded plat)

III. The applicant and owner herein, or authorized agent and owner:

- A. Acknowledges receipt of an instruction sheet concerning the filing and hearing of this variance request.
- B. Acknowledges the fee requirements established; and that the appropriate fee is herewith tendered.
- C. Agrees to conform to all requirements of the appropriate section of the Zoning Regulations if this application is approved.
- D. Acknowledges right to appeal the decision of the board to the District Court.

[Signature]
APPLICANT
Richard L. Werten

AUTHORIZED AGENT (IF ANY)

OWNER

OFFICE USE ONLY:

RECEIVED IN THE PLANNING, INSPECTION, ENFORCEMENT DIVISION ON 12/7/2016
TOGETHER WITH THE APPROPRIATE FEE OF \$ 50.00

Sinda K. Biedenman, Administrative Assistant

NAME AND TITLE

**THIS IS A LIST OF PROPERTY OWNERS ABUTTING THE SUBJECT
PROPERTY THAT WERE SENT NOTIFICATION OF THE PUBLIC HEARING.**

#07-16							
Property Address	Parcel	First Name	Last Name	Address	City	State	Zip
703 E 6th St	026-182-04-0-10-24-010.00-0	Richard Lee & Kay Marie	Werth	1152 Toulon Ave	Hays	KS	67601
703 E 6th St	026-182-04-0-10-24-010.00-0	P & W Commercial Investments LLC		P O Box 1311	Hays	KS	67601
700 E 7th St	026-182-04-0-10-24-009.00-0	Adele M	Shaver	1800 Main St	Hays	KS	67601
704 E 7th St	026-182-04-0-10-24-008.00-0	Michael L & Laytha M	Gnad	P O Box 580	Hays	KS	67601
706 E 7th St	026-182-04-0-10-24-007.00-0	Terry G	Schaffer	P O Box 307	Hays	KS	67601
700 E 6th St	026-182-04-0-40-01-003.00-0	Pacific Coast Equities LLC		25422 Trabuco R # Ste 105-417 Lake First	Lake Forest	CA	92630
620 E 6th St	026-182-04-0-10-25-001.00-0	Ray	Coupal	620 E 6th St	Hays	KS	67601
620 E 6th St	026-182-04-0-10-25-001.00-0	Kathy	Atkisson	620 E 6th St	Hays	KS	67601
620 E 6th St	026-182-04-0-10-25-001.00-0	Mona	Coupal	P O Box 508	Hoxie	KS	67740
620 E 6th St	026-182-04-0-10-25-001.00-0	Sandra	Riedel	620 E 6th St	Hays	KS	67601
620 E 6th St	026-182-04-0-10-25-001.00-0	Janice	Werth	620 E 6th St	Hays	KS	67601
619 E 6th St	026-182-04-0-10-23-013.00-0	Gary Dean	Dechant	619 E 6th St	Hays	KS	67601
705 E 6th St	026-182-04-0-10-24-011.00-0	Ronald & Kathleen A Dreher Living Trust		1477 Toulon Ave	Hays	KS	67601

Published in the Hays Daily News, December 19, 2016

**BEFORE THE HAYS AREA BOARD OF ZONING APPEALS
THE CITY OF HAYS, KANSAS**

NOTICE

TO: Richard L Werth and P and W Commercial Investments, LLC
The Hays Area Planning Commission
The City of Hays, Kansas, and all other persons concerned

You are hereby notified that pursuant to the provisions of K.S.A. 12-716 through K.S.A. 12-724 et seq. as amended, and Ordinance 3919 of the Code of Ordinances of the City of Hays, and Resolution 2007-8 of the Board of County Commissioners of Ellis County, Kansas, that a hearing will be had before said Board upon the appeal filed by Richard L Werth and P and W Commercial Investments, LLC

The subject of the hearing shall be a request by Richard L Werth and P and W Commercial Investments, LLC for a variance as may be deemed by the Hays Area Board of Zoning Appeals of said City, from existing legal requirements for a twenty foot (20') variance to reduce the rear yard (north) building setback from the required twenty-five feet (25') to five feet (5'), and a ten foot (10') variance to reduce the street side (west) building setback from the required twenty-five feet (25') to fifteen feet (15') and a ten foot (10') variance to reduce the (interior) east side yard building setback from the required fifteen feet (15') to five feet (5') to construct a commercial building at 703 E 6th Street, Hays, Kansas.

You are hereby notified that a hearing will be had upon said appeal on the 11th day of January, 2017 at 8:15 a.m. in the City Commission Chambers of City Hall, in the City of Hays, Kansas, at which time said appeal will be determined.

Lou Caplan, Chairman
Hays Area Board of Zoning Appeals

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Board of Zoning Appeals Action Report

AGENDA ITEM: Setback Variance Application #02-17
ADDRESS: 4516 and 4517 Vista Dr.
OWNER: William Goebel
TYPE OF REVIEW: Fence Height Variance
PRESENTED BY: Jesse Rohr, P.I.E. Superintendent
DATE PREPARED: January 4, 2017
AGENDA DATE: January 11, 2017

SUMMARY AND RECOMMENDED ACTION:

The applicant is requesting a variance to construct a 10' tall fence (6' tall fence on a 4' tall retaining wall) on the property located at 4516 and 4517 Vista Dr. (see further details below and attached site drawing). Staff recommends setting a public hearing for the February 8, 2017 BZA meeting.

BACKGROUND:

- The applicant owns both properties (4516 and 4517 Vista Dr.) at the time of application submittal
- Current regulation allows a maximum 6' tall fence in residential districts without a variance

STANDARDS OF EVALUATION:

Per State Statute 12-759 and City Ordinance 3919

- The BZA has the authority to grant a variance if a literal enforcement of the provisions of the adopted regulations, will, in an individual case, result in unnecessary hardship, provided:
 - The spirit of the regulations shall be observed
 - Public safety and welfare secured
 - Substantial justice shall be done

- The applicant must show that the property was acquired in good faith and that the variance is needed due to extraordinary or exceptional circumstances of the property such as exceptional narrowness, shallowness, or shape of the lot
- Before granting a variance on the basis of unusual difficulty or unreasonable hardship, there must be finding by the Board that all of the following conditions exist:

- a. Uniqueness of the property not ordinarily found in the same zone or district and not created by willful action of the owner

Staff Analysis: *The one trait of this property which likely makes it unique is the proximity of the lot to Interstate 70. The rear of the property is approximately 80' from the east-bound driving lane of I-70. This is as close as one can possibly be to I-70.*

- b. The granting of the variance will not adversely affect the rights of adjacent property owners

Staff Analysis: *The proposed variances would seem to have little to no impact on surrounding property owners, city right-of-way (street or alley), or KDOT right-of-way (I-70).*

- c. The strict application of the code will constitute unnecessary hardship upon the property owner

Staff Analysis: *The fence serves 3 main purposes – privacy, sound transmission, and safety. While the fence will provide privacy as any typical fence might, and would likely provide privacy at a lower height, the owner wishes to have a fence that will provide a sound barrier from traffic noise on I-70. This particular type of fence has the capability of blocking out 98% of direct sound due to its particularly high sound transmission class (STC) rating of 26. Additionally, the owner is choosing to erect the fence on a 4' tall concrete stem wall for added safety to help prevent the unlikely but possible instance of a car from I-70 coming onto the property.*

- d. The variance will not adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare

Staff Analysis: *It is very **unlikely** that if granted as proposed, this variance would adversely affect the public health, safety, morals, order, convenience, propriety, or general welfare.*

- e. The granting of the variance desired will not be opposed to the general spirit and intent of the regulations

Staff Analysis: *The granting of the variance for the proposed building would not appear to be opposed to the general spirit and intent of the zoning regulations. In fact, this could even become a standard for residential properties along I-70.*

OPTIONS:

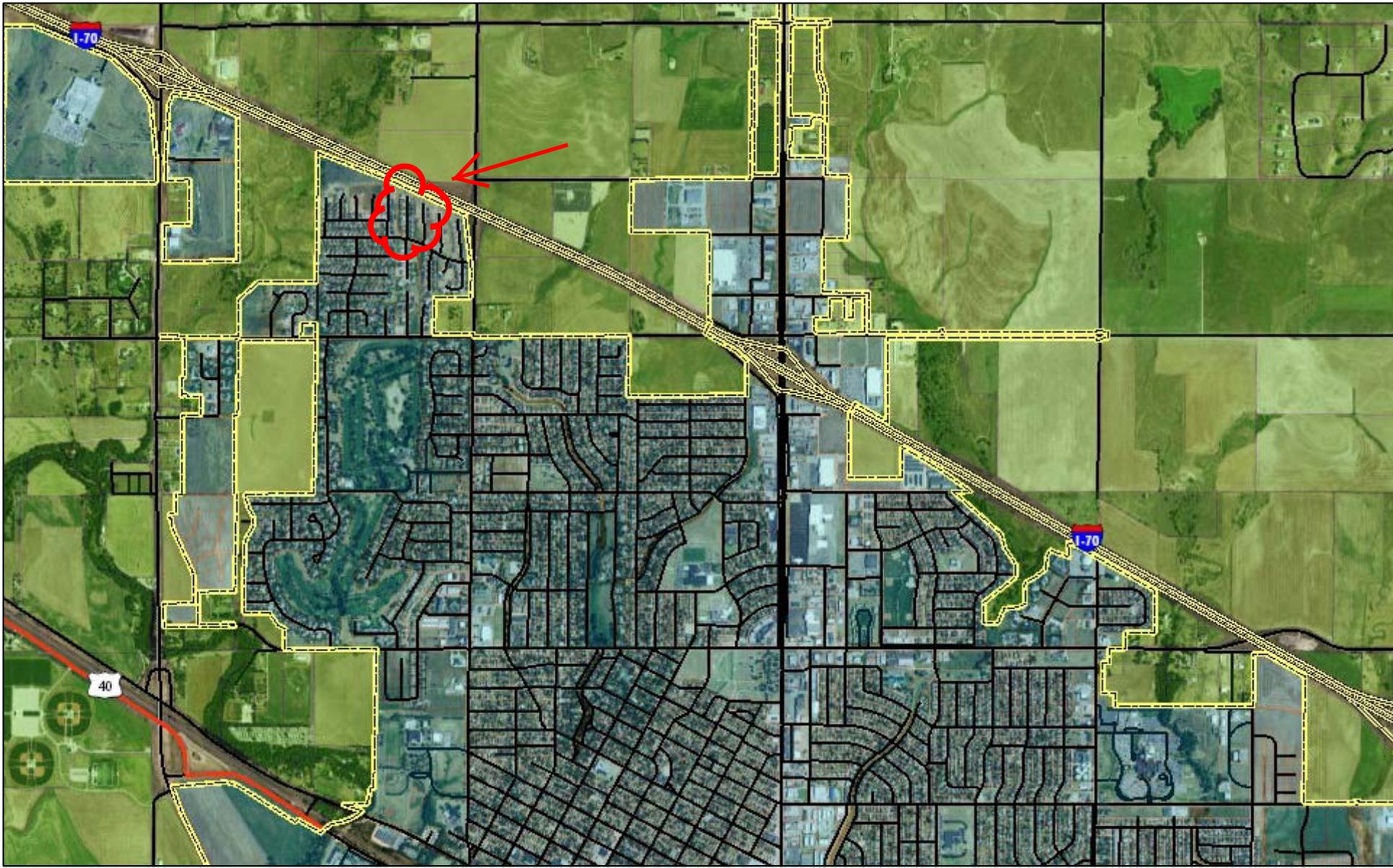
- Set a public hearing to hear the variance request
- Do not set a public hearing

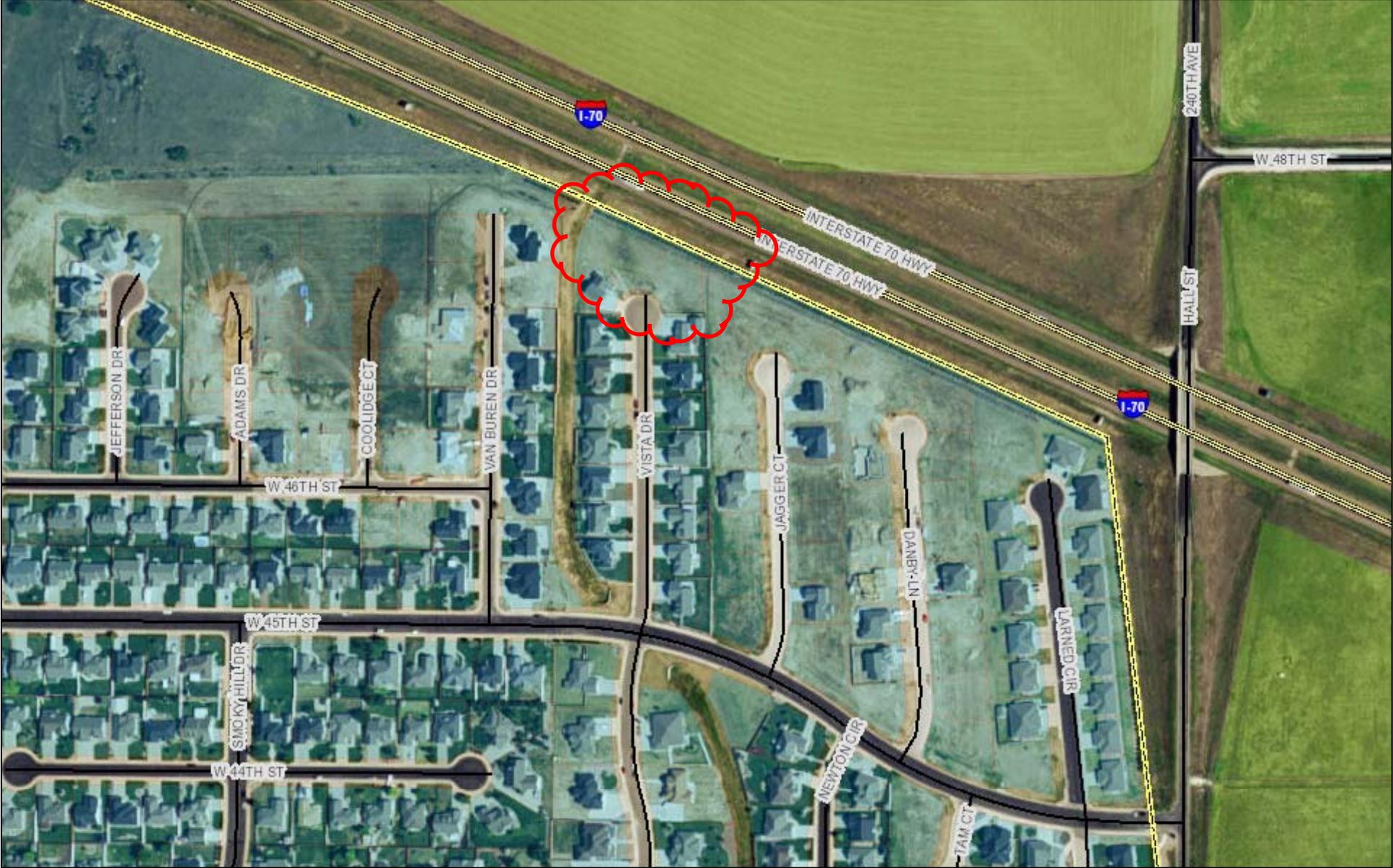
RECOMMENDED ACTION:

Based on the factors mentioned above, staff recommends a public hearing be set for the variance request as submitted and would further recommend approval of the variance if indeed a hearing takes place.

ATTACHMENTS:

- Variance application
- Variance justification and diagram from owner
- Images/Maps





I-70

INTERSTATE 70 HWY
INTERSTATE 70 HWY

240TH AVE

W 48TH ST

HALL ST

I-70

JEFFERSON DR

ADAMS DR

COOLIDGE CT

VAN BUREN DR

VISTA DR

JAGGER CT

DANBY LN

LARNED CIR

W 46TH ST

W 45TH ST

W 44TH ST

SMOKEY HILL DR

NEWTON CIR

TAR CT

Board Of Zoning

Legend

 4516 Vista Drive

 Fence





William Goebel

4516 Vista Drive
Hays, KS 67601



12-19-2016

Hays Area Board of Zoning Appeals
Planning, Inspection & Enforcement
1002 Vine Street
Hays, KS 67601

Dear Hays Area Board of Zoning Appeals,

Please consider this request for a special use permit to permit a 4' retaining wall and a 6' ecostone fence located behind my house at 4516 Vista Drive and 4517 Vista Drive in the NC3 zoning district.

The reason for the taller fence is because my house is located just south of I70. Not only did I put this fence up for noise but also for safety. My biggest concern was having a car slide off the interstate and into my house, causing damage to my property or to my person.

This fence is very nice looking and I believe will add value to every house located on Vista Drive that is North of 45th street.

Sincerely,

William Goebel

Signature or Owner:





APPLICATION FOR ~~EXCEPTION~~ Variance

I. Name of Applicant William Groebel Phone 620-357-1214
 Mailing Address 4516 Vista Drive Hays, KS 67601
 Name of Owner (if different from applicant) N/A Phone _____
 Mailing Address 4516 Vista Drive Hays, KS 67601
 Name of Authorized Agent N/A Phone 620-357-1214
 Mailing Address N/A
 Relationship of applicant to property is that of Owner
 (Owner, tenant, lessee, other)

II. Application is made for an exception as provided in Section 10.2.100(B)(1) of the Zoning Regulations to permit the installation or construction of Fence 10' tall in height on property zoned NC3, located at 4516 + 4517 VISTA and legally described as: Lot(s) _____, Block(s) _____ of the _____ Addition to Ellis County.

Give metes and bounds description below or on attached sheet: (Required only if property is not part of a legally recorded plat)

- II. The applicant and owner herein, or authorized agent and owner:
- A. Acknowledges receipt of an instruction sheet concerning the filing and hearing of this exception request.
 - B. Acknowledges the fee requirements established; and that the appropriate fee is herewith tendered.
 - C. Agrees to conform to all requirements of the appropriate section of the Zoning Regulations if this application is approved.
 - D. Acknowledges right to appeal the decision of the board to the District Court.

N/A
 APPLICANT
[Signature]
 OWNER

N/A
 AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY:
 RECEIVED IN THE PLANNING, INSPECTION, AND ENFORCEMENT DIVISION, ON 12/21, 2016,
 TOGETHER WITH THE APPROPRIATE FEE OF \$ 50.00. Receipt # 612086
Sunda Bixenomon Administrative Asstmt
 NAME AND TITLE