



CITY OF KERRVILLE ZONING BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING, THURSDAY, DECEMBER 15, 2016 3:00 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. VISITORS/CITIZENS FORUM:

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

2. CONSENT AGENDA:

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

2A. Approval of the minutes from the December 1, 2016 meeting. **Pg. 2**

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning two variance requests: 1) for a 9-foot variance from the 19-foot minimum side yard (corner side) required setback for a garage/carport; and 2) request for a 18-foot variance from the 25-foot minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate .298 acre tract. Legal Description BF Cage Addition a portion of Lot 1, Block B; located at 932 Barnett Street North; northeast of Barnett Street North, between Lamar Street North and Robinson Avenue North. (File No. 2016-074) **Pg. 4**

3B. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning two variance requests: 1) for a 18-foot variance from the 19-foot minimum side yard (corner side) required setback for a garage/carport; and 2) request for a 20-foot variance from the 25-foot minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate .251 acre tract. Legal Description Mesa Park Subdivision Phase-I Lot 1, Block 5; located at 2301 Mesa Park Drive North. (File No. 2016-075) **Pg. 12**

3C. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning two variance requests: 1) for a 3-foot variance from the 6-foot minimum side yard required setback; and 2) request for a 13-foot variance from the 25-foot minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate .35 acre tract. Legal Description BF Cage Addition Lot 11 (SW PT), PTS of 1A & 1B, Block E; located at 818 Bulwer Avenue North; northeast of Bulwer Avenue North, between Earl Garrett Street North and Washington Street North. (File No. 2016-076) **Pg. 16**

4. STAFF REPORTS

5. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: December 13, 2016 at 9:00 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Zoning Board of Adjustment
Agenda Item: 2A
Hearing Date: December 15, 2016
Representative: Staff

Proposal

Approval of the amended minutes from the December 1, 2016 Zoning Board of Adjustment meeting.

MEMBERS PRESENT:

Linda Stilwell, Chair
Judy Eychner, Member
Justin MacDonald, Member
Danny Almond, Alternate
Robert Parks, Alternate

MEMBERS ABSENT:

Peter Lewis, Vice-Chair
Sam Ligon, Member

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER

On December 1, 2016 the Zoning Board of Adjustment meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

1. VISITORS/CITIZENS FORUM:

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

No visitors were present; no one spoke.

2. Consent Agenda

2A. Approval of the minutes from the November 10, 2016 meeting.

Ms. Eychner moved to approve the minutes as presented; motion seconded by Mr. Parks and passed 5-0.

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for a 7-foot variance from the 19-foot minimum front yard required setback for a garage/Carport in accordance to Chapter I, “The City of Kerrville Zoning Code” Article 11-1-17 for an approximate .21 acre tract. Legal Description JA Tivy Addition a portion of Lot 1 and Lot 2, Block 48; located at 1208 1st Street North. (File No. 2016-059)

Mr. Robertson presented the findings of fact.

Ms. Stilwell opened the public hearing at 3:10 p.m.

Ms. Yolando Castro spoke. She had questions regarding the legal notice she received how this variance affects her.

Ms. Jessie Cox spoke. She discussed her disabilities and the reasons for requesting the variance.

Hearing no one speak, Ms. Stilwell closed the public hearing at 3:15 p.m.

Ms. Stilwell moved to approve the variance based on the findings of fact; motion was seconded by Mr. MacDonald and passed 5-0.

4. STAFF REPORTS

Mr. Robertson reported there are three variances to be presented at the upcoming ZBA meeting of December 15th.

5. ADJOURNMENT

The meeting adjourned at 3:29 p.m.

ATTEST:

Linda Stilwell, Chair

Dorothy Miller, Recording Secretary

Date Minutes Approved



City of Kerrville Planning Department Report

To: Zoning Board of Adjustment
Agenda Item: 3A
Planning File #: 2016-074
Hearing Date: December 15, 2016
Representative: David Horsley
Location: 932 Barnett Street North
Zoning: "R1-A" Single-Family Residential
Legal Description: BF Cage Addition a portion of Lot 1, Block B
Total Acreage: .298

Proposal

1) for a 9-foot variance from the 19-foot minimum side yard (corner side) required setback for a garage/carport; and 2) request for a 18-foot variance from the 25-foot minimum rear yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 30, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on December 5, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 9, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Board hold the required public hearing to receive public comments and make a decision.

Notices Mailed

Owners of Property within 200 feet: 28

Adjacent Zoning and Land Uses

Direction: North, South, East, and West

Current Base Zoning: "R1-A"

Current Land Uses: Single-Family Residential, and Church

Transportation

Thoroughfare: Lamar Street North; Short Street North; Barnett Street North

Existing Character: One lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: A Street North

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Criteria for Review

According to Article 11-I-23(b)(3) of Chapter I, "The City of Kerrville Zoning Code", in order for a variance to be granted, the applicant must demonstrate all of the following:

(1) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

There are exceptional circumstances that exist on the property. The original primary structure was built in 1907 according to Kerr County Appraisal District. According to the Sanborn Historical Maps (structures shown on lot, where maps were created in 1930 and amendments were made to the map up until 1954) the secondary structure on the property was constructed. The secondary structure was originally used as a horse stall and workshop. The applicant is planning on replacing the secondary structure with a two car garage. The existing secondary structure possibly encroaches into the Lamar Street right-of-way. Due to the layout of the lot and the placement of the primary structure, it is nearly impossible for the proposed garage to be constructed without major reconfiguration of the site. The proposed variances will not only relieve the property of any unnecessary hardships, it would also eliminate an existing structure that encroaches into the right-of-way.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter;

The enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter due to the age of the existing structures and the layout of the lot. The variance would allow for the property to be in compliance with the regulations in the zoning code, and for the property to enjoy the same privileges as other similar properties in the same zoning district. A literal enforcement would cause multiple hardships on the property. If, the proposed garage was placed in accordance with the required setbacks: 1) the garage would be less than 30-inches from the primary structure (placing the structure in the middle of the rear yard); 2) the garage would cause possible damage to a historic Ash tree forcing the removal of such tree (see attached professional arborist comments); and 3) it would eliminate the usability of the entire rear yard.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

The requested variance will not be detrimental to the health, safety, and welfare of the public or surrounding properties.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance would allow for the proposed structure to be in compliance with the current zoning code. The requested variance will not be detrimental to the health, safety, and welfare of the public or surrounding properties.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

The variance requested is the minimum distance needed in order for the proposed garage structure to be in compliance with all city codes.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(a) Which are not inherent in the property itself, but are the result of the use or development of the property, or

Staff believes the hardship that exists is not self-induced, but inherent to the property, layout of the subdivision, and development regulations.

(b) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or

Not applicable.

(c) Which were otherwise self-imposed by the present or a previous owner;

Staff believes the hardship is not self-induced.

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance will not intentionally make the property more profitable, and/or reduce expenses to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a Conditional Use Permit or an ordinance or resolution adopting a Development Site Plan or establishing a Special Use District or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this Chapter;

The variance will not appeal any other development regulations besides the setback requirements.

(9) That the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning of said parcel or a larger area without following the procedures set forth in Article 11-1-21.

A change in zoning would not change the need for a variance.

Staff Recommendation: Approval

From: Ben Thoennes
Sent: Monday, November 07, 2016 11:18 PM
To: David Horsley
Subject: Re: 932 Barnett in Kerrville

David:

A couple of suggestions:

The further away from the trunk of the mature tree the better for digging a foundation. Some mature trees have roots that extend well beyond the drip line. (25-50% further out)
Damage to the root zone of a tree may not show for 2-3 years later as stress and loss of limbs.
I would continue to monitor and treat the tree as necessary.

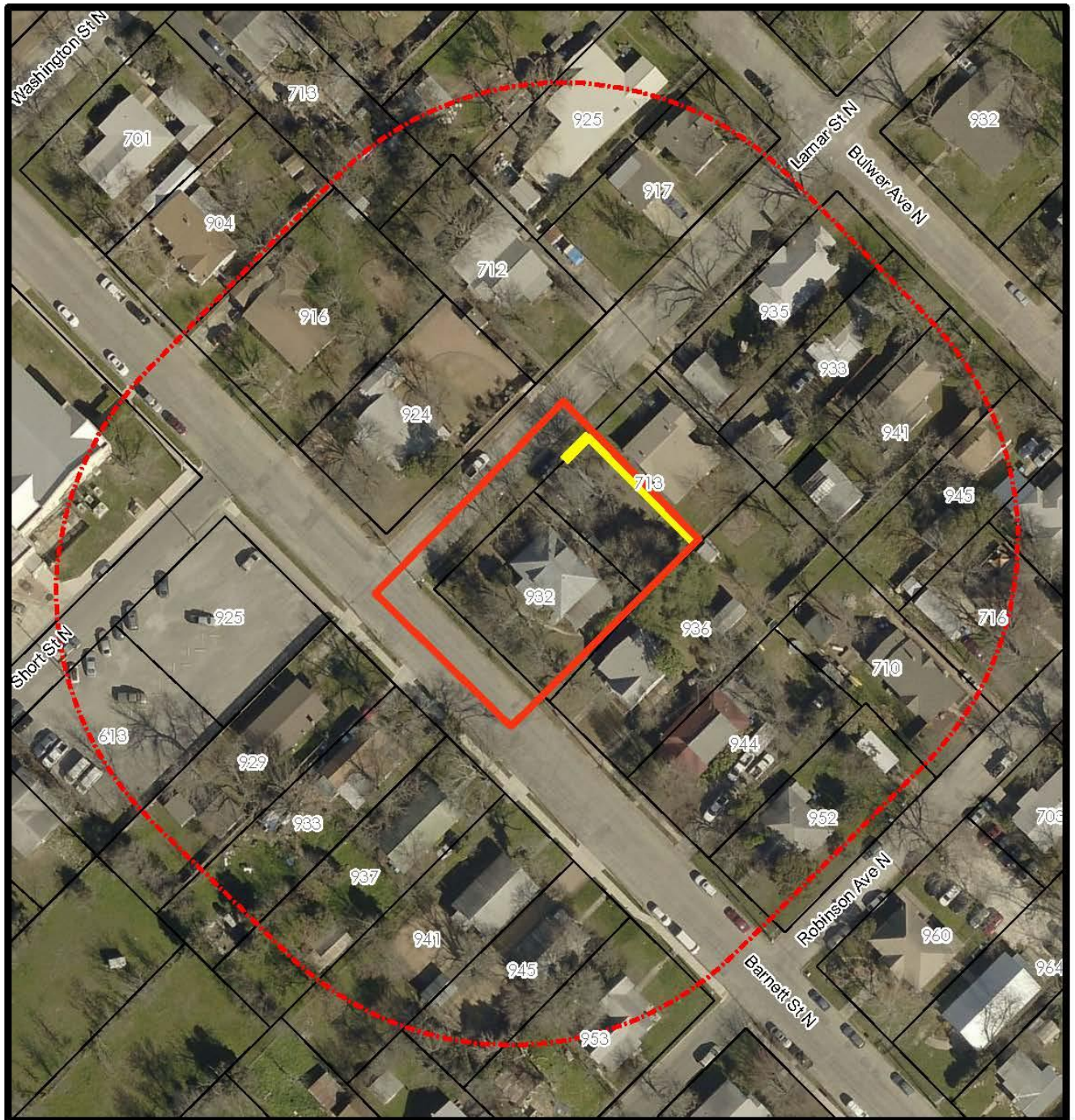
Ben Thoennes
ISA Certified Arborist TX - 3931A
806-672-4381
ben@growdeeproots.com

Ben Thoennes
GROW Trees - Turf - Shrubs
806-672-4381
www.growdeeproots.com
ben@growdeeproots.com

On Mon, Nov 7, 2016 at 8:56 AM, David Horsley <horsleys@att.net> wrote:
Hi Ben,

I'm wanting to build a garage in the back yard of a property I own in Kerrville, and I don't wish to disturb the root zone of a mature ash tree in the back yard. To be on the safe side in preserving this large tree, how far from the tree's drip line should I plan the garage location?

Thanks,
David Horsley



Variance Application

Location:
932 Barnett Street North

Legend

Subject Properties
200-ft Notification Area
Variance Area



0 30 60 120

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



City of Kerrville Planning Department Report

To: Zoning Board of Adjustment
Agenda Item: 3B
Planning File #: 2016-075
Hearing Date: December 15, 2016
Representative: Eugene and Jo Alice Wall
Location: 2301 Mesa Park Drive North
Zoning: "R-1" Single-Family Residential
Legal Description: Mesa Park Subdivision Phase-I Lot 1, Block 5
Total Acreage: .251

Proposal

1) for a 18-foot variance from the 19-foot minimum side yard (corner side) required setback for a garage/carport; and 2) request for a 1-foot variance from the 6-foot minimum rear yard required setback for a carport (#2 variance was amended from the original request) in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 30, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on December 5, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 9, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Board hold the required public hearing to receive public comments and make a decision.

Notices Mailed

Owners of Property within 200 feet: 21

Adjacent Zoning and Land Uses

Direction: North, and West

Current Base Zoning: "RC"

Current Land Uses: Single-Family Residential, and Vacant

Direction: South, and East

Current Base Zoning: "RC"

Current Land Uses: Single-Family Residential, and Vacant

Transportation

Thoroughfare: Mesa Park Drive North; Bridle Path North

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Criteria for Review

According to Article 11-I-23(b)(3) of Chapter I, "The City of Kerrville Zoning Code", in order for a variance to be granted, the applicant must demonstrate all of the following:

(1) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

There are no exceptional circumstances that exist on the property. The property's size, shape and topography are similar to the surrounding area with the same zoning. Currently, the property has an attached garage and an existing carport that encroaches into Bridle Path North right-of-way. A majority of the existing structures on the site were constructed after the 1997 zoning ordinance was adopted (with the exception of the primary structure being constructed in 1981) according to Kerr County Appraisal District. The existing carport that encroaches into the right-of-way was built without permits in approximately 2010. If the owner of the property would have come into the city to pull a permit for the existing carport it would have been denied due to setback violations. Please note ownership of the property has changed since 2010, after the illegal placement of the carport. Staff could not locate any building permits for the existing carport.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter;

The enforcement of the provisions of this Chapter would not result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

The requested variance will allow for an additional carport to be constructed on the property. By granting the requested variances it would be contrary to the zoning district and what is permitted by any other property within the same zoning district.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance would not be contrary to the objectives and principles contained in the comprehensive plan.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

The potential hardship that exists on the property is self-induced. The variance requested is the minimum variance needed in order for the proposed structure to be constructed.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(a) Which are not inherent in the property itself, but are the result of the use or development of the property, or

Staff believes the hardship that exists is self-induced, and not inherent to the property, layout of the subdivision, and development regulations.

(b) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or

Not applicable.

(c) Which were otherwise self-imposed by the present or a previous owner;

Staff believes the hardship is self-induced.

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance will not intentionally make the property more profitable, and/or reduce expenses to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a Conditional Use Permit or an ordinance or resolution adopting a Development Site Plan or establishing a Special Use District or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this Chapter;

The variance will not appeal any other development regulations besides the setback requirements.

(9) That the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning of said parcel or a larger area without following the procedures set forth in Article 11-1-21.

A change in zoning would not change the need for a variance.

Staff Recommendation: Denial

Other

There is an LCRA easement that runs through a portion of the subject property. A portion of the primary structure and the entire proposed carport is located within the easement. The easement is recorded on the original plat for the property. If the variance is granted, the City will request documentation from the property owner that LCRA is allowing them to construct the proposed carport within the easement.

A REPLAT FOR
MESA PARK, SECTION 2
(VOL. 7, PG. 82)
BLOCK 1

GREENBELT

LOT 11

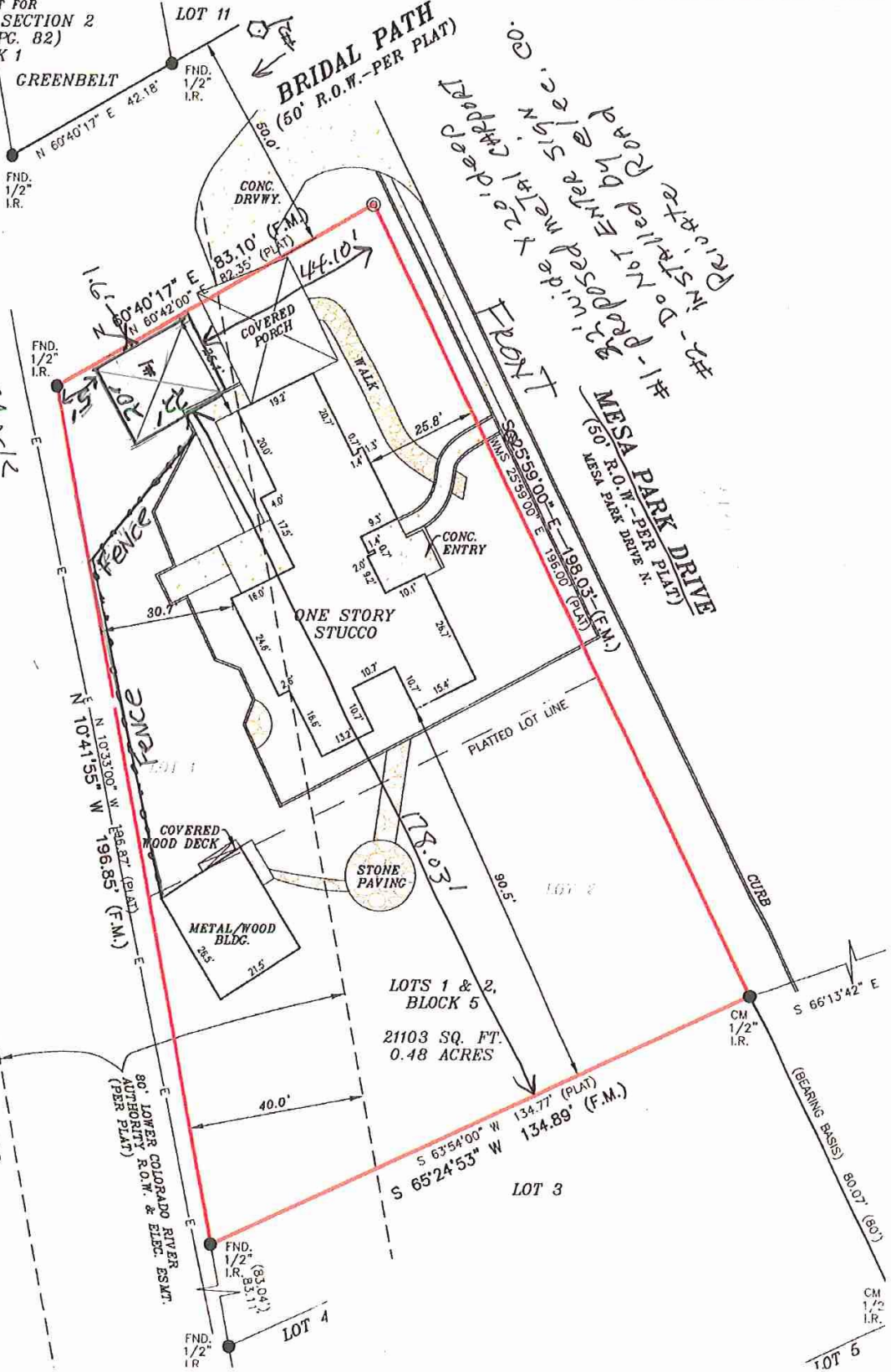
BRIDAL PATH
(50' R.O.W. - PER PLAT)

#1 - Do Not Enter Sign
#2 - 11' wide x 20' deep
Private Road
Installed by City of Mesa
Proposed Metal Cap Road

MESA PARK DRIVE
(50' R.O.W. - PER PLAT)
MESA PARK DRIVE N.

Set back 15'
Back front 19'

HERVEY SQUARE LIMITED PARTNERSHIP
PART OF CALLED 54.206 ACRES TRACT
(DESCRIBED IN VOL. 1469, PG. 302)





Variance Application

Location:
2301 Mesa Park Drive North

Legend

Subject Properties
200-ft Notification Area
Variance Area



0 30 60 120

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



City of Kerrville Planning Department Report

To: Zoning Board of Adjustment
Agenda Item: 3C
Planning File #: 2016-076
Hearing Date: December 15, 2016
Representative: Richard Coleman
Location: 818 Bulwer Avenue North
Zoning: "R1-A" Single-Family Residential
Legal Description: BF Cage Addition Lot 11 (SW PT), PTS of 1A & 1B, Block E
Total Acreage: .35

Proposal

A 3-foot variance from the 6-foot minimum side yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17; a second variance was originally requested from the rear yard setback requirement, however, after further analysis it is no longer required.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 30, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on December 5, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 9, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Board hold the required public hearing to receive public comments and make a decision.

Notices Mailed

Owners of Property within 200 feet: 19

Adjacent Zoning and Land Uses

Direction: North, South, East, and West

Current Base Zoning: "R-1" and "RT"

Current Land Uses: Single-Family Residential, Professional Office, and Multi-Family Residential

Transportation

Thoroughfare: Bulwer Avenue North; Washington Street North

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: Earl Garrett Street North

Existing Character: One lane in each direction with partial sidewalks

Proposed Changes: None known

Criteria for Review

According to Article 11-I-23(b)(3) of Chapter I, "The City of Kerrville Zoning Code", in order for a variance to be granted, the applicant must demonstrate all of the following:

(1) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

There are no exceptional circumstances that exist on the property. The property's size, shape and topography are similar to the surrounding area with the same zoning. There is a drawings submitted by the applicant depicting the proposed carport being located 6-feet from the side property line (see attached).

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter;

The enforcement of the provisions of this Chapter would not result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter. All other properties within this zoning district are required to meet the same setback regulations for carports. There are no special circumstances that exist requiring the need for a variance to be granted.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

The requested variance will allow for a carport to be constructed on the property. By granting the requested variances it would be contrary to the zoning district and what is permitted by any other property within the same zoning district.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance would not be contrary to the objectives and principles contained in the comprehensive plan.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

The potential hardship that exists on the property is self-induced. The variance requested is the minimum variance needed in order for the proposed structure to be constructed.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(a) Which are not inherent in the property itself, but are the result of the use or development of the property, or

Staff believes the hardship that exists is self-induced, and not inherent to the property, layout of the subdivision, and development regulations.

- (b) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or**

Not applicable.

- (c) Which were otherwise self-imposed by the present or a previous owner;**

Staff believes the hardship is self-induced.

- (7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;**

The variance will not intentionally make the property more profitable, and/or reduce expenses to the current or any future owner.

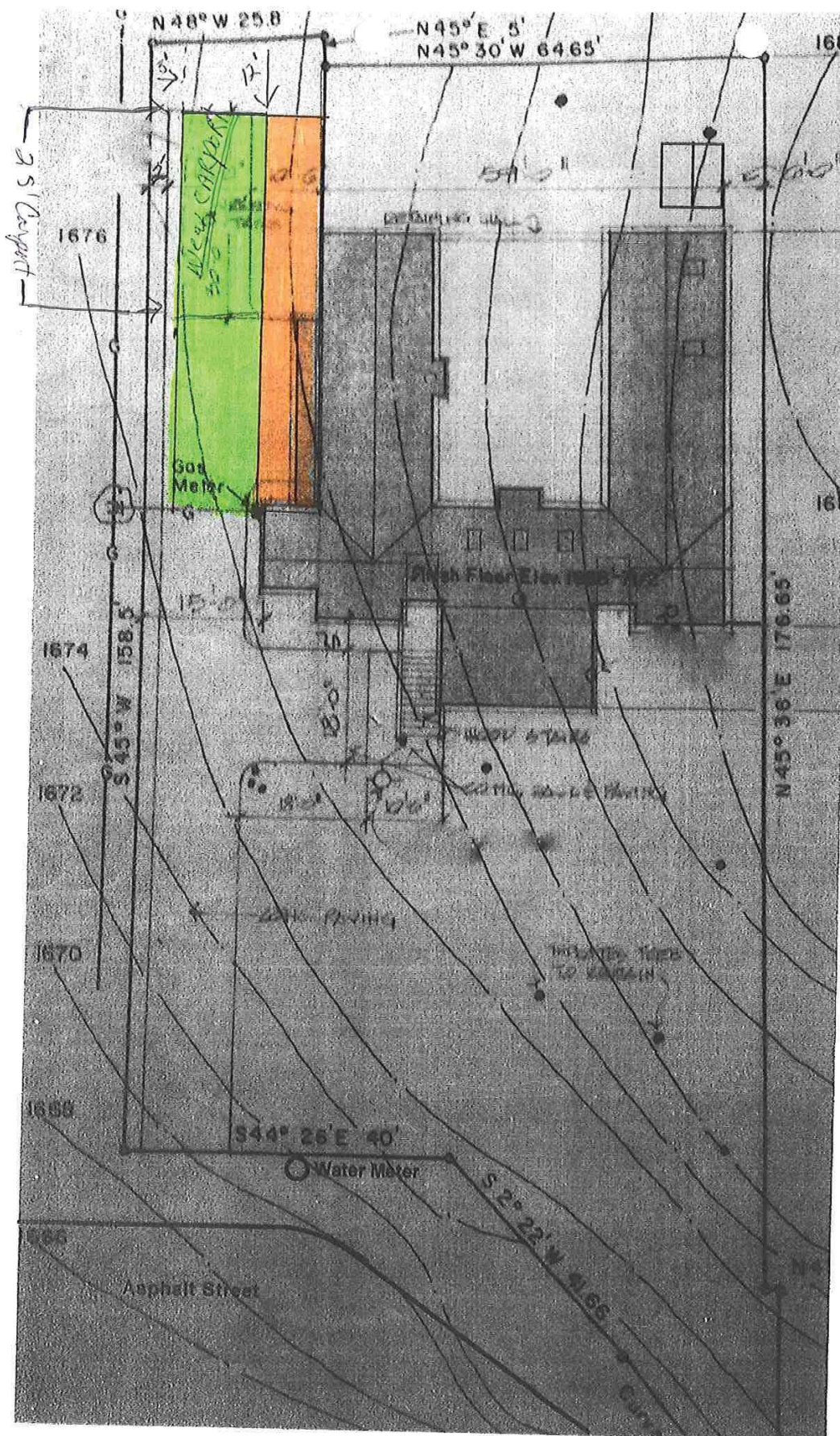
- (8) That the variance would not modify or effectively repeal any development or use regulations set forth in a Conditional Use Permit or an ordinance or resolution adopting a Development Site Plan or establishing a Special Use District or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this Chapter;**

The variance will not appeal any other development regulations besides the setback requirements.

- (9) That the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning of said parcel or a larger area without following the procedures set forth in Article 11-1-21.**

A change in zoning would not change the need for a variance.

Staff Recommendation: Denial



Richard Coleman
 818 Bulwer Ave.
 Kerrville, TX 78028
 281-728-0993
 Scale: 1"=20'

rwcoleman10@gmail.com

Carport

Patio

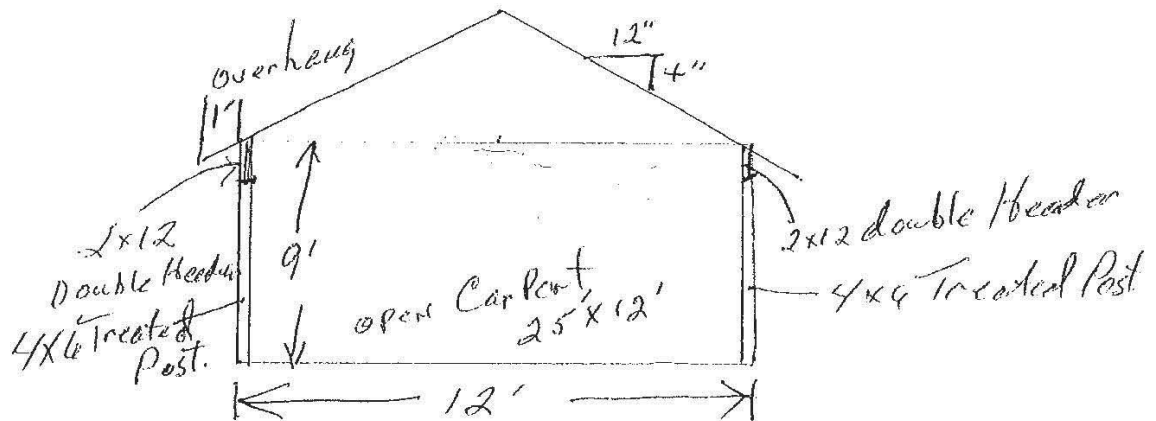
Required
 setback 19'
 Asking For 12'
 side Required
 setback 6' Asking
 For 3'

Material List:

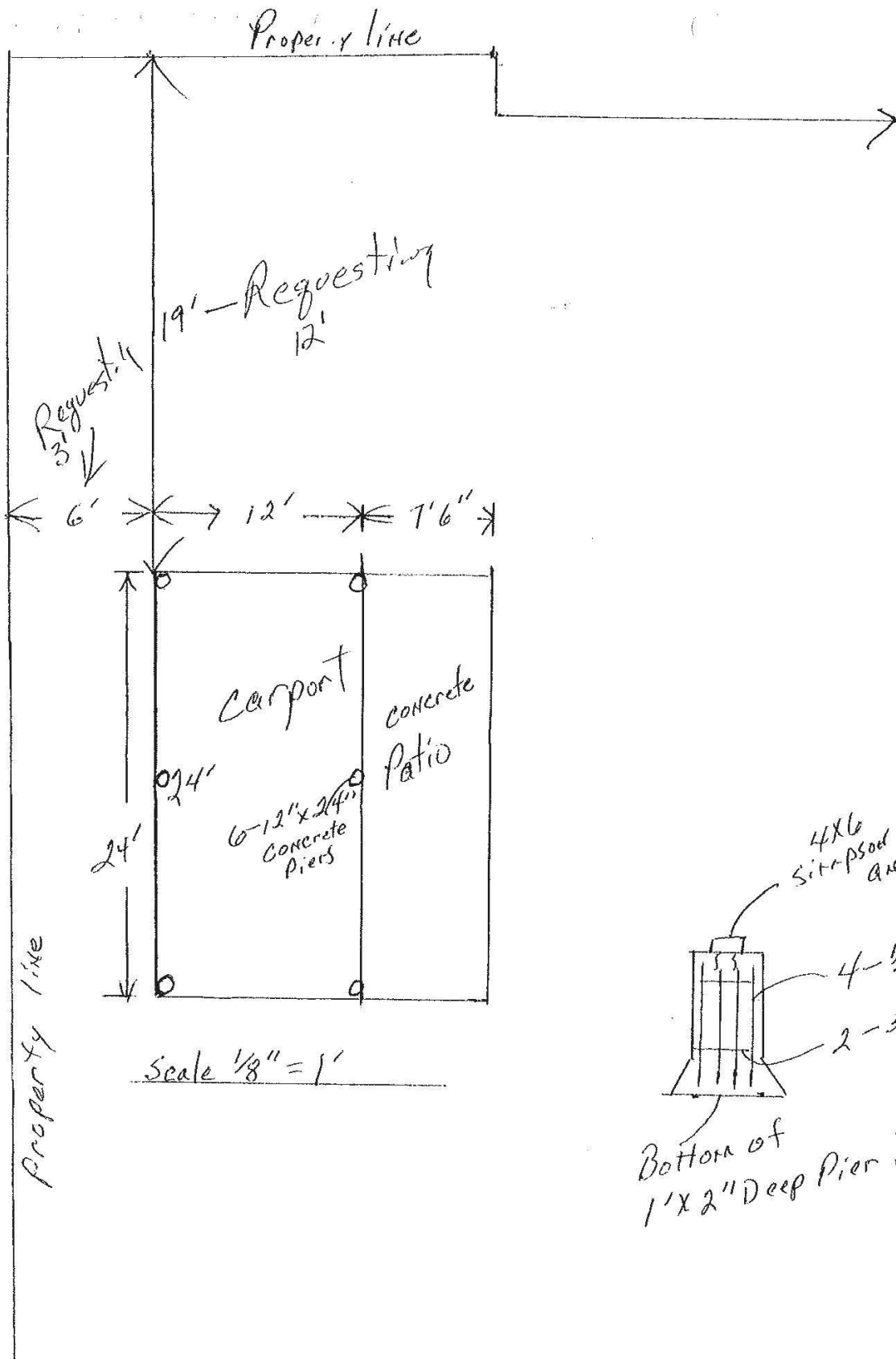
- 8 - $\frac{1}{2}$ " x 20' Rebar
- 3 - $\frac{3}{8}$ " x 20' Rebar
- 12 - yds of Concrete
- 2 - #6 8x20 wire mesh
- 8 - 16' x 2" x 12" y.p.
- 25 - 16' x 2" x 6" y.p.
- 6 - Simpson anchor plates 4x6
- 6 - 4x6x8' Treated
- 25 - 16' x 2" x 4" w.w.
- 13 - sheets 4x8x $\frac{5}{8}$ decking

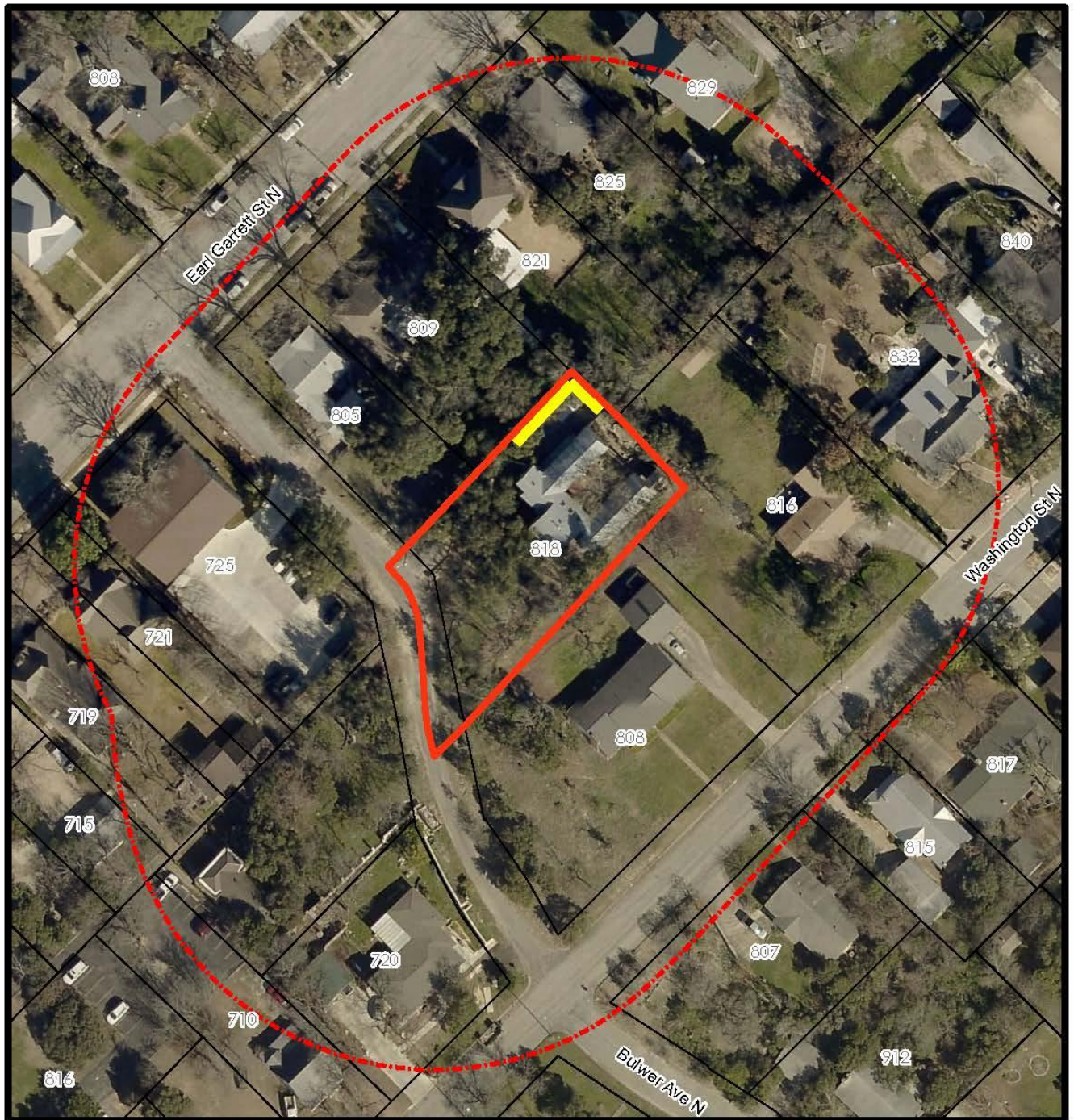
5 - gal Paint

Roof - Standing Seam By other Roofing Contractor



Scale: $\frac{1}{4}$ " = 1'





Variance Application

Location:
818 Bulwer Avenue North

Legend

Subject Properties
200-ft Notification Area
Variance Area



0 30 60 120

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.