



Community Development Department

**BISMARCK BOARD OF ADJUSTMENT
MEETING AGENDA**

August 1, 2013

Tom Baker Meeting Room

4:00 p.m.

City-County Building

MINUTES

1. Consider the approval of the minutes of the July 3, 2013 meeting of the Board of Adjustment.

REQUESTS

2. **Variance from Section 14-04-01(4) of the City Code of Ordinances (RR-Residential District) (Front Yard)** – 4525 Hillsboro Drive (Lot 5, Block 3, Grand Prairie Estates).
CJ Heidt is requesting a variance from the front yard setback requirement from 40 feet to 25 feet in order to construct a 768 square foot (24'x32') accessory building.
3. **Variance from Section 14-03-10(1) of the City Code of Ordinances (Off-Street Parking and Loading)** – 2300 Skylark Avenue (Lot 6, Block 6, Metro Industrial Park Replat).
Cody Kay Strothman is requesting a variance to allow the use of crushed rock in place of the required hard-surface material for the required off-street parking area in order to construct two storage and warehousing facilities.
4. **Variance from Section 14-04-14(8) of the City Code of Ordinances (MA-Industrial District)(Rear Yard)** – 420 & 430 South 22nd Street (The East 75 feet of Lot 4, Block 1, Airport Road 2nd Addition)
Mike Seifert is requesting a variance to reduce the required rear yard setback along the west side of the property from 10 feet to 0 feet in order to construct two contractor storage and warehouse facilities with individual units including office space, restrooms and required parking.

OTHER BUSINESS

5. **Other.**

ADJOURNMENT

6. **Adjournment.** The next regular meeting date is scheduled for September 5, 2013.

Bismarck-Burleigh County Community Development Department
221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • www.bismarck.org



**BISMARCK-BURLEIGH COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:**Title:**

4525 Hillsboro Drive – Variance (Front Yard)
(Lot 5, Block 3, Grande Prairie Estates)

Status:

Board of Adjustment

Date:

August 1, 2013

Owner(s):

CJ Heidt

Engineer:

None

Reason for Request:

Variance from Section 14-04-01(4) of the City Code of Ordinances (RR-Residential District) (Front Yard) to reduce the required front yard setback from 40 feet to 25 feet in order to construct a 768 square foot (24'x32') accessory building along the west side of the property.

Location:

The property is located on the east side of Hillsboro Drive, north of 43rd Avenue NE.

APPLICABLE PROVISION(S) OF ZONING ORDINANCE:

1. Section 14-02-03 of the City Code of Ordinances (Definitions) defines a variance as, "A device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to increase the financial return."
2. Section 14-02-03 of the City Code of Ordinances (Definitions) defines an accessory building as, "A subordinate building or structure, the use of which is customarily incidental to that of the principal building on the same lot."
3. Section 14-04-01(4) of the City Code of Ordinances (RR-Residential District)(Front Yard) states, "Each platted lot shall have a front yard not less than forty (40) feet in depth as measured from the front property line."

FINDINGS:

1. The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the RR-Residential zoning classifications.
2. The hardship is not caused by the provisions of the Zoning Ordinance.
3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends reviewing the above findings and modifying them as necessary to support the decision of the Board.

If granted, the variance must be put to use within 24 months or it shall lapse and the landowner must reapply.

Proposed Variance Front Yard Setback 4525 Hillsboro Drive



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: July 22, 2013 (Klee)

Source: City of Bismarck



NT ↑

Actual lot line

40'

38'
34'

8'

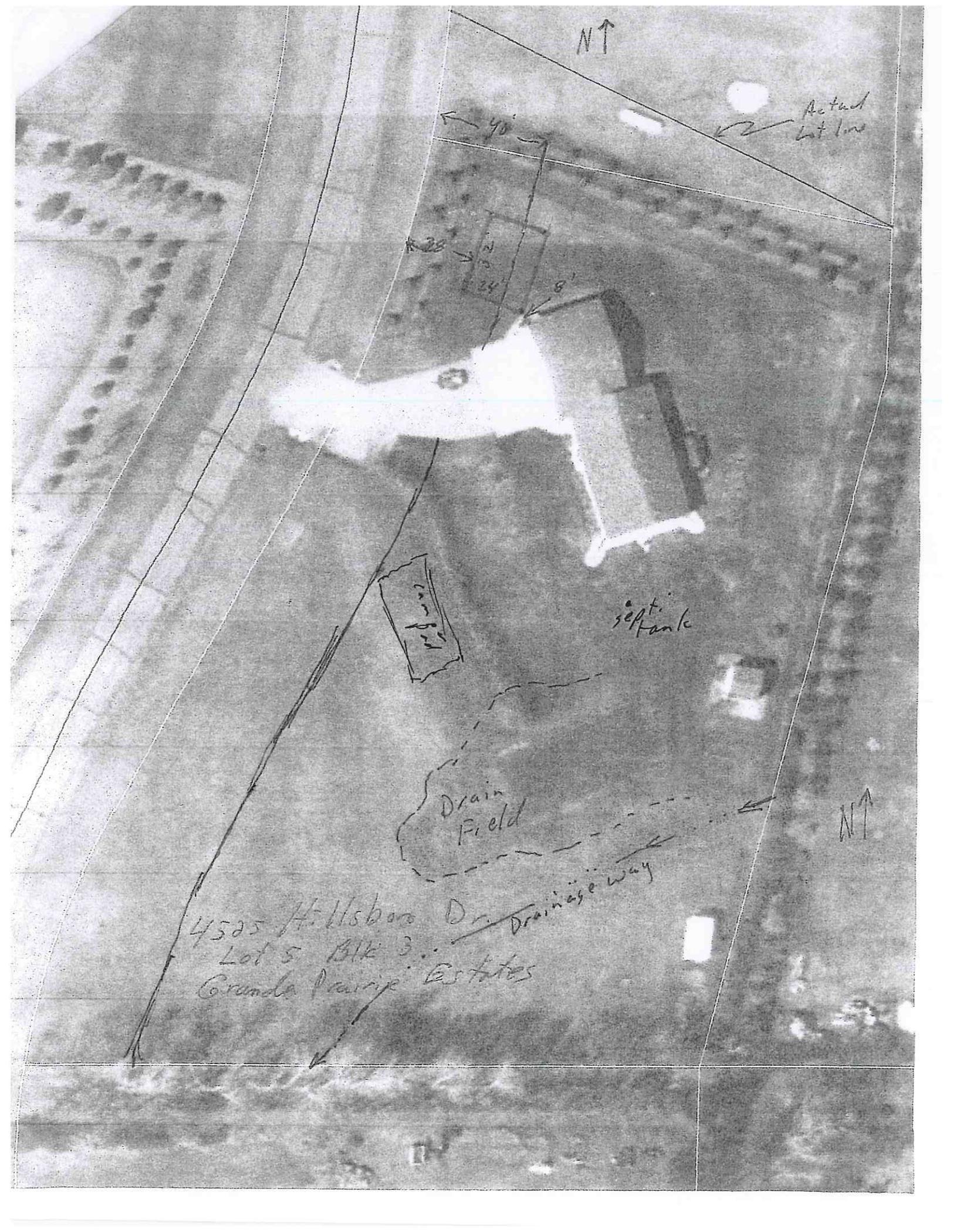
sept. tank

Drain Field

Drainage way

4505 Hillsboro Dr.
Lot 5 Blk 3
Granda Prairie Estates

NT ↑



**CITY OF BISMARCK/ETA & BURLEIGH COUNTY
APPLICATION FOR APPROVAL OF A VARIANCE
WRITTEN STATEMENT**

1. Property Address or Legal Description: 4525 Hillsboro Drive
2. Location of Property: City of Bismarck ETA Burleigh County
3. Type of Variance Requested: 40' Front yard setback
4. Applicable Zoning Ordinance Chapter/Section: 140401
5. Describe how the strict application of the requirements of the Zoning Ordinance would limit the use of the property. (Only limitations due to physical or topographic features - such as an irregularly shaped, narrow, shallow or steep lot or other exceptional physical or topographic condition - that are unique characteristics and not applicable to other properties in the neighborhood are eligible for a variance. Variances cannot be granted on the basis of economic hardship or inconvenience.)

Considering the location of the existing house, drain field, camper pad, trees, and a driveway in the southeast part of the lot, there is no other reasonable place to put a garage without the addition of an approach. In addition, there is the need to reserve space for a new drain field if it is ever needed. Please see attached letter in variance application and support letter from the Grand Prairie Estates Assoc.

6. Describe how these limitations would deprive you of reasonable use of the land or building involved and result in unnecessary hardship.

Putting the garage to the north of the house outside the 40' setback would require the removal of well established trees and remove it considerable distance from the existing driveway. Other locations on the lot are not desirable for reasons stated above. The desired location is adjacent to the current driveway, out of the way and screened by mature trees. Other locations are inaccessible from the driveway.

7. Describe how the variance requested is the minimum variance necessary to allow reasonable use of the property.

I am asking for a 25' setback, but am planning for the building to be 28'. This would allow a reasonable distance from the existing trees and the house. There would be no need for an approach or extended driveway to access + it would not be across the drainage way.

or would require an extensive driveway to access. The southeast part of the lot is across a drainage way that routinely carries water from spring melt or heavy rains.

BIF010

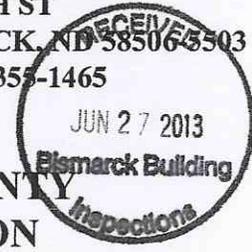
RECEIVED

JUL - 8 2013

called 7/1/13

Bismarck

CITY OF BISMARCK
BUILDING DIVISION
221 N 5TH ST
BISMARCK, ND 58506-3503
PH (701) 355-1465



**CITY OF BISMARCK / ETA & BURLEIGH COUNTY
ADMINISTRATIVE VARIANCE APPLICATION**

RECEIVED DATE: _____

CONTACT INFORMATION:

1. Name: C. J. Heidt

2. Phone Number: 701-391-5713

3. Property Address: 4525 Hillsboro Drive

4. Location of Property: City of Bismarck ETA Burleigh County

5 Reason for variance See attached letter

6. In the space below, please draw your lot, all existing buildings located on your lot and the proposed structure. Include dimensions of buildings, distance between buildings and your property lines.

See attached map.

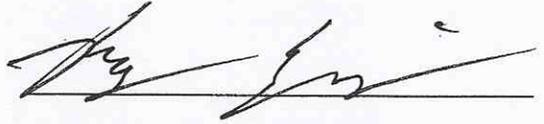
768

7. Your application has been reviewed. It has been:

Approved

Denied

Reviewed By:



Date:

7-1-13

8. Reason for denial:

Ordinance 14-04-01 requires a
40% set back

Please make the corrections and resubmit the application

Please note that an application for a permit is deemed to be abandoned 180 days after the date of filing, unless the application has been pursued in good faith or a permit has been issued. Therefore, supply us with the required plans at your earliest convenience.

6/26/13

City of Bismarck
Building Division
221 North 5th St
Bismarck, ND 58506-5503

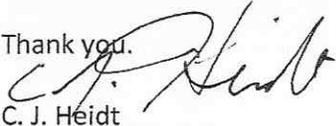
Subject : Variance Application (Point 5 - Reason for Variance)

By code, there is to be a 40 foot setback from the front property line for buildings. I want to put up a 24X32 foot detached garage to the west and north of the house. The 40 foot setback would not allow for that size, or even a much smaller building, without requiring the removal of well established trees on the north side of the lot, and putting it a significant distance from the current driveway. A 40 foot setback would eliminate the possibility of putting any structure in this vicinity.

I am requesting a variance for a 25 foot setback, but am planning on having the structure setback 28 feet from the front property line. The building would be screened from the road by a double row of 15 to 20 foot evergreen trees. Neighbors to the north, west and south have no problem with the proposed setback. In addition, I have enclosed a letter from the Grande Prairie Estates Association President lending their support of my request for a variance. I will have a certified land surveyor locate the lot boundaries before construction.

Please give this request your serious consideration. The proposed structure would be of great benefit to us and enhance the value of the property.

Thank you.


C. J. Heidt
4525 Hillsboro Drive
Bismarck, ND 58503

701-391-5713

N↑

40'

Actual
lot line

28'

22'

24'

8'

N↑

4525 Hillsboro Dr.
Lot 5 Blk 3
Grande Prairie Estates

12

RE: Outbuilding Erection at 4525 Hillsboro Dr

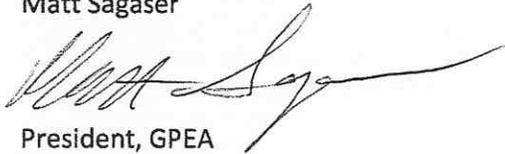
Date: June 14, 2013

To Whom It May Concern,

On Behalf of GPEA (Grand Prairie Estates Association), this letter is intended to witness support for the erection of an outbuilding that complies with the GPEA Covenants, at a 25' setback from the ditch (Hillsboro Dr.), or whatever revised distance is needed by the homeowner. The homeowner - C.J. Heidt, who has a place of residence at 4525 Hillsboro Dr, Bismarck ND – Burleigh County has every intention of improving his property and complying with all restrictions or requirements for this construction.

Sincerely,

Matt Sagaser

A handwritten signature in black ink, appearing to read "Matt Sagaser", with a long horizontal flourish extending to the right.

President, GPEA

4420 Hillsboro Drive

Bismarck ND, 58503

701-678-4133

**BISMARCK-BURLEIGH COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:	
Title: 2300 Skylark Avenue –Variance (Off-Street Parking and Loading) (Lot 6, Block 6, Metro Industrial Park Replat)	
Status: Board of Adjustment	Date: August 1, 2013
Owner(s): Cody Kay Strothman	Engineer: None
Reason for Request: Variance from Section 14-03-10(1) of the City Code of Ordinances (Off-Street Parking and Loading) to allow the use of crushed rock in place of the required hard-surfaced material for the required off-street parking.	
Location: Along the north side of Skylark Avenue, west of University drive and north of 48 th Avenue SE.	
ADDITIONAL INFORMATION:	
<ol style="list-style-type: none"> 1. This variance request has been submitted prior to a submittal of a formal site plan for review. According to the site plan submitted with this request, the applicant intends to construct two cold storage and warehousing facilities. The proposed building located on the north side of the property will have a building footprint of 3,000 square feet and the proposed building located on the south side of the property will have a building footprint of 11,000 square feet. According to the site plan, approximately 24 off-street parking spaces would be required. All required off-street parking spaces are required to be surfaced with a hard-surfaced material. 2. The site is located outside of the cooperate limits and is accessed off of Skylark Avenue, which is not a paved roadway. Burleigh County Engineer Marcus Hall has indicated that currently there are no plans to pave this roadway. If the roadway is paved in the future, there is no mechanism for requiring the required off-street parking on this property to be paved retroactively with the required hard-surface material. 	
APPLICABLE PROVISION(S) OF ZONING ORDINANCE:	
<ol style="list-style-type: none"> 1. Section 14-02-03 of the City Code of Ordinances (Definitions) defines a variance as, “A device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to increase the financial return.” 2. Section 14-03-10(1) of the City Code of Ordinances (Off-Street Parking and Loading) states “No application for a building permit or certificate of occupancy in any zone shall be approved unless there is included with the plan for such building improvement or use, a site plan showing the required space designated as being reserved for off-street parking purposes to be provided in connection with such building improvements or use in accordance with this section; and no certificate of occupancy shall be issued unless the required facilities have been provided. All off-street parking spaces required and all driveways on private property leading to such parking areas shall be surfaced with a dustless all-weather hard surface material. Acceptable surfacing materials include asphalt, concrete, brick, cement pavers or similar materials installed and maintained according to industry standards. Crushed rock or gravel shall not be considered an acceptable surfacing material.” 	
<i>(continued)</i>	

3. Section 14-03-10 (1)(n) of the City Code of Ordinances (Off-Street Parking and Loading) states “Wholesale, warehouses and storage buildings, lumberyards and all other similar facilities, one space for each six hundred (600) square feet of storage area . Retail and office areas shall meet the requirements of subsections h. and i. of Section 14-03-10 of the zoning ordinance.” According to the site plan submitted, five (5) spaces would be required for the building located on the north side of the property and nineteen (19) spaces would be required for the building located on the south side of the property, each space and all driveways on the property leading to the required off-street parking are required to be surfaced with a dustless all-weather hard surface material as well. If the buildings contain other uses besides storage and warehousing the required off-street parking may increase.

FINDINGS:

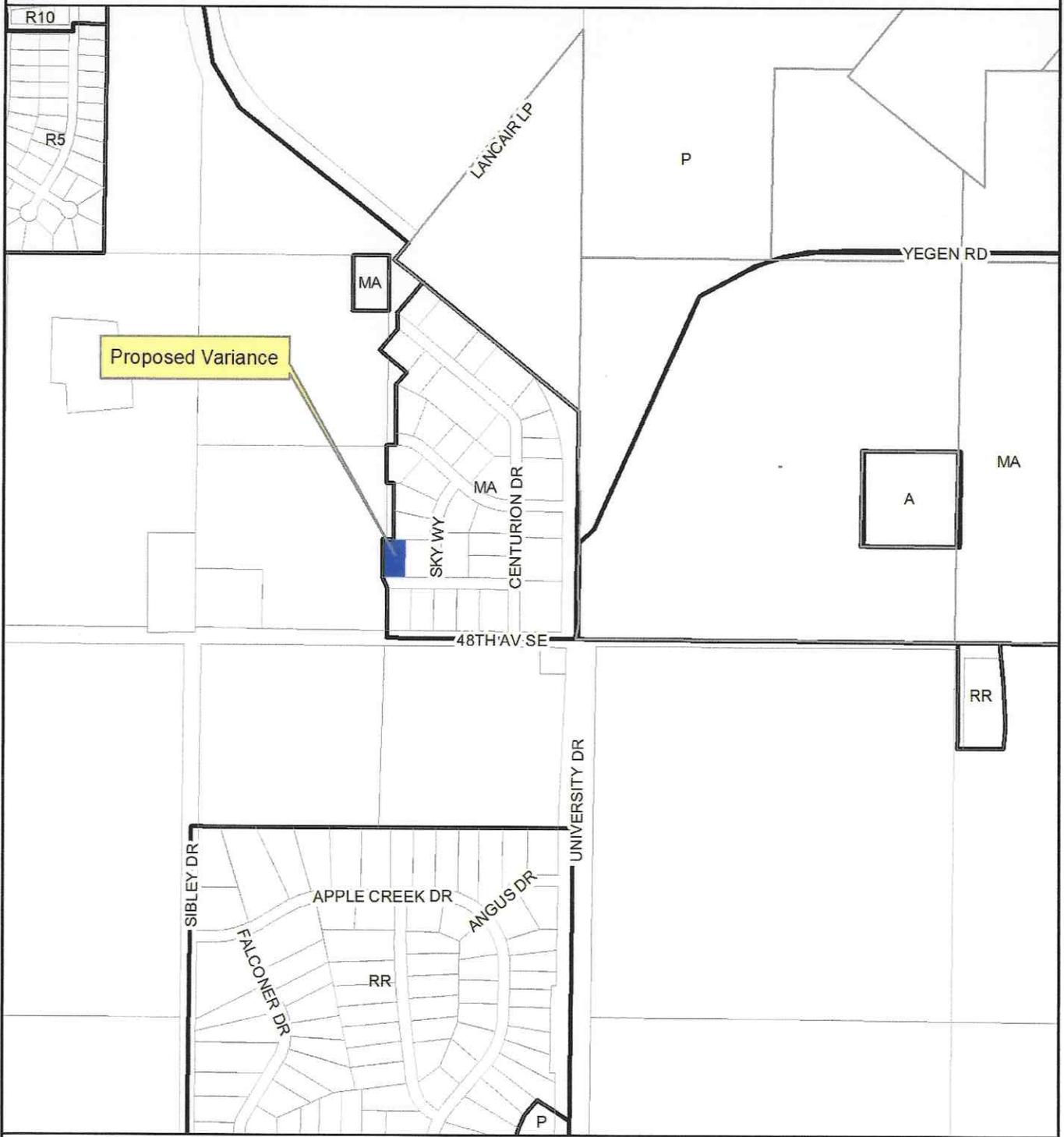
1. The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the MA-Industrial zoning classifications. In particular, as recent as June 2013 a site plan for similar storage facilities located within the same subdivision as the proposed variance was approved and the required off-street parking and all driveways on the property will be surfaced with a dustless all-weather hard surface material, as per Section 14-03-10(1) of the City Code of Ordinances.
2. The hardship is not caused by the provisions of the Zoning Ordinance.
3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends reviewing the above findings and modifying them as necessary to support the decision of the Board.

If granted, the variance must be put to use within 24 months or it shall lapse and the landowner must reapply.

Proposed Variance Off-Street Parking 2300 Skylark Avenue



DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: July 22, 2013 (Kee)

Source: City of Bismarck



**CITY OF BISMARCK/ETA & BURLEIGH COUNTY
APPLICATION FOR APPROVAL OF A VARIANCE
WRITTEN STATEMENT**

1. Property Address or Legal Description: 2300 Skylark Avenue; L6, B6, Rep. Metro Indust. Park
2. Location of Property: City of Bismarck ETA Burleigh County
3. Type of Variance Requested: surfacing lot with recycled concrete
4. Applicable Zoning Ordinance Chapter/Section: 14.03-10.1
5. Describe how the strict application of the requirements of the Zoning Ordinance would limit the use of the property. (Only limitations due to physical or topographic features - such as an irregularly shaped, narrow, shallow or steep lot or other exceptional physical or topographic condition - that are unique characteristics and not applicable to other properties in the neighborhood are eligible for a variance. Variances cannot be granted on the basis of economic hardship or inconvenience.)

Other Storage Unit businesses in this development have similiar rock/^{crushed} concrete lots accessing the units.

6. Describe how these limitations would deprive you of reasonable use of the land or building involved and result in unnecessary hardship.

makes rental rates + returns unduly high + restricts likelihood of filling the rental units in a timely fashion. These will be built specifically for RV storage and traffic over lot will be

7. Describe how the variance requested is the minimum variance necessary to allow reasonable use of the property.

minimal and most likely seasonal. (fall + spring).

recycled concrete would be the next step down from asphalt + poured concrete.



Kay Bergler
CITY OF BISMARCK
BUILDING DIVISION
221 N 5TH ST
BISMARCK, ND 58506-5503
PH (701) 355-1465

**CITY OF BISMARCK / ETA & BURLEIGH COUNTY
ADMINISTRATIVE VARIANCE APPLICATION**



RECEIVED DATE:

CONTACT INFORMATION:

- 1. Name: *Cody K Strothman, dba Sandalee, LLC*
- 2. Phone Number: *(701) 226-4277*
- 3. Property Address: *2300 Skylark Avenue, Bismarck*
- 4. Location of Property: City of Bismarck ETA Burleigh County

Replat of Metro Industrial Park, Block 6, Lot 6

5 Reason for variance *extraordinary financial hardship. The plan is to build metal storage buildings on this lot. We are requesting approval to apply ^(recycled) crushed concrete surfacing through out the lot area in place of the zoning requirement specifying poured concrete hard surfacing.*

6. In the space below, please draw your lot, all existing buildings located on your lot and the proposed structure. Include dimensions of buildings, distance between buildings and your property lines.

See attached 11x17 preliminary site plan.

7. Your application has been reviewed. It has been:

Approved

Denied

Reviewed By:



Date:

7-9-13

8. Reason for denial:

Ordinance 14-03-10, 1. requires a
dustless all-weather hard surface

Please make the corrections and resubmit the application

Please note that an application for a permit is deemed to be abandoned 180 days after the date of filing, unless the application has been pursued in good faith or a permit has been issued. Therefore, supply us with the required plans at your earliest convenience.

**BISMARCK-BURLEIGH COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

BACKGROUND:	
Title: 420 South 22 nd Street – Variance (Rear Yard) (The North 121.67 feet of the East 75 feet of Lot 4, Block 1, Airport 2 nd Addition) 430 South 22 nd Street - Variance (Rear Yard) (The East 75 feet of Lot 4 less the North 121.67 feet, Block 4, Airport Road Addition)	
Status: Board of Adjustment	Date: August 1, 2013
Owner(s): Aurora Borealis Dakota, LLC	Engineer: None
Reason for Request: Variance from Section 14-03-14(8) of the City Code of Ordinances (MA-Industrial District)(Rear Yard) to reduce the required rear yard setback along the west side of the property from 10 feet to 0 feet in order to construct two contractor storage and warehousing facilities, with individual units including office space and restrooms and required parking.	
Location: The property is located on the west side of South 22 nd Street, between Sweet Avenue and Indiana Avenue.	
ADDITIONAL INFORMATION:	
<ol style="list-style-type: none"> 1. A variance was granted to reduce the lot area required for a parcel in the MA zoning district from 10,000 square feet to 9,124 square feet (420 S 22nd Street) and 9,976 square feet (430 S 22nd Street) at the July 5, 2012 meeting of the Board of Adjustment. A lot modification to split the parcel into two parcels was subsequently approved by staff on July 24, 2012. 2. At its meeting of July 3, 2013, the Board of Adjustment denied the request for a variance to reduce the minimum number of required off-street parking spaces for two contractor storage and warehousing facilities, with individual units including office space and restrooms, from 20 spaces to 0 spaces, therefore eliminating the required off-street parking for both parcels. 3. This variance request is in conjunction with a site plan to construct two single story contractor storage and warehousing facilities, located on two separate parcels adjoining one another. The proposed building located at 420 South 22nd Street will have a building footprint of 4,300 square feet and the proposed building located at 430 South 22nd Street will have a building footprint of 3,900 square feet. A site plan will not be approved and a building permit will not be issued unless the required off-street parking is provided in accordance with Section 14-03-10(1) of the City Code of Ordinances. 	
APPLICABLE PROVISION(S) OF ZONING ORDINANCE:	
<ol style="list-style-type: none"> 1. Section 14-02-03 of the City Code of Ordinances (Definitions) defines a variance as, “A device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to increase the financial return.” 2. Section 14-04-14(8) of the City Code of Ordinances (MA-Industrial District)(Rear Yard) states, “A rear yard of at least ten (10) feet is required except when located adjacent to a public alley.” The rear yard is located along the west side of the property adjacent to a city owned lot designated for stormwater retention. 	
<i>(continued)</i>	

FINDINGS:

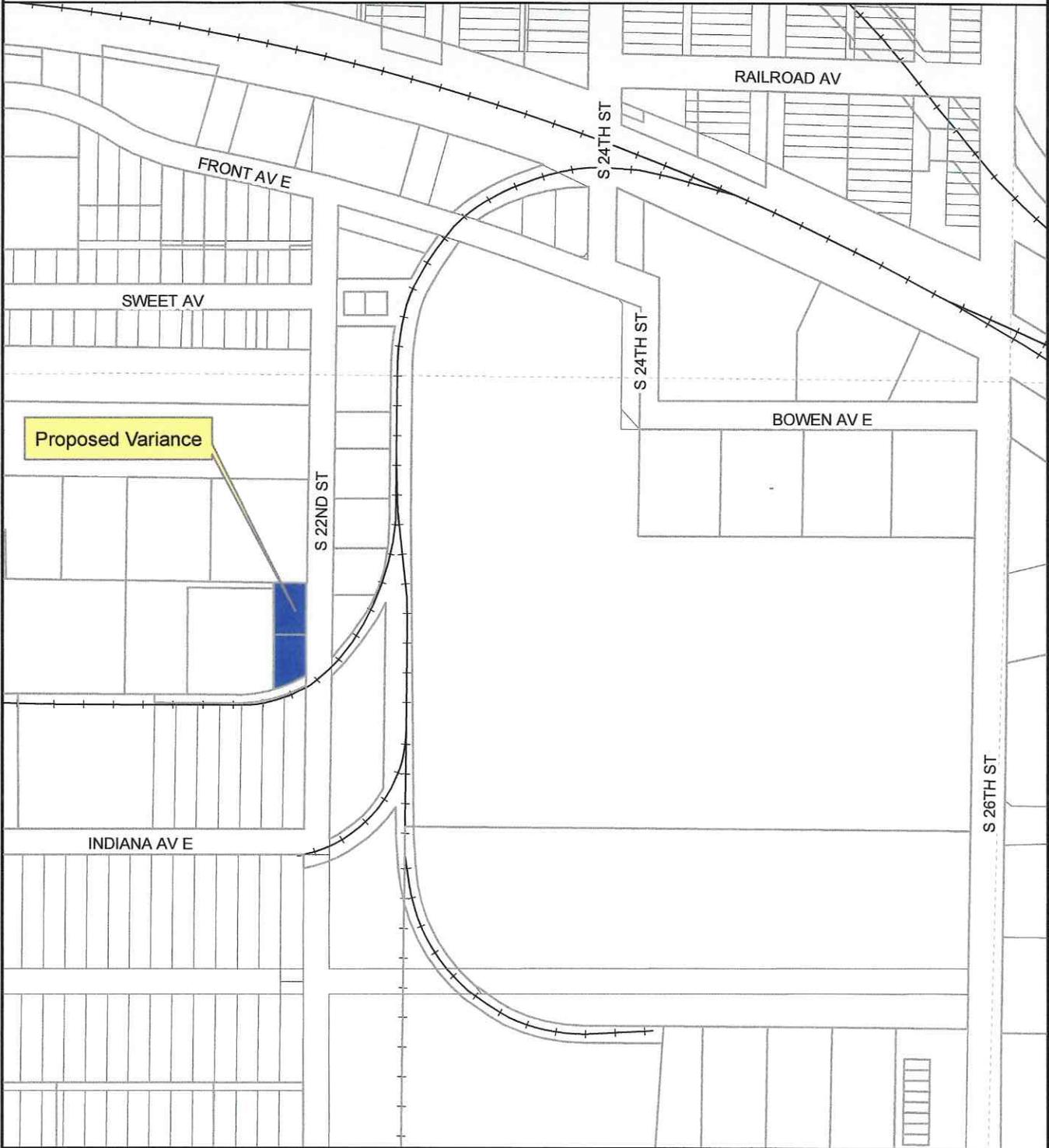
1. The need for a variance is not based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the MA –Industrial zoning classifications.
2. The hardship is not caused by the provisions of the Zoning Ordinance.
3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends reviewing the above findings and modifying them as necessary to support the decision of the Board.

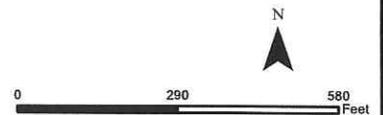
If granted, the variance must be put to use within 24 months or it shall lapse and the landowner must reapply.

Proposed Variance
East 75' of Lot 4, Block 1, Airport 2nd Addition
420 & 430 South 22nd Street



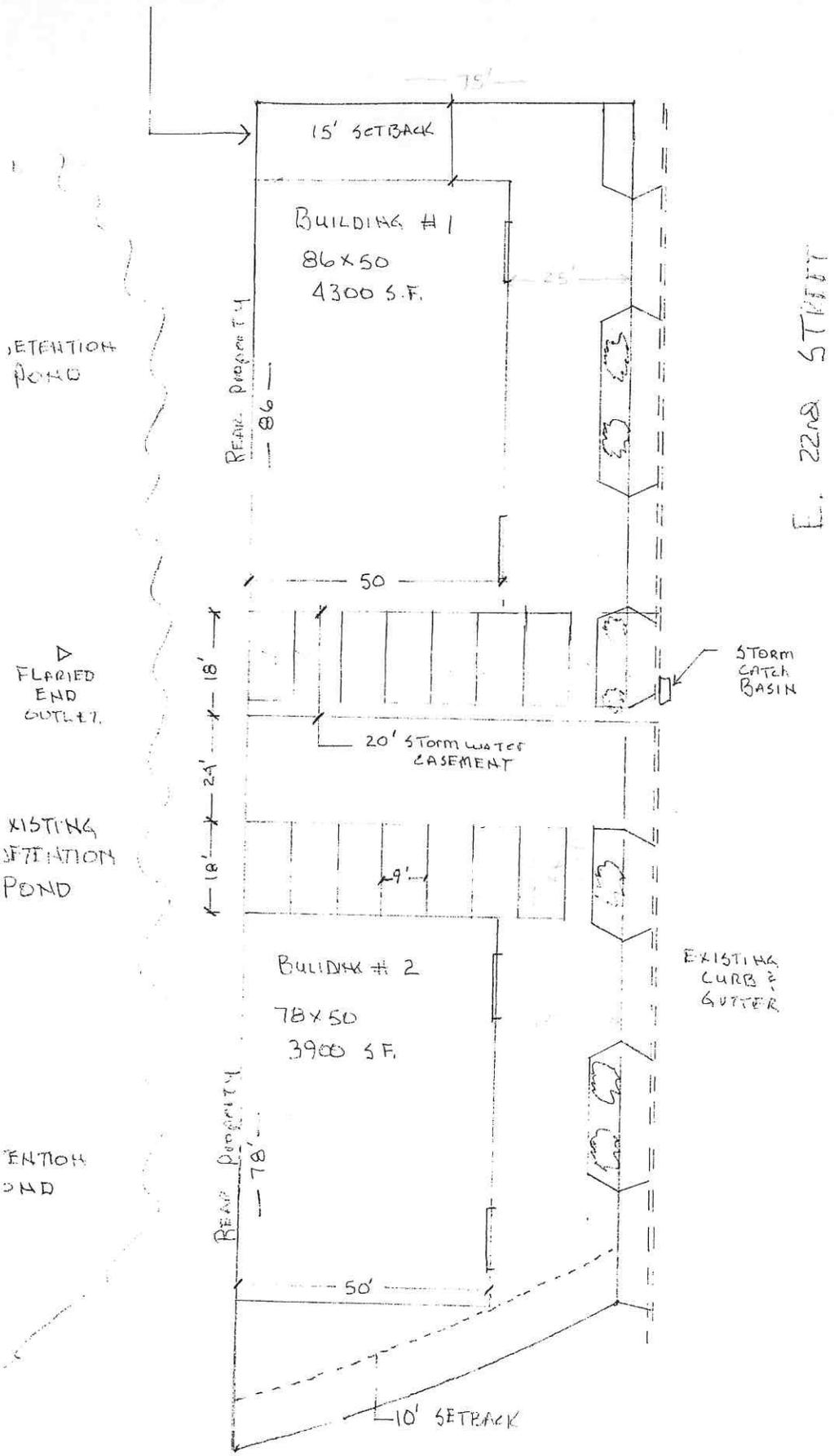
DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.
Map was Updated/Created: June 14, 2013 (hib)

Source: City of Bismarck



RETENTION BUILDING #1 & #2

PENDING -
REAR SETBACK



E. 22ND STREET

1-28

**CITY OF BISMARCK/ETA & BURLEIGH COUNTY
APPLICATION FOR APPROVAL OF A VARIANCE
WRITTEN STATEMENT**

RECEIVED

JUL 15 2013

1. Property Address or Legal Description: 420 + 430 S. 22nd St. (East 75' of Lot 4 Block 1 Airport Rd 2nd)
2. Location of Property: City of Bismarck ETA Burleigh County
3. Type of Variance Requested: 10' setback waiver
4. Applicable Zoning Ordinance Chapter/Section: H-01-H (MA) Rear Yard 10'

5. Describe how the strict application of the requirements of the Zoning Ordinance would limit the use of the property. (Only limitations due to physical or topographic features - such as an irregularly shaped, narrow, shallow or steep lot or other exceptional physical or topographic condition - that are unique characteristics and not applicable to other properties in the neighborhood are eligible for a variance. Variances cannot be granted on the basis of economic hardship or inconvenience.)

Given City detention pond on west edge of property
Variance requested allowing parking and boulevard

6. Describe how these limitations would deprive you of reasonable use of the land or building involved and result in unnecessary hardship.

This unique parcel precludes building size to allow parking (current plans have ample parking with requested variance) thereby causing project on hold

7. Describe how the variance requested is the minimum variance necessary to allow reasonable use of the property.

By allowing the bldgs to be 10' back (will always be a water pond behind) boulevard/sidewalk, parking works on said site.

* please reference attached photos *

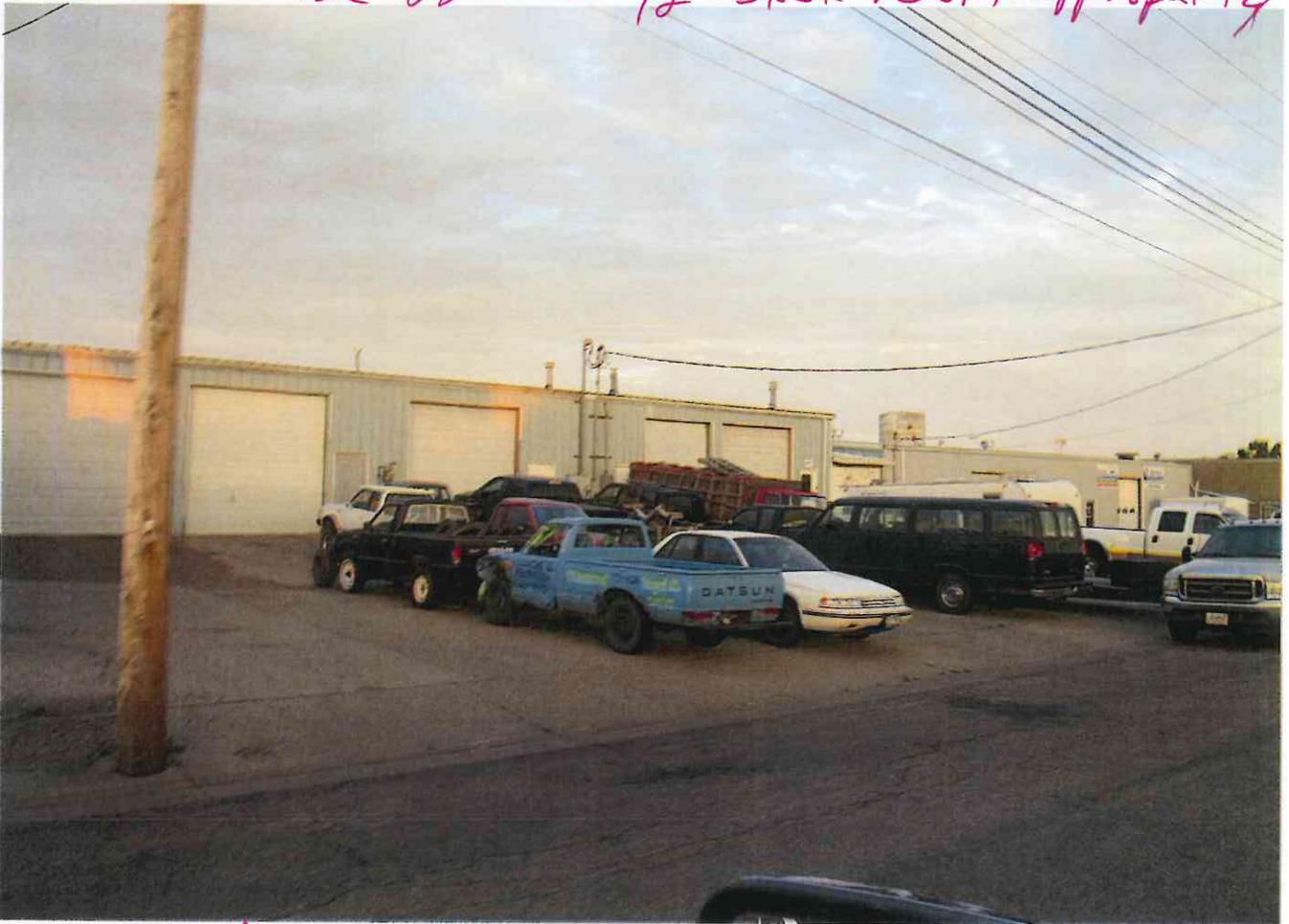
EAST SIDE 22nd St - 2 blocks N. of property



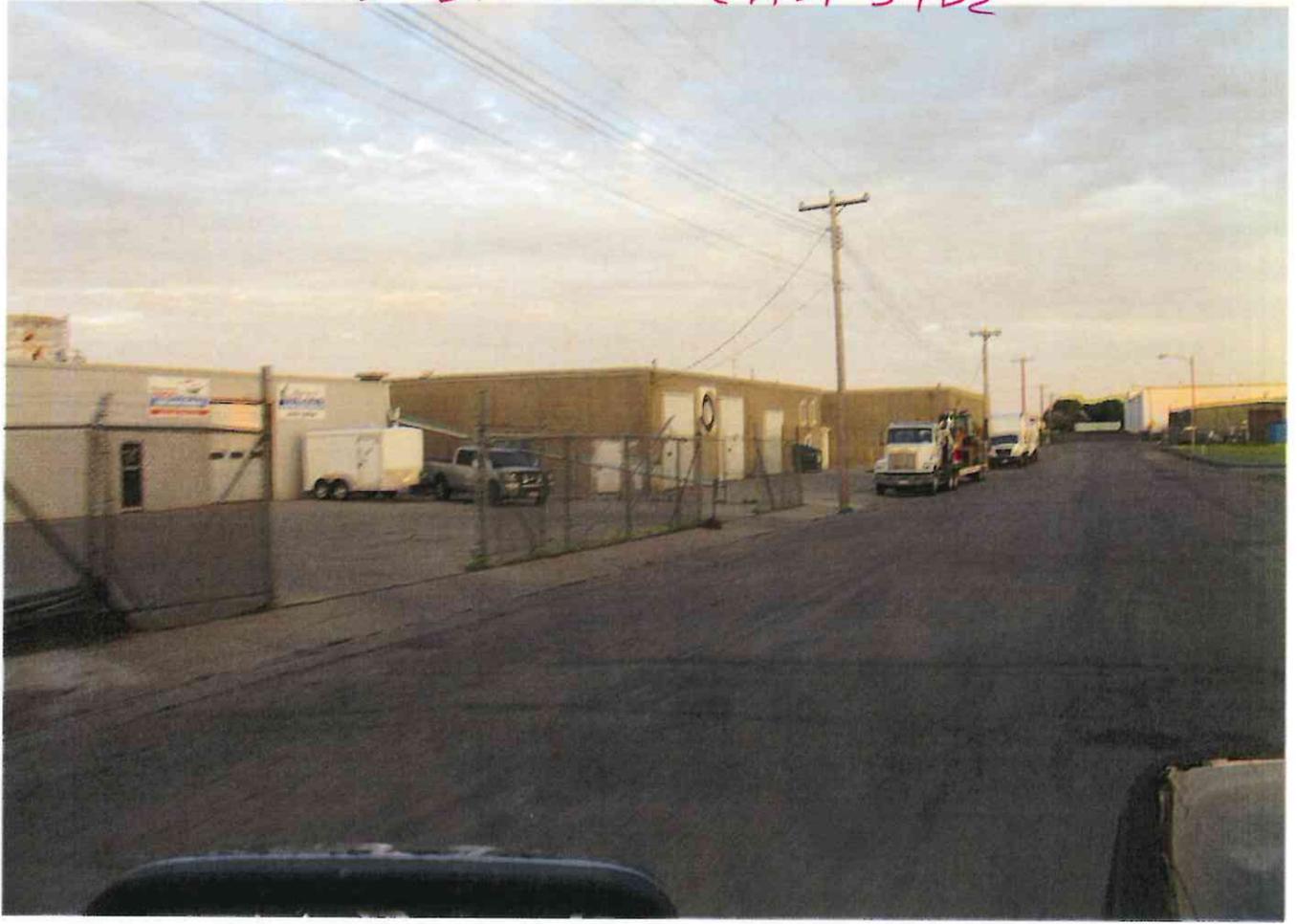
EAST SIDE 22nd St. 1 block North of property



EAST SIDE 22nd - 1/2 Block North of Property



Across Street - EAST SIDE



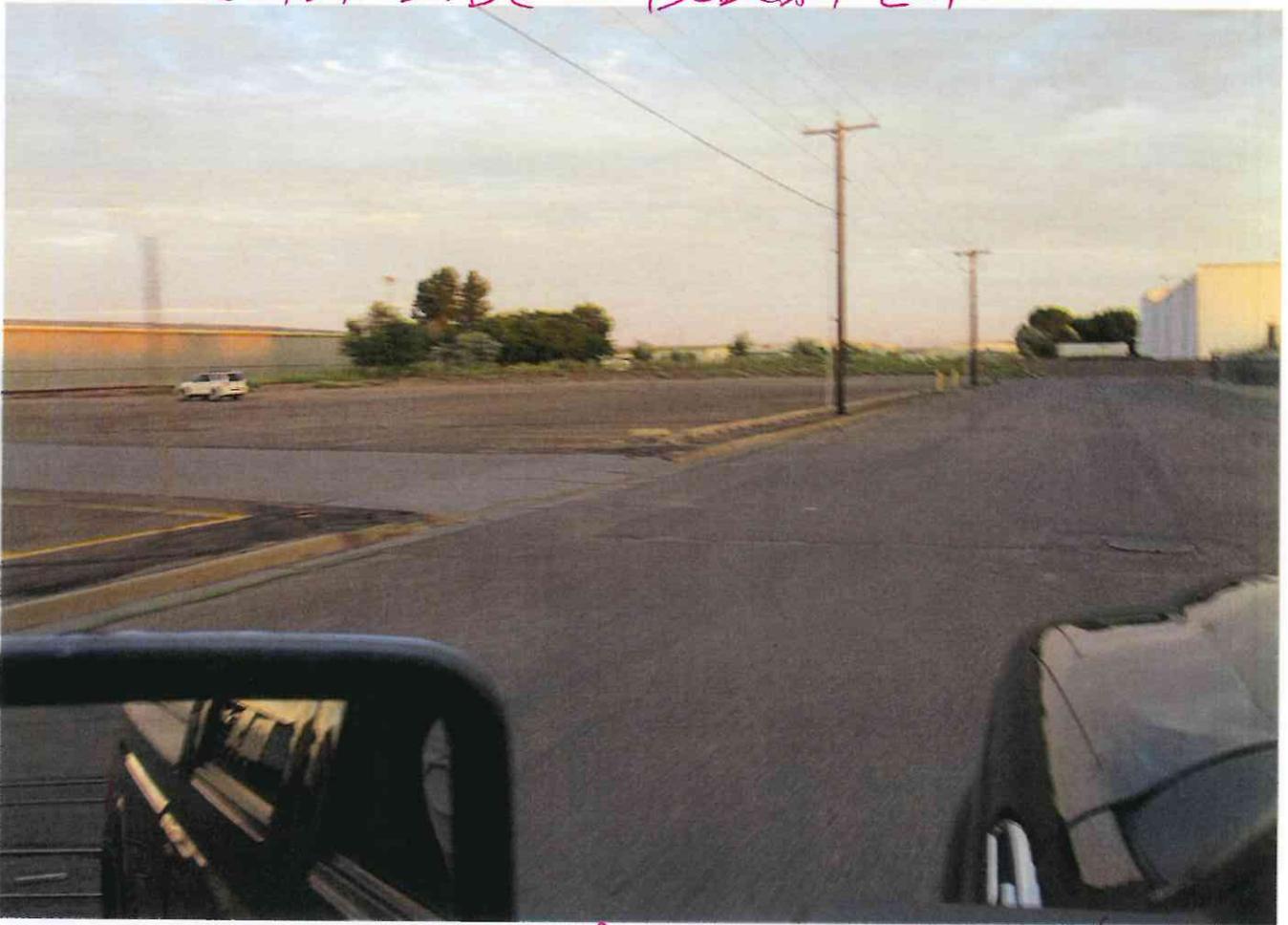
ACROSS Street EAST SIDE 22nd



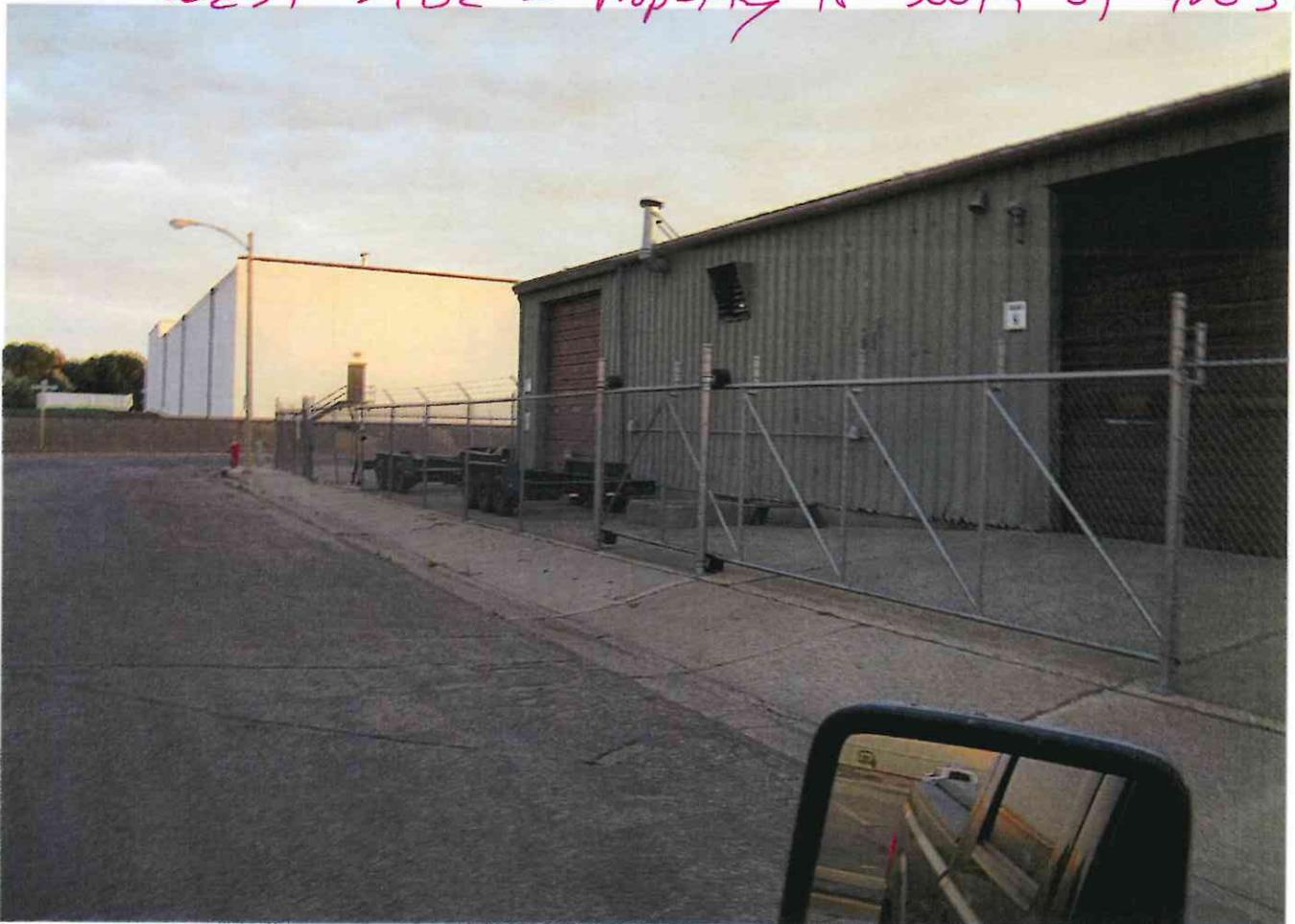
ACROSS Street (Bobcat Lot -) 22nd ST EAST SIDE



EAST SIDE - BOBCAT LOT -



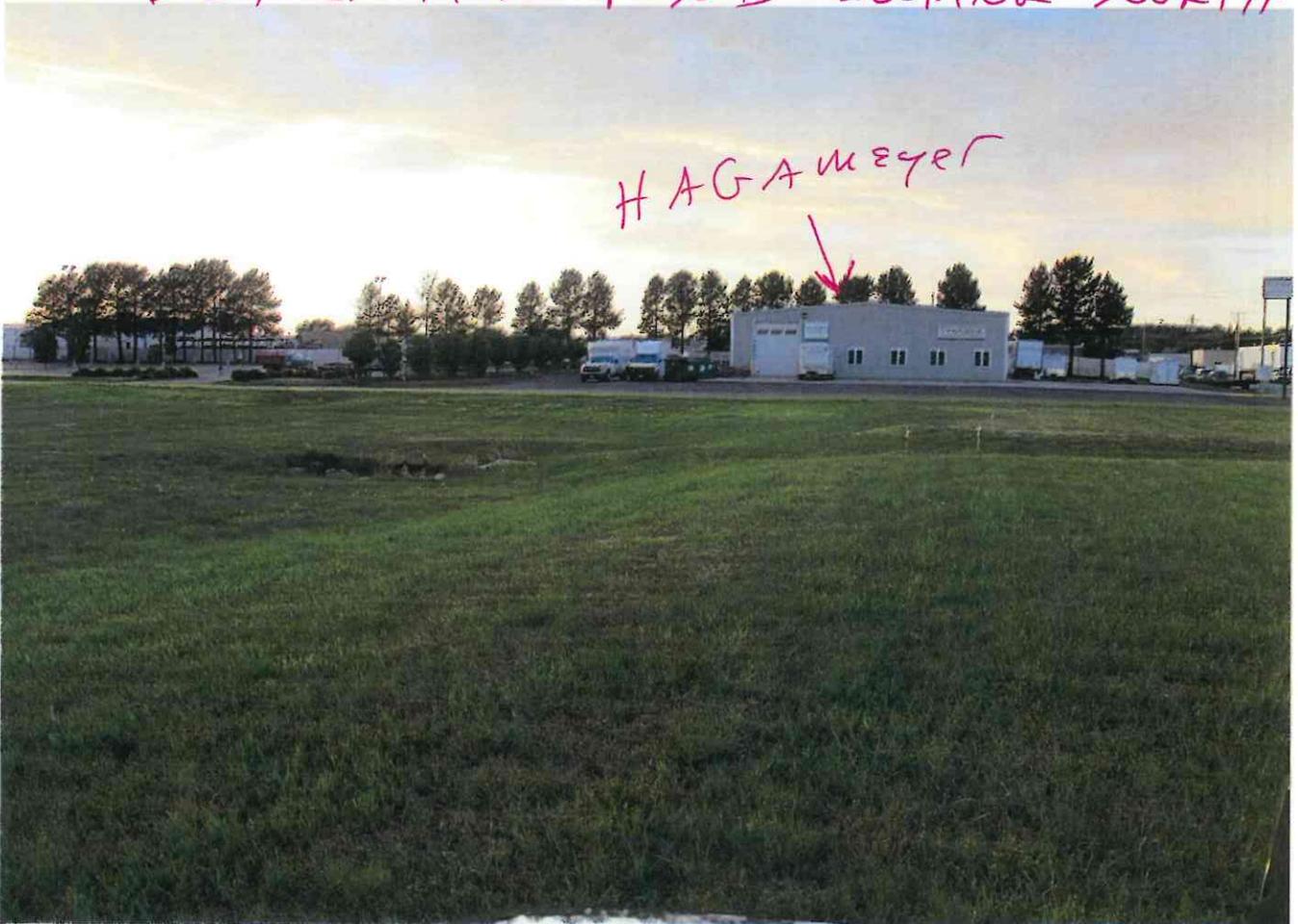
WEST SIDE - Property to Scouts of 4205 2nd



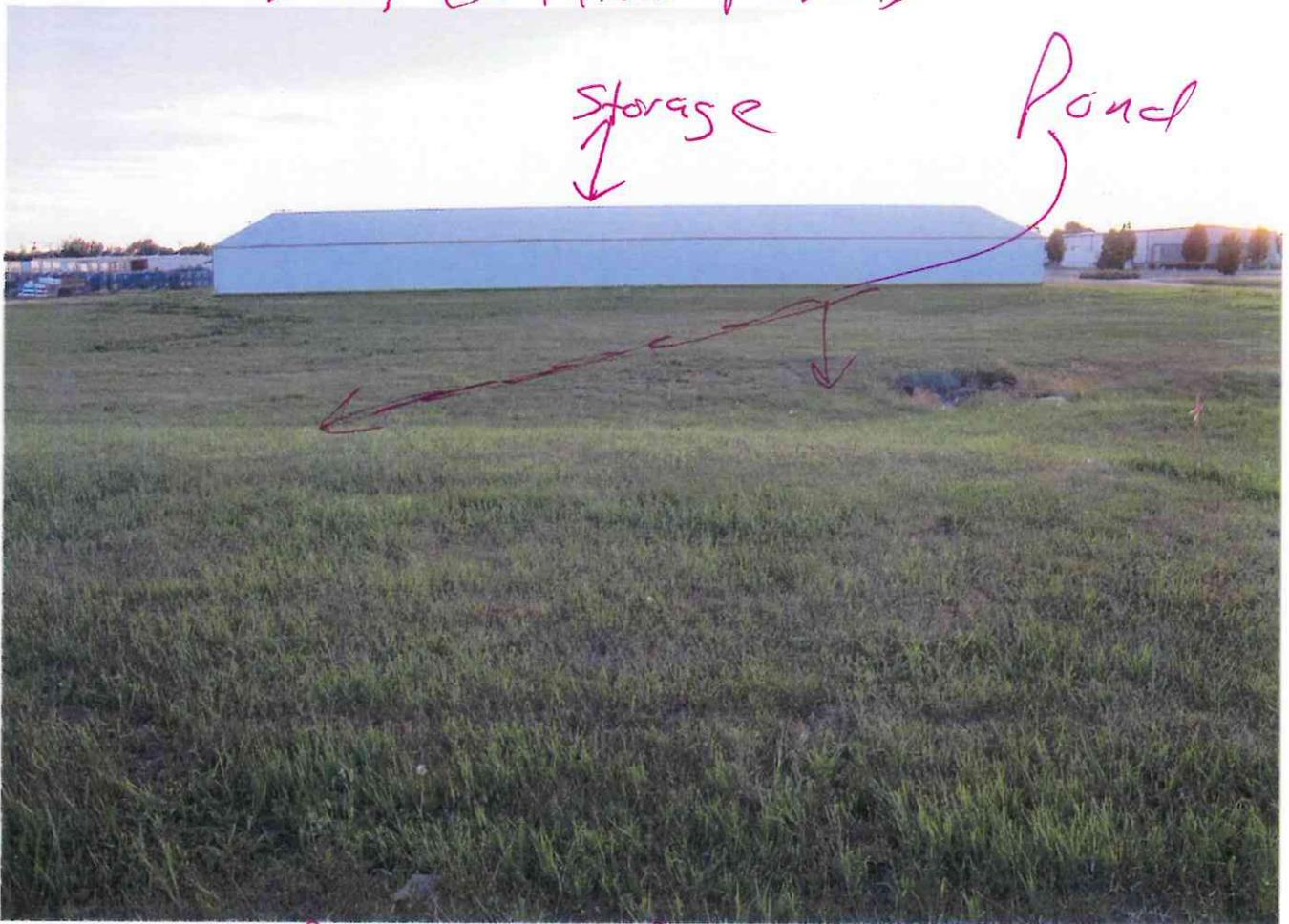
WEST SIDE LOOKING NORTH



DETENTION POND LOOKING NORTH



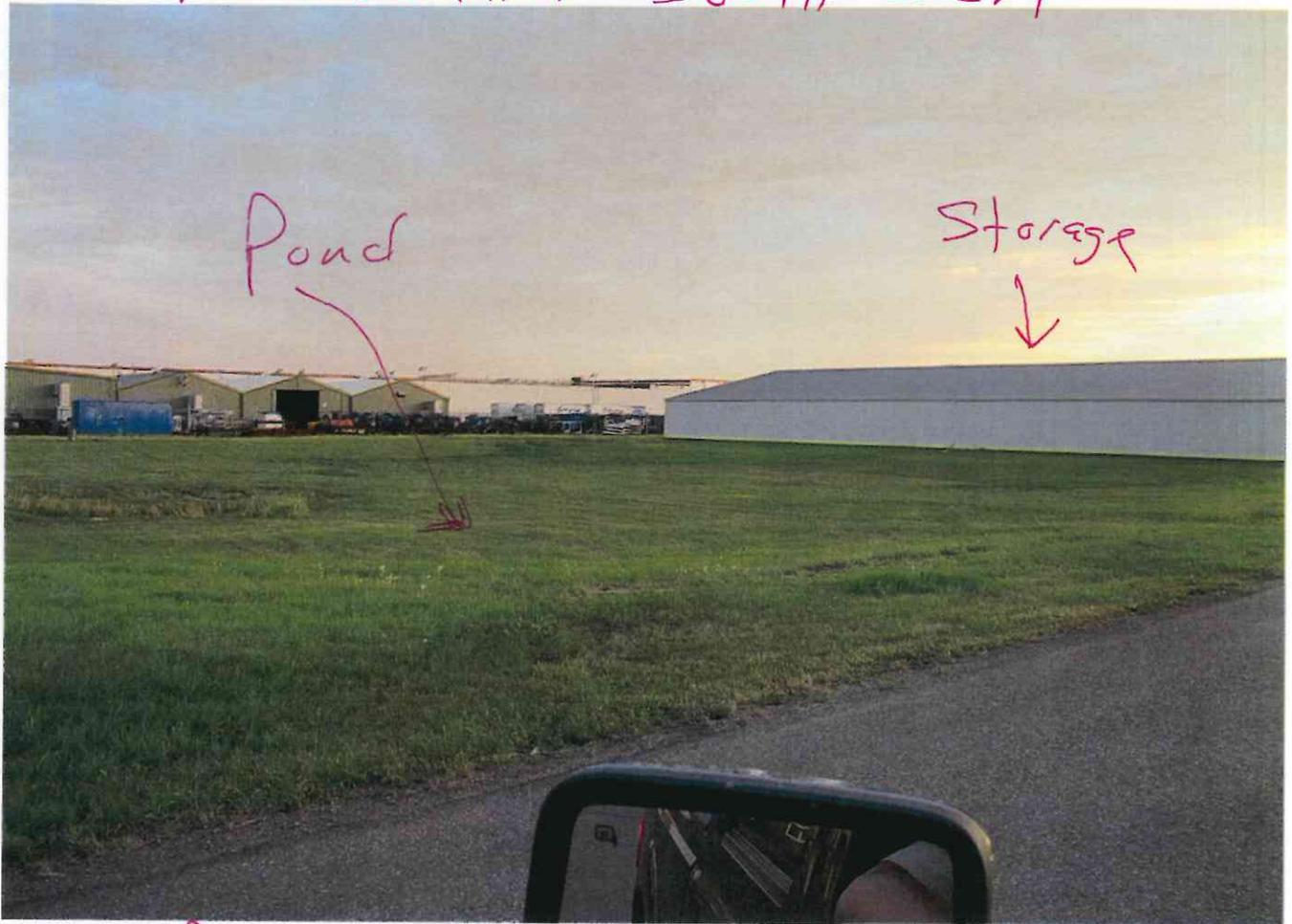
RETENTION POND



Property & Pond LOOKING SOUTH



POND LOOKING SOUTH WEST



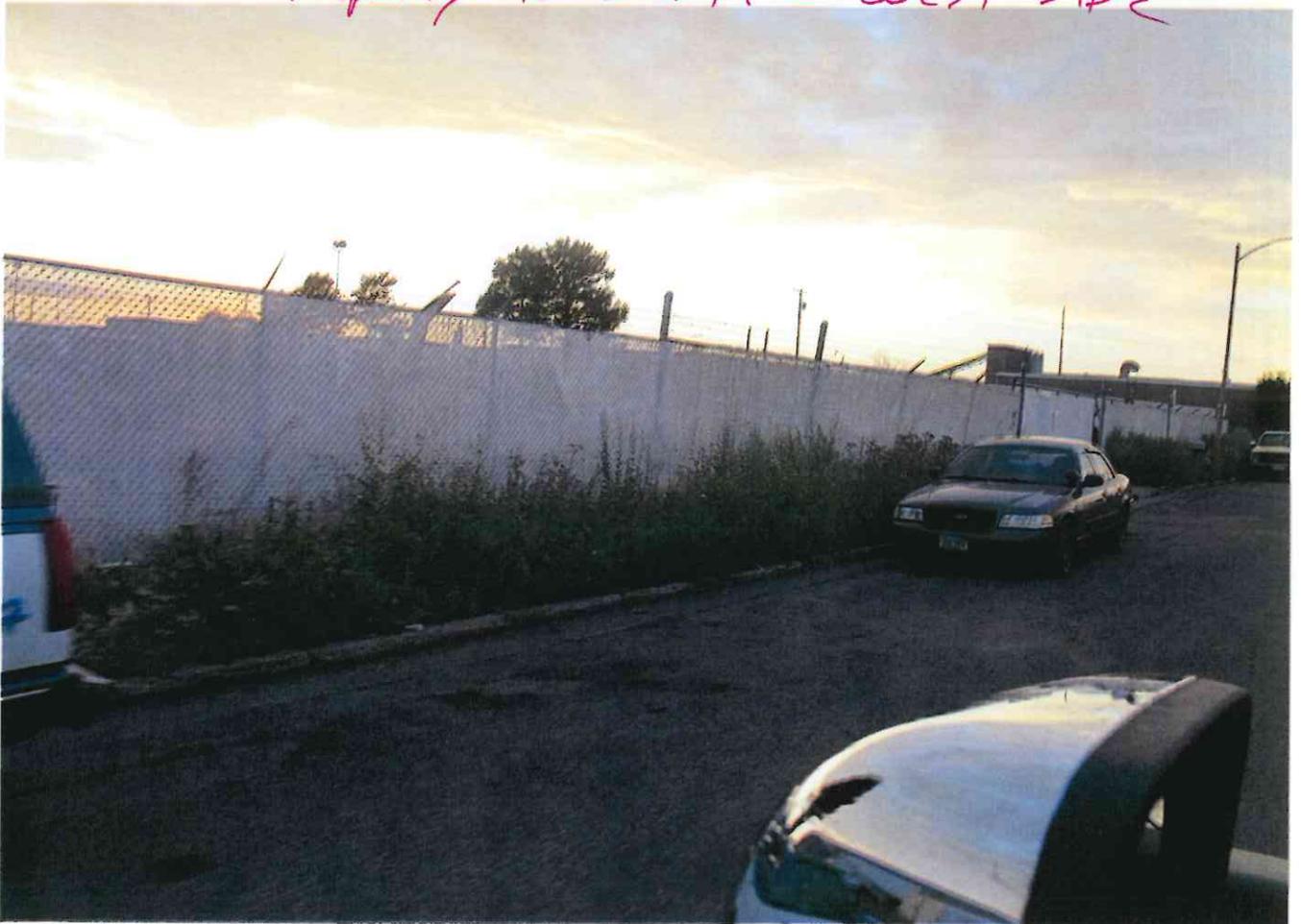
Property to North - West Side



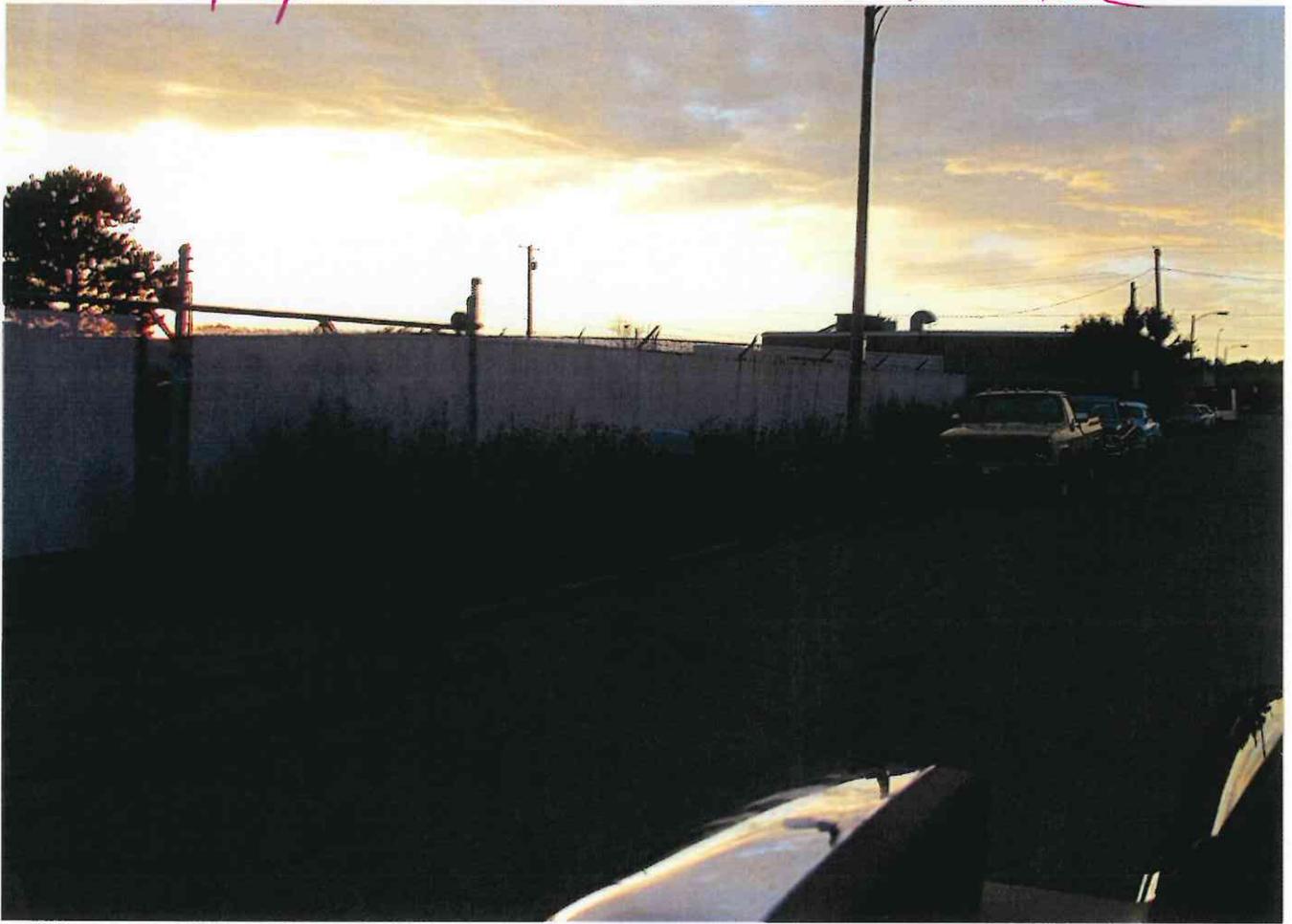
Property to North WEST SIDE



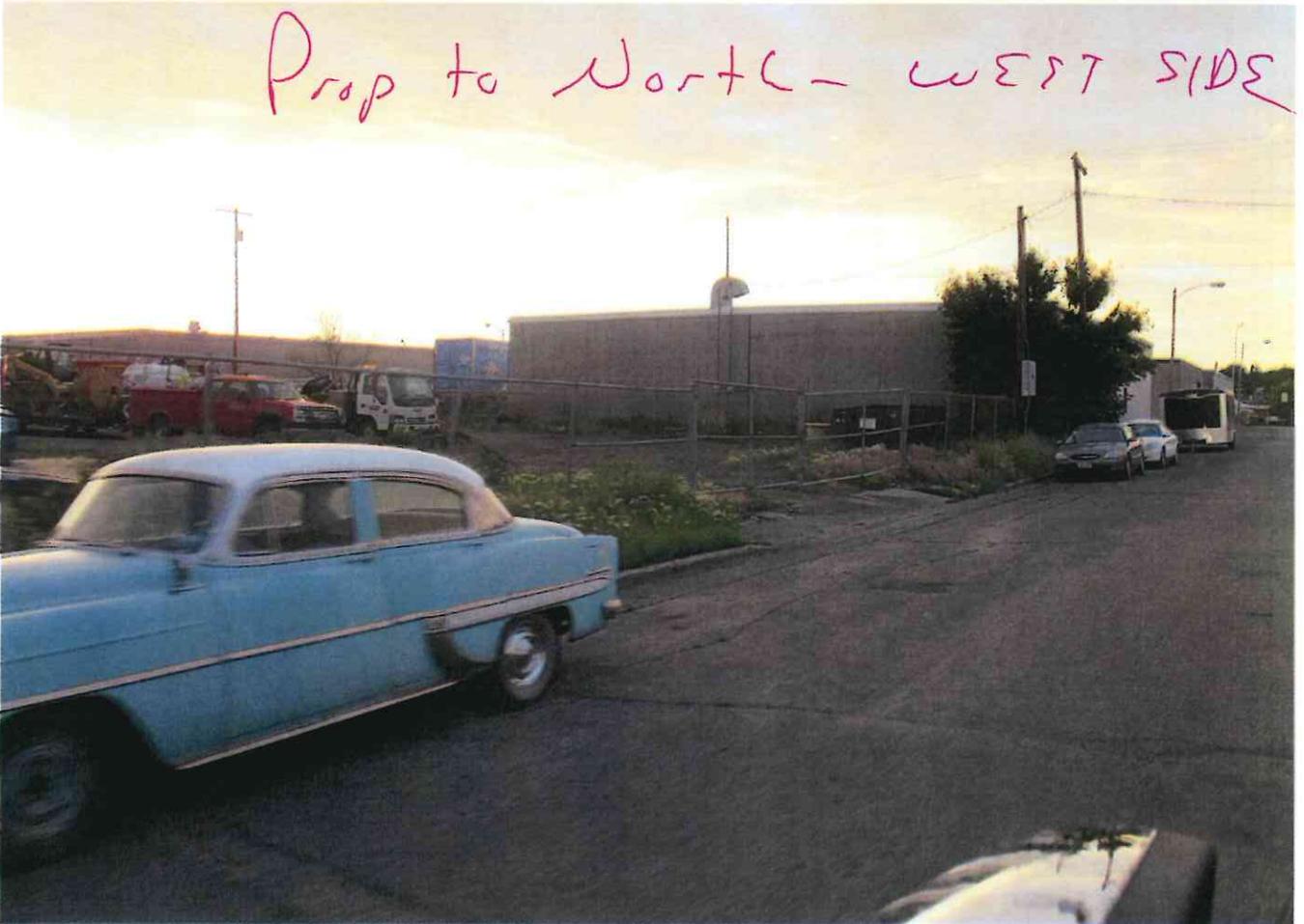
Property to North - WEST SIDE



Prop to North - WEST SIDE



Prop to North - WEST SIDE



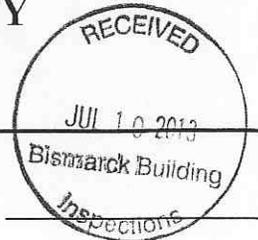
RECEIVED

JUL 15 2013

CITY OF BISMARCK
BUILDING DIVISION
221 N 5TH ST
BISMARCK, ND 58506-5503
PH (701) 355-1465

Bismarck

CITY OF BISMARCK / ETA & BURLEIGH COUNTY



RECEIVED DATE:

CONTACT INFORMATION:

- 1. Name: MICHAEL SEIFERT
- 2. Phone Number: +1 701 400 9712
- 3. Property Address: 420 / 430 S. 22nd ST.
- 4. Location of Property: City of Bismarck ETA Burleigh County

5 Reason for variance Permanent Pond to west there fore
set back is really not needed, respectfully sa.d.
(Eliminat 10' Setback) Reduce required 10' SB + 0' feet. *near pond.* Thanks.

6. In the space below, please draw your lot, all existing buildings located on your lot and the proposed structure. Include dimensions of buildings, distance between buildings and your property lines.



7. Your application has been reviewed. It has been:

Approved

Denied

Reviewed By:

[Signature]

Date:

7-10-13

8. Reason for denial:

10' setback is required

Please make the corrections and resubmit the application

Please note that an application for a permit is deemed to be abandoned 180 days after the date of filing, unless the application has been pursued in good faith or a permit has been issued. Therefore, supply us with the required plans at your earliest convenience.