

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: May 4, 2017
Development Services Building – Bob Clear Conference Room

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 17-701-00003 – Property located at 3200 Fort Henry Drive, Control Map 77H, Group C, Parcel 002.10 requests a variance to reduce the degree of nonconformance of an existing wall sign scheme for the existing business on the property to Sec 114-531(b). The current total amount of wall signage is 578.04 square feet. The proposed amount of wall signage is 541.5 square feet. The property is zoned B-4P, Planned Business District.

INTERESTED PARTIES:

Owner: Brian Lorenz
7007 Discovery Blvd.
Dublin, OH 43017
(614) 726-0999

Representative: Brian Lorenz

Case: 17-701-00004 – Property located at 750 Lynn Garden Drive, Control Map 045D, Group H, Parcel 014.00 requests a 3.85 square foot wall sign variance to Sec 114-533(9)c . The property is zoned B-4P, Planned Business District.

INTERESTED PARTIES:

Owner: Ben Dariano
7007 Discovery Blvd.
Dublin, OH 43017
(614) 634-7219

Representative: Ben Dariano

BUSINESS:

Approval of the April 6, 2017 driving tour and regular meeting minutes.

Stating for public record, the next application deadline is May 15, 2017 at noon, and meeting date (Thursday, June 1, 2017).

Staff Reports: none

ADJUDICATION OF CASES:

ADJOURNMENT:

MEMORANDUM

TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: April 24, 2017

RE: 3200 Fort Henry Drive

The Board is asked to consider the following request:

Case: 17-701-00003 – Property located at 3200 Fort Henry Drive, Control Map 77H, Group C, Parcel 002.10 requests a variance to reduce the degree of nonconformance of an existing wall sign scheme for the existing business on the property to Sec 114-531(b). The current total amount of wall signage is 578.04 square feet. The proposed amount of wall signage is 541.5 square feet. The property is zoned B-4P, Planned Business District.

No planning record of a wall sign variance for this site can be found. The Building Dept possesses 3 separate wall sign permits for the site as described below (please note that the below information was taken from the sign permit notes from our Building Dept):

1. a permit from 1994 that says 803' Wall/ 150' Pole per BZA. No case # listed.
2. In 2006 they were issued a wall sign permit for 747', plus a free-standing sign for 28'.
3. In 2011 they were issued one permit for 578', it says for a pylon and wall signage, but doesn't specify how much where.



KINGSFORT

RIVERBEND PARK

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, May 4, 2017 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 17-701-00003 – Property located at 3200 Fort Henry Drive, Control Map 77H, Group C, Parcel 002.10 requests a variance to reduce the degree of nonconformance of an existing wall sign scheme for the existing business on the property to Sec 114-531(b). The current total amount of wall signage is 578.04 square feet. The proposed amount of wall signage is 541.5 square feet. The property is zoned B-4P, Planned Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
PIT: 4/25/17

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name LORENZ First BRIAN M.I. C Date 4/11/17
Street Address 7007 DISCOVERY BLVD Apartment/Unit #
City DUBLIN State OH ZIP 43017
Phone 614-726-0999 E-mail Address brian.lorenz@wdpartners.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 077H Group: C Parcel: 002 Lot: 2R
Street Address 3200 FORT HENRY DRIVE Apartment/Unit #
Current Zone B-4P Proposed Zone B-4P
Current Use RETAIL Proposed Use RETAIL NO CHANGES

REPRESENTATIVE INFORMATION:

Last Name SAME AS APPLICANT First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

SIGN VARIANCE REQUEST TO ALLOW ADDITIONAL WALL SIGNS (2). TOTAL WALL SQUARE FOOTAGE WILL BE REDUCED FROM 578.04 TO 541.50. SEE ATTACHED NARRATIVE

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Handwritten Signature] Date: 4/11/17
Signed before me on this 11th day of April, 2017
a notary public for the State of Ohio
County of Madison

Notary Bertha J. Yutz
My Commission Expires May 4/2019



Bertha F Yutz
Notary Public, State of Ohio
My Commission Expires 05-04-2019



April 11, 2017

City Kingston Planning and Zoning
Attn: Nathan Woods
201 West Market Street; Second Floor
Kingsport, Tennessee 37660

Re: Walmart Variance Request for Signage Square footage

Dear Mr. Woods:

The existing Walmart located at 3200 Fort Henry Drive is requesting Variance approval from the City of Kingston Zoning Board of Appeals for additional signage square footage. The cause for this request is to allow the Grocery Pick Up offering to the store. The total square footage of the existing store is approximately 578.04 SF. The majority of the existing signs will be replaced, design is like for like with some signage growing slightly in size due to some wording changes and new signage for the customer pick-up area. Two additional wall signs are requested; however the overall square footage will be reduced for a new total of 541.50 SF. This is the minimum necessity for appropriate signage for the store.

The existing vs. proposed sign matrix can be shown on page 3 of the rendering packet.

Please let me know if there are any questions or concerns by calling me directly at 614.726.0999.

Thank you,

A handwritten signature in black ink, appearing to read 'Brian Lorenz', written over a horizontal line.

Brian Lorenz, AICP, LEED AP
WD Partners
Director, Planning & Permitting



Existing



Existing Front Elevation



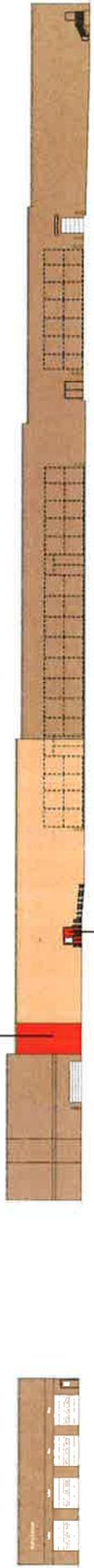
Existing Auto Center Elevation

Existing Right Elevation

EXISTING SIGNAGE SCHEDULE				NEW SIGNAGE SCHEDULE			
MAIN BUILDING SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	
FRONT SIGNAGE							
Walmart	1	LED	WHITE	5'-6"	298.00 SF	298.00 SF	
• (Spark)	1	LED	YELLOW	8'-0"	28.17 SF	28.17 SF	
Market	1	N/A	WHITE	7'-0"	97.66 SF	97.66 SF	
& Pharmacy	1	N/A	WHITE	7'-0"	97.66 SF	97.66 SF	
Outdoor Living	1	N/A	WHITE	7'-0"	97.66 SF	97.66 SF	
← Auto Center	1	N/A	WHITE	7'-0"	97.66 SF	97.66 SF	
TOTAL FRONT SIGNAGE							
						535.55 SF	512.73 SF
AUTO CENTER SIGNAGE							
Auto Center	1	N/A	WHITE	12'-0"	31.47 SF	31.47 SF	
Tire	2	N/A	WHITE	1'-0"	2.38 SF	4.76 SF	
Lube	2	N/A	WHITE	1'-0"	3.13 SF	6.26 SF	
TOTAL AUTO CENTER SIGNAGE							
						42.49 SF	28.77 SF
EXISTING TOTAL BUILDING SIGNAGE							
						578.04 SF	541.50 SF



Proposed Front Elevation



Proposed Auto Center Elevation

Proposed Right Elevation

P126U SW 6880 Krescoat Orange (Irethane)
 P83 SW 6002 Cable Brown
 P124 SW 7718 Madhwalak
 P94 SW 7694 Exterior Domestic Camel

* Unless noted otherwise, existing paint colors to remain.

Confidential

MEMORANDUM

TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: April 24, 2017

RE: 750 Lynn Garden Drive

The Board is asked to consider the following request:

Case: 17-701-00004 – Property located at 750 Lynn Garden Drive, Control Map 045D, Group H, Parcel 014.00 requests a 3.85 square foot wall sign variance to Sec 114-533(9)c . The property is zoned B-4P, Planned Business District.



REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, May 4, 2017 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

Case: 17-701-00004 – Property located at 750 Lynn Garden Drive, Control Map 045D, Group H, Parcel 014.00 requests a 3.85 square foot wall sign variance to Sec 114-533(9)c . The property is zoned B-4P, Planned Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 4/25/17

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Dariano First Ben M.I. _____ Date 4/13/17
Street Address 7007 Discovery Blvd. Apartment/Unit # _____
City Dublin State OH ZIP 43017
Phone 614-634-7219 E-mail Address ben.dariano@wdpartners.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 045D Group: H Parcel: 014.00 Lot: _____
Street Address 750 Lynn Garden Dr. Apartment/Unit # _____
Current Zone _____ Proposed Zone _____
Current Use Retail Proposed Use Retail- no change

REPRESENTATIVE INFORMATION:

Last Name Same as applicant First _____ M.I. _____ Date _____
Street Address _____ Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

A sign variance is requested to allow two (2) additional wall signs. Total wall square footage will be increased from 299.77 SQFT to 303.85 SQFT. Please see attached narrative.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Ben Dariano

Date: 4/13/17

Signed before me on this 13th day of April, 2017
a notary public for the State of Ohio
County of Franklin
Notary Miranda Triplett
My Commission Expires 9/16/18



Miranda E. Triplett
Notary Public, State of Ohio
My Commission Expires 9/16/2018



April 13, 2017

City Kingston Planning and Zoning
Attn: Nathan Woods
201 West Market Street; Second Floor
Kingsport, Tennessee 37660

Re: Walmart Variance Request for overall sign area

Dear Mr. Woods:

The existing Walmart located at 750 Lynn Garden Dr. requires a Variance approval from the City of Kingston's Zoning Board of Appeals for proposed additional signage square footage. The proposed sign is to advertise the Grocery Pick Up offering at the store. The total square footage of signage at the existing store is 299.77 SF. The existing Pharmacy Drive-Thru sign will be removed for the installation of the proposed Pickup Spark sign to help offset the additional square footage. The net increase to the overall square footage will be increased for a new total of 303.85 SF. This is the minimum necessity for appropriate signage for the store.

For your reference an existing vs. proposed sign matrix has been provided on page 3 of the rendering packet, showing how we calculate the new net increase.

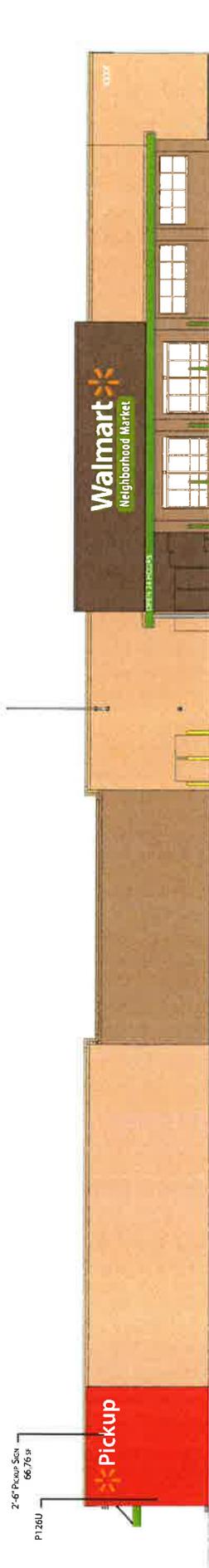
Please let me know if you have any questions or if you need any additional information to review our application; I can be reached directly at 614-634-7219 or ben.dariano@wdpartners.com.

Thank you,

A handwritten signature in black ink that reads 'Ben Dariano'.

Ben Dariano
WD Partners





Proposed Front Elevation



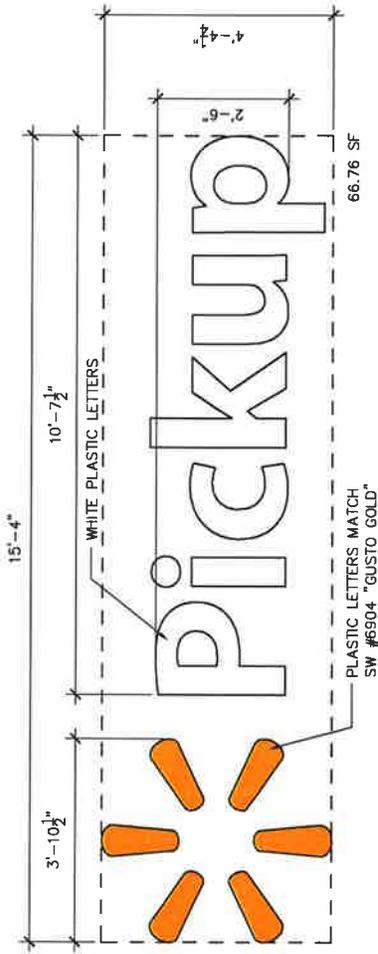
Proposed Left Elevation

- P126U SW 6885 Knockout Orange (Irethane)
- P92 SW 6082 Cobble Brown
- P124 SW 7718 Meadowlark
- P94 SW 7694 Exterior Dromedary Camel

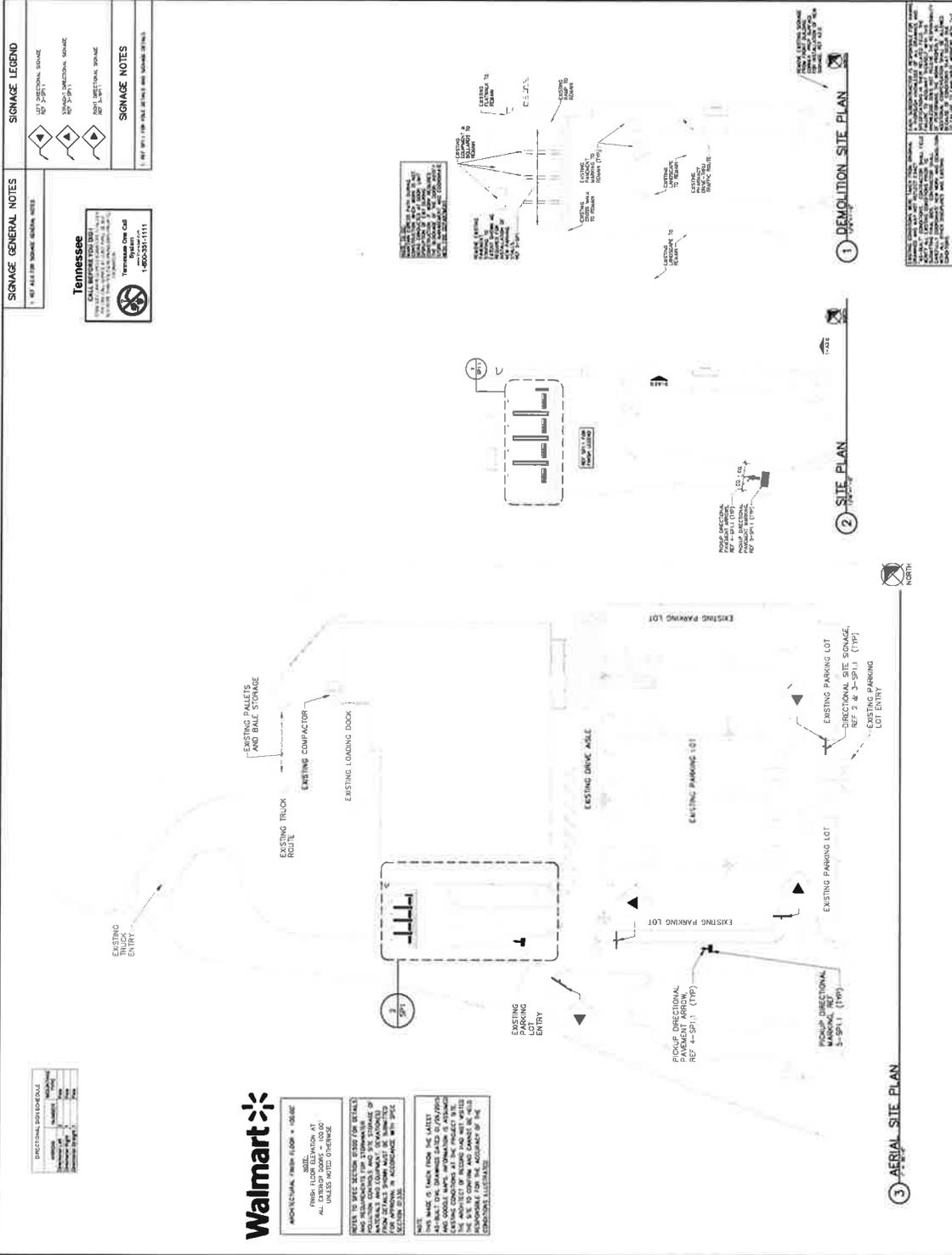
* Unless noted otherwise, existing paint colors and signage to remain.



Design Presentation Only - Not For Construction



EXISTING SIGNAGE SCHEDULE							NEW SIGNAGE SCHEDULE						
MAIN BUILDING SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	MAIN BUILDING SIGNAGE	NEW/ETR	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE													
Walmart	1	LED	WHITE	3'-6"			Walmart	ETR	1	LED	WHITE	3'-6"	
Neighborhood Market	1	LED	GREEN	2'-10 3/4"			Neighborhood Market	ETR	1	LED	GREEN	2'-10 3/4"	188.30 SF
* (Spark)	1	LED	YELLOW	2'-10 3/4"	188.30 SF	188.30 SF	* (Spark)	ETR	1	N/A	YELLOW	2'-10 3/4"	188.30 SF
OPEN 24 HOURS	1	N/A	WHITE	11 1/2"	8.89 SF	8.89 SF	OPEN 24 HOURS	ETR	1	N/A	WHITE	11 1/2"	8.89 SF
< Pharmacy Drive-Thru	1	N/A	WHITE	2'-0"	62.68 SF	62.68 SF	Pickup	NEW	1	LED	WHITE	2'-6"	66.76 SF
TOTAL FRONT SIGNAGE						259.87 SF	TOTAL FRONT SIGNAGE						263.95 SF
SIDE SIGNAGE													
Pharmacy Drive-Thru	1	N/A	WHITE	1'-6"	39.90 SF	39.90 SF	Pharmacy Drive-Thru	ETR	1	N/A	WHITE	1'-6"	39.90 SF
EXISTING TOTAL BUILDING SIGNAGE						299.77 SF	NEW TOTAL BUILDING SIGNAGE						303.85 SF



SIGNAGE GENERAL NOTES

1. SEE ALL SIGN GENERAL NOTES SHEETS.

SIGNAGE LEGEND

	1. WEST DIRECTIONAL SIGNAGE
	2. EAST DIRECTIONAL SIGNAGE
	3. SOUTH DIRECTIONAL SIGNAGE
	4. NORTH DIRECTIONAL SIGNAGE

SIGNAGE NOTES

1. SEE SIGN GENERAL NOTES SHEETS.

Tennessee

CALL BEFORE YOU DIG!

800-4-A-DAWN

1-800-337-1111

FOR A LIST OF TOLL FREE NUMBERS, VISIT: www.8004adawn.com

Walmart

ARCHITECTURAL FLOOR PLAN - 03/06/17

DATE: 03/06/17

PROJECT: WAREHOUSE RENOVATION

SCALE: AS SHOWN

ALL DIMENSIONS IN FEET - UNLESS NOTED OTHERWISE

NOTES:

1. THIS DRAWING IS BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND GOOGLE MAPS INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION AND CHARACTERISTICS OF ALL UTILITIES AND OBSTACLES ON THE SITE TO BE CONSTRUCTED AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ENTER TO SEE SECTION 03050 FOR DETAILS AND REQUIREMENTS FOR EXTERIOR MATERIALS AND FINISHES. CONTACT THE ARCHITECT FOR APPROVAL OF MATERIALS AND FINISHES.

NOTE:

1. THIS DRAWING IS BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND GOOGLE MAPS INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION AND CHARACTERISTICS OF ALL UTILITIES AND OBSTACLES ON THE SITE TO BE CONSTRUCTED AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1. DEMOLITION SITE PLAN

2. SITE PLAN

3. AERIAL SITE PLAN

**MINUTES OF THE DRIVING TOUR OF THE
KINGSPORT BOARD OF ZONING APPEALS (BZA)**

April 6, 2017

10:30 a.m.

Members Present:

Bill Sumner
Ashok Gala

Members Absent:

Leland Leonard
Frank Oglesby
Bob Winstead, Jr.

Staff Present:

Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a driving tour of the property located at 2612 Hawaii St., 1436 Carolina Ave., and property at the terminus of Enterprise Pl. No official action was taken.

The driving tour concluded at 11:35 a.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

April 6, 2017, Regular Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Frank Oglesby, Vice Chairman
Bill Sumner
Ashok Gala

Members Absent

Leland Leonard, Chairman
Bob Winstead, Jr.

Staff Present:

Ken Weems, AICP
Page Jeffers

Visitors:

Jacob Grieb
Jackie Hicks
Kevin Crawford
KD Moore
Jessica Lambert
Mark Winger

Vice Chairman Oglesby called the meeting to order.

Vice Chairman Oglesby explained the meeting procedures.

Ms. Page Jeffers conducted the swearing in ceremony for those wishing to speak during the regular meeting. Jacob Grieb, Jackie Hicks, and Mark Winger were sworn in.

Public Hearing:

Case: 17-701-00001 – Property located at 1436 Carolina Avenue, Control Map 61F, Group F, Parcel 028.00 requests a 7.7' front yard variance to to Sec 114-183(e)1(c) in order to construct a covered handicap ramp. The property is zoned R-1B, Residential District.

Mr. Mark Winger presented the case to the Board. Mr. Winger described the need to cover a new deck that is being built on the front of the home. Mr. Winger stated that the resident of the home needs the covered deck so that the associated handicap ramp will be protected from the weather. Mr. Winger stated that the resident is an elderly World War II veteran in need of the handicap elements that Mr. Winger is supplying to both the outside and inside of the home. Mr. Winger noted that there are a few adjacent structures that have similar features.

Vice Chairman Oglesby, seeing no one wishing to speak, closed the public hearing.

Case: 17-701-00002 – Property located at 2612 Hawaii Street, Control Map 91A, Group C, Parcel 010.00 requests the reestablishment of a nonconforming use as an accessory structure. The property is zoned R-1B, Residential District.

Ms. Jackie Hicks presented the case to the Board. Ms. Hicks stated that she and her husband live at 2612 Hawaii St. Ms. Hicks stated that her husband suffers from ALS and that Paralyzed Veterans of America has agreed to provide financial support for both a handicap van and a new double wide home to be located on her property. Ms. Hicks further stated that she is seeking classification of her current home as an accessory structure so that the new double wide can be located on the lot. Ms. Hicks explained to the Board that the structure on the property used to be a garage apartment that served a single family home that used to be located where Pizza Plus is currently located. Mr. Weems stated that staff had received 3 calls from adjacent property owners and that all calls were supportive of the request.

Vice Chairman Oglesby, seeing no one wishing to speak, closed the public hearing.

Case: 17-701-00003 – Property located off Indian Trail Drive, Control Map 047P, Group A, Parcel 004.05 requests an 18.2 foot front yard variance necessary to accommodate a new commercial building. The property is zoned B-3, Highway Oriented Business District.

Mr. Jacob Grieb presented the case to the Board. Mr. Grieb stated that the property owner desires to construct a new mental health facility on the property. Further, Mr. Grieb described the close proximity of the proposed construction to an existing adjacent wetlands also located on the property. Mr. Grieb stated that the front yard variance is being made in an effort to construct the new building far enough away from the wetlands so as to not disturb them.

Vice Chairman Oglesby, seeing no one wishing to speak, closed the public hearing.

Next, Vice Chairman Oglesby called for the approval of the February 2, 2017 driving tour and regular meeting minutes. On a motion by Mr. Sumner, seconded by Mr. Gala, the Board approved the February 2, 2017 driving tour minutes. On a motion by Mr. Sumner, seconded by Mr. Gala, the Board approved the February 2, 2017 regular meeting minutes.

The Board stated, for the record, that the next submittal deadline is April 17, 2017 at noon for the May 4, 2017 regular meeting.

Adjudication of Cases:

Case: 17-701-00001 – Property located at 1436 Carolina Avenue, Control Map 61F, Group F, Parcel 028.00.

Bill Sumner stated that similar styles of construction and front yard encroachment in the neighborhood. Mr. Gala noted that this is a reasonable ADA accommodation for the homeowner.

MOTION: made by Mr. Gala, seconded by Mr. Sumner, to grant the 7.7 foot front yard variance as requested.

VOTE: 3-0 to approve the request due to similar home configurations in the area.

PROOF PRESENTED:

1. The specific conditions in detail which are unique to the applicant's land.
Such hardship is not shared generally by other properties in the same zoning

district and the same vicinity. *The existing parcel configuration leave little room to make reasonable accommodation for a handicap person to have safe entrance into the home.*

2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *The strict application of this chapter would deny the owners of a reasonable use of their property.*
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter. *The existing property configuration is not a result of the applicant.*
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood. *The variance will preserve the essential character of the neighborhood by allowing a home with features similar in size and functionality of adjacent homes.*

Case: 17-701-00002 – Property located at 2612 Hawaii Street, Control Map 91A, Group C, Parcel 010.00.

Bill Sumner noted that is a very unusual situation that was impacted by the widening of Sullivan Gardens Parkway in the past. Mr. Gala stated that the existing structure on the property is adequately located to serve as an accessory structure on the property if the reclassification is made.

MOTION: made by Mr. Gala, seconded by Mr. Sumner, to grant the reestablishment of a nonconforming use as an accessory structure.

VOTE: 3-0 to approve the request due to actions beyond the applicant's control that generated the current disposition of structures on the property.

Case: 17-701-00003 – Property located off Indian Trail Drive, Control Map 047P, Group A, Parcel 004.05.

Bill Sumner noted that this case presents a clear hardship. Mr. Gala noted that the proper location of the building is to locate it in a position so as not to disturb the existing wetlands on the same parcel.

MOTION: made by Mr. Sumner, seconded by Mr. Gala, to grant the 13.2 foot front yard variance as proposed.

VOTE: 3-0 to approve the request due to the location of the existing wetlands on the property.

PROOF PRESENTED:

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *The is impacted by existing wetlands on the property that only reside on the same parcel.*

2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *The strict application of this chapter would deny the owners of a reasonable use of their property, and further impact the existing wetlands in a manner other than harmony with nature.*
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter. *The existing property configuration is not a result of the applicant.*
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood. *The variance will preserve the essential character of the neighborhood by new building construction that coexists with the adjacent wetlands.*

With no further business the meeting was adjourned at 12:40 p.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator