



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

Case Description

CUP-23-0239 & VAR-23-3036: Application of Jackson Traylor requesting a conditional use permit and a variance of the parking requirements in order to establish a restaurant serving alcohol on the property located at **912 Bridge Road**.

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.
Thursday, January 11, 2024

WHERE: City Service Center Conference Room
915 Quarrier Street

Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to lori.brannon@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

 Board of Zoning Appeals
Application for Conditional Use Permit

CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: <u>The Secret Garden LLC.</u>	Address: <u>912 Bridge Road</u> <u>Charleston WV 25304</u>
Address: <u>912 Bridge Road Charleston WV</u> <u>25314</u>	Tax Map and Parcel:
Phone: <u>304-881-2219</u>	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant) <u>Jackson Traylor 304-881-2219</u>	Property Owner and Mailing Address: (if other than applicant) <u>MAY and J Enterprises</u> <u>4101 Kanawha Avenue</u> <u>Charleston, WV 25304</u>

IMPORTANT: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a site plan drawn to scale; 2) a list of the owners, with their mailing addresses, of the properties within a 250 foot radius of the property for which the variance is being sought; 3) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information.

The Secret Garden LLC
will be a small tapas restaurant and Martini bar in south
Hills. Providing a cozy soft atmosphere taking reservations
for seating and providing catering services.

Applicable Section(s) of the Zoning Ordinance Section 3-050

Does the proposed use comply with the conditions set forth in the Zoning Ordinance? _____

Please describe any proposed work to be done on the property.

Renovations to the property
include Electrical, Plumbing, and Framing. HVAC - new
ductwork.

If your request for a conditional use permit is granted, how will others in the area be affected? Granting the request will do many things. It will bring jobs to Bridge Road as well as more people all while maintaining clients in South Hills Area. Also it will provide a social gathering area for any lunch activities or dinner activities.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets? NO. I take pride in saying it will better the local economy, increase property value, and has its own parking.

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? _____

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature _____

Date _____

Planning Department Use Only

The following is a list of related cases:

The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:

Application reviewed by:

Action: ☒ Approved ☐ Rejected

If approved, were there any specific conditions or limitations imposed by the BZA?

Planning Official Signature and Title

Date

Security & Operations Plan

Submittal Requirements

Exterior Site Plan indicating the location of the following:

- | | |
|---|--|
| ☒ Entrances/exits | ☒ Exterior lighting |
| ☒ Parking area, if applicable | ☒ Surveillance cameras |

Interior Floor Plan indicating location of the following:

- | | |
|---|--|
| ☒ Bar | ☒ Food service/preparation areas |
| ☒ Fixed seating | ☒ Movable seating |
| ☐ Stage and/or DJ platform | ☐ Dance floor, if applicable |
| ☐ Security personnel | ☐ Interior cameras |

Description of Operations

Please provide a narrative description of the business operations, including the type and frequency of entertainment to be provided.

This Business will be a restaurant and Martini bar with seating for 50 or less by reservation / first come first serve. Tapas menu with a seasonal changing greens menu.

Hours of Operation

10 AM - ~~10 PM~~ 2 AM - Monday to Saturday - Dine in - Bar Close
2 AM - 3 AM Take out / Delivery only
11 AM - 12 AM Sunday

Full meal service should be available during normal meal times, and snacks/appetizers must be available during all other operating hours. Please provide a narrative description of the business's plans for food service. Include as an attachment the menu to be offered, and written agreements with any restaurant, off-site kitchen, or delivery service.

Responsibilities of the Establishment

Please initial after each statement indicating understanding and acknowledgement of responsibilities of the business owner.

Provide an adequate number of management staff, security personnel, and employees to effectively manage the establishment.

JS (initial)

Use reasonable measures to provide a safe and clean environment for guests and employees.

JS (initial)

Maintain both the interior and exterior of the establishment in a safe, well-maintained condition that is inviting to the public.

JS (initial)

Ensure all managers, bartenders, and servers complete the Professional Server Certification Corporation's On-Premises Responsible Serving Course. Copies of staff certification must be kept on site and made available to City staff upon request.

JS (initial)

Security Personnel

Please initial after each statement indicating understanding and acknowledgement of responsibilities of the business owner.

A minimum one of security personnel shall be provided for every 35-50 patrons during any time when entertainment is provided on the premises. It is the responsibility of the establishment to monitor and adjust the number of security personnel provided based on business operations.

JS (initial)

The approximate locations of security personnel must be shown on the floor plan submitted with this application. Security personnel should be stationed in strategic locations throughout the establishment to ensure adequate oversight and management of the entire premises.

JS (initial)

Security staff should be easily identifiable to customers. Apparel clearly identifying security personnel is recommended. Other equipment recommended for security personnel includes flashlight, manual counter, black light, and a communication device.

 (initial)

Security personnel should be stationed at all points of entry into the establishment in order to check IDs, enforce establishment dress codes when applicable, ensure that alcoholic beverages do not enter or leave the establishment, and to deny entry to anyone who has been barred from the establishment or is obviously intoxicated.

 (initial)

Additional security personnel should be positioned strategically around the establishment to monitor the crowd, identify patrons who are becoming unruly or visibly over-intoxicated, and maintain open walkways.

 (initial)

Last Call Process

Last call occurs at least 30 minutes prior to closure.

Entertainment is terminated and house lights are turned up 15 minutes prior to closure.

Customers are asked to leave the business 10 minutes prior to closure.

Security personnel should assist in the dispersal of customers from the premises and prevent loitering in the vicinity of the establishment.

 (initial)

Addressing Customers with Bad Behavior/Over-consumption

In the event that security personnel determines that there is a need to address a customer who is over-intoxicated or behaving badly, the following protocols should be undertaken:

1. Immediately and discreetly explain the rules to the customer and then promptly enforce the rule. If possible and appropriate, separate the customer from any group. It is the responsibility of security personnel to assess the situation to determine if a warning is appropriate prior to taking corrective action.
2. Notify the bar and wait staff that they are not to serve the customer any additional alcoholic beverages. In the event that the customer is observed with an alcoholic beverage, the customer should be asked to leave the premises.

3. If the customer is not violent or aggressive, provide the customer time to collect their belongings and pay any open tabs. If necessary, escort the customer out of the premises. It may be appropriate to allow the customer to close a tab once outside of the establishment.

JS (initial)

Employees are not to serve alcohol to any person who shows signs of being visible intoxicated, nor should any such person be allowed to enter the establishment. If a patron is "cut off" by a staff member, all other staff members are to be notified immediately. If a patron is too impaired to leave safely, the establishment will make reasonable efforts to arrange transportation on his or her behalf.

JS (initial)

Emergency Contact Information

Please list responsible parties to contact in case of emergency. Include name, cell phone number, and email address.

Jackson Traylor 304-881-2219 Pilotjackson19@yahoo.com

 Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: <u>The Secret Garden LLC.</u>	Address: <u>912 Bridge Road</u> <u>Charleston, WV</u>
Address: <u>912 Bridge Road</u> <u>Charleston, WV 25314</u>	Tax Map and Parcel:
Phone:	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant) <u>Mills and J Enterprises</u> <u>Charleston WV 4101 Kanawha Ave</u> <u>25304</u>

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

1. a site plan drawn to scale;
2. a list of the owners, with their mailing addresses, of the properties within a 100 foot radius of the property for which the variance is being sought; and
3. \$125.00 filing fee in the form of cash, personal check or money order made payable to the City of Charleston.

You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions.

THE PLANNING DEPARTMENT WILL NOT ACCEPT INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.**

To open a small cozy restaurant
which will bring jobs and a place people can come to enjoy
a tapas menu and martini bar.

Applicable Section(s) of the Zoning Ordinance _____

Please describe the proposed work to be done on the property. Electrical, Plumbing,

Framing, HVAC - New Duct Work

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if ALL of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected?

Others in the area will be positively affected by bringing jobs, culture, and social gathering.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions which may satisfy this criterion. In comparison with other properties in the vicinity and under the same zoning regulations, what is unusual or different about the subject property?

The property on 912 Bridge Road offers its own parking.

3.) An unnecessary hardship is neither personal nor financial in nature. In this application, an unnecessary hardship is a problem created by some feature of the land which prevents the owner from making reasonable use of the property as permitted by the Zoning Ordinance. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Without a variance, are you deprived of all beneficial use of your land?

Is your situation due to unique circumstances that are not shared by other land in the district?

Would approval of your variance request alter the essential character of the surrounding neighborhood or community?

No. It will provide and donate to the community.

by charitable deeds. Also improving the structure
add to nearby property values as well as the value of
itself.

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed?

Yes. It will promote public health, safety, convenience, morals and general welfare.

Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community?

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

Date

Nov 30, 2023

Planning Department Use Only

The following is a list of related cases:

The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:

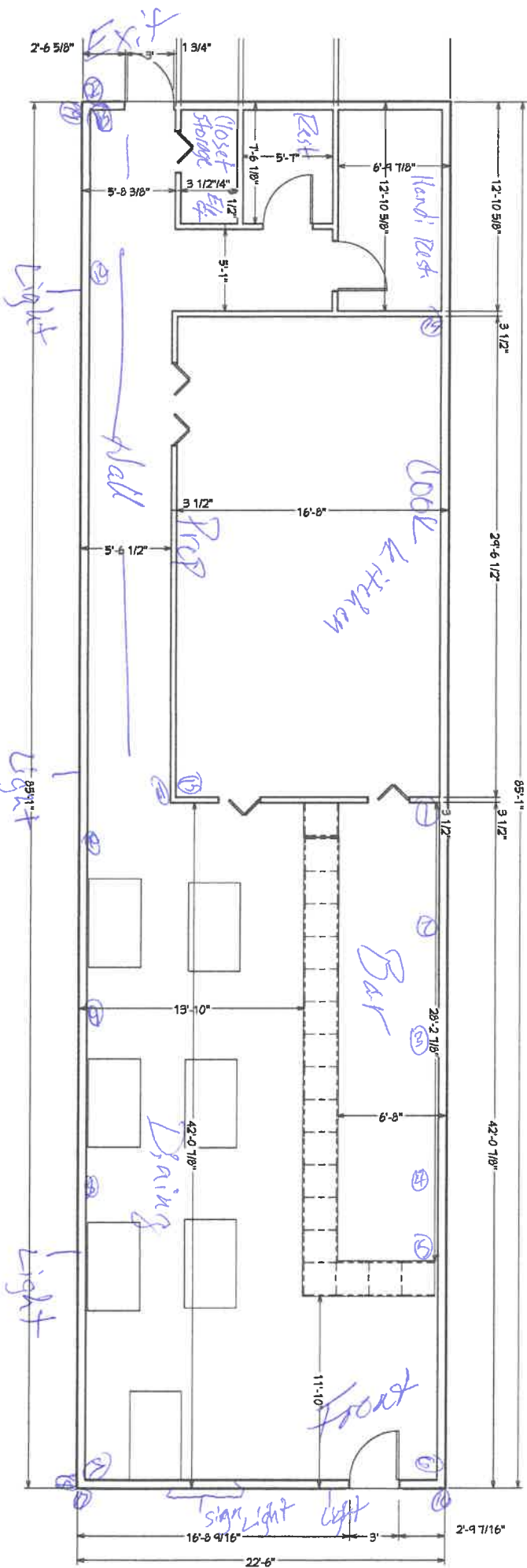
Application reviewed by:

Action: ☐ Approved ☐ Rejected

If approved, were there any specific conditions or limitations imposed by the BZA?

Planning Official Signature and Title

Date



LIVING AREA
1914 SQ. FT.

①-⑭ - cameras
w/ ADT
security

1912.5 total
486.75 kitchen
1425.75 ✓





WEST VIRGINIA

ALCOHOL BEVERAGE CONTROL ADMINISTRATION

FREDRIC L. WOOTON, COMMISSIONER

January 9, 2024

VIA EMAIL

Lori Armstead Brannon
City of Charleston
Planning Department
915 Quarrier Street, Suite 1
Charleston, WV 25301

Re: FOIA Request

Dear Ms. Brannon:

This letter is in response to your FOIA request received by the WVABCA on January 4, 2024.

WVABCA staff have advised me that the person named in your letter, Jackson Traylor, has no pending WVABCA license applications but the WVABCA does have record of this individual in the WVABCA system however that application was withdrawn and a license never issued.

If this individual is applying for a Conditional Use Permit, please direct them to make an application to the WVABCA for a license.

If you need further assistance, please contact me at (304) 356-5501.

Sincerely,

Fredric L. Wooton
Commissioner

CURRY-GOLDMAN PARTNERSHIP
P.O. BOX 271 • CHARLESTON, WEST VIRGINIA 25321
(304) 343-5695

January 4, 2024

Charleston Board of Zoning Appeals
City Service Center Conference Room
915 Quarrier Street
Charleston, WV 25301

Re: CUP-23-0239 & VAR-23-3036
912 Bridge Road, Charleston, West Virginia

Members of the BZA:

I was recently notified of this request because of property I own at 1004-1006 Bridge Road. The only property between the applicant is the busy City of Charleston Fire Station, which answers emergency calls on a 24/7 basis.

The request is to establish a restaurant serving alcohol at 912 Bridge Road, which is adjacent to Petit Jewelry. The Description of Operations states that it is for seating of 50 or less by reservation or first come/first serve basis. The hours are from 10:00 am-2:00 am, Monday through Saturday, and 11:00 am-12:00 am on Sunday.

The attached photograph shows 5 parking spaces to serve both the jewelry store and proposed restaurant/bar. Parking is already stressed in the area due to the large number of retailers. The statement in the application stated this would improve property values of nearby property is not consistent with property valuation since this number of patrons and the staff required to service them would take away from existing parking.

Recently, Walgreen's has installed multiple signs stating 30 minute limits for Walgreen's customers because of the parking shortage.

The Petit Jewelry Company has been a valued asset to this community for a number of years and we have always supported their endeavors. We need more retailers like this.

Charleston Board of Zoning Appeals
January 4, 2024
Page Two

The restaurants/bars in the area have a limited number of hours (usually after 5:00 pm) compared to this proposal and in no way would it promote the public health, safety, convenience, morals, and general welfare as indicated in Paragraph 4 of the application.

The current restaurants/bars have shown a responsible business atmosphere and are open primarily of the evening, which is not a detriment to the existing shopkeepers. A retail establishment would be consistent with the neighborhood, but not a restaurant/bar, which would have hours from 10:00 am-2:00 am (carryout), as evidenced in the request.

For these reasons, I would oppose the request.

Sincerely yours,

CURRY-GOLDMAN PARTNERSHIP

A handwritten signature in black ink, appearing to be "JG" or "Jay Goldman", written in a cursive style.

Jay Goldman, Partner

JG:csm
Attachment (Application)

Brannon, Lori

From: Steve <srbluegas@gmail.com>
Sent: Wednesday, January 3, 2024 3:12 PM
To: Brannon, Lori
Subject: Re. Board of zoning 912 Bridge Road

This Email Originated from an outside source: Do not open attachments or links unless you know the content is safe, forward suspicious emails as an attachment to: helpdesk@cityofcharleston.org

Dear Zoning Board

We are concerned about the opening of a new restaurant and bar at this location. Presently, there is not enough parking for our retail merchants. We are constantly having to monitor our parking lot, due to non tenants using it. A new business would only add to this and our lot at night is open to 1010 patrons

If the applicant could show how they will address this issue we would be willing to reconsider.

As a safety measure, with the location being at a site, that could be a challenge to motorist coming up Bridge Road, and in proximity to the fire station, a high volume business would create additional issues

We welcome new businesses, in our city, but with the concerns expressed, we are opposed to this request

Thank you very much

Steven Rubin
Owner Manager South Hills Shopping Center

P.O.Box 6667
Charleston, WV 25362

Brannon, Lori

From: Betty S. Ireland <betty.s.ireland@frontier.com>
Sent: Thursday, January 4, 2024 8:40 AM
To: Brannon, Lori
Subject: Zoning for proposed bar on Bridge Road

This Email Originated from an outside source: Do not open attachments or links unless you know the content is safe, forward suspicious emails as an attachment to: helpdesk@cityofcharleston.org

Dear Lori:

>
> I'm asking if the Chas Board of Zoning Appeals has set a date for the hearing for the proposed bar on Bridge Road next to Pettit Jewelers. I believe the name of the bar is the Calm Garden, and the appeal is signed by Jackson Traynor.
>
> Probably the last thing we need up on the front of South Hills is another bar. There are precious few parking places as it is for all the bars, restaurants and retail establishments there, and adding more traffic after people have visited a bar makes no sense whatsoever.
>
> My husband Sam and I live on Ridgemont Road right around the corner from this proposed bar, and we are both totally against adding this type of establishment there.
>
> Unfortunately, we are out of town the month of January and I can't appear in person at the BZA hearing. However, I wanted to voice an official complaint against the establishment of the new bar on Bridge Road.
>
> Please let me know if you have any questions.

> Sincerely,
> —Betty Ireland
>
>
>
> Betty S. Ireland
> betty.s.ireland@frontier.com
> (304)552-7564
>

Brannon, Lori

From: Randee Beyer <rjobeyer@gmail.com>
Sent: Thursday, January 4, 2024 7:52 PM
To: Brannon, Lori
Subject: Comment on CUP-23-0239 & VAR 23-3036; Property on 912 Bridge Road

This Email Originated from an outside source: Do not open attachments or links unless you know the content is safe, forward suspicious emails as an attachment to: helpdesk@cityofcharleston.org

Ms. Brannon-

Our concern is there is not enough parking for the proposed restaurant. When parking spills over into the neighborhoods of Chestnut Road & Walnut Road it jeopardizes the safety and wellbeing of children & families living there. Additionally, the streets are narrow and street parking in adjacent neighborhoods will impede emergency vehicle passage.

Currently there are multiple establishments serving & selling alcohol within a one block radius of the proposed restaurant. Another restaurant / bar serving or selling alcohol is not needed or wanted.

Thank you,
Jo & Don Beyer
915 Chestnut Rd.
Charleston, WV 25314



Board of Zoning Appeals PUBLIC HEARING NOTICE

Case Description

CUP-23-02409 & VAR-23-3038: Application of Hutch's Wrecker Service LLC requesting a conditional use permit and a variance of the surfacing requirements in order to relocate an automotive wrecker service to the property located at **6600 Chesterfield Avenue**.

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email lori.brannon@cityofcharleston.org or call 304-348-8105.

Hearing Details

WHEN: 8:30 a.m.
Thursday, January 25, 2024

WHERE: City Service Center Conference Room
915 Quarrier Street

Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to lori.brannon@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: JAN 25th

Applicant Information	Property Information
Name: <u>HUTCH'S WRECKER SERVICE, LLC</u>	Address: <u>6600 cheslerfield AVE SE Charleston</u>
Address: <u>PO Box 40 HANDLEY WV 25102</u>	Tax Map and Parcel: <u>Map 71 Parcel 4</u>
Phone: <u>304442 4948</u>	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant) <u>304546 1299 cell</u> <u>JAMES BLACK</u>	Property Owner and Mailing Address: <u>(304) 541-5282</u> (if other than applicant) <u>John & Mary Rozega 6637 Kanawha Ave</u> <u>Rozega Properties Charleston, WV 25304</u>

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301, or by email to planning@cityofcharleston.org. The following items must accompany this application: 1) a site plan drawn to scale; 2) \$125.00 filing fee in the form of a check or money order made payable to City of Charleston; 3) any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. Please describe your variance request. Gravel Storage
yard to be located behind solid 6 foot tall fence

Applicable Section(s) of the Zoning Ordinance _____

Please describe the proposed work to be done on the property. Gravel Area parking
Temp storage. install 6 foot tall security fence

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if **ALL** of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected? No residents or Business in

Immediate Area

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions on a property that may create an unnecessary hardship and prevent reasonable use of the land. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Is your situation due to unique circumstances that are not shared by other land in the district? _____

Remote piece of Property on low volume Road

Without a variance, are you deprived of all beneficial use of your land? yes

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No it will not you will not

See Gravel data to 6 Feet tall Fence

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed? yes, All gravel behind Fence

5.) Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community? Due to the rural nature of property the outcome is fair for us and the community

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature



Date

12/13/23

