

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: March 20, 2024

ITEM: 805 S. 100th Street, Variance of the rear yard setback and development perimeter setback to accommodate a 15 foot deep louvered pergola – Jeff Kafer – VAR-006332-2024

REQUESTED ACTION: Variance of rear yard setback and development perimeter setback.

Applicant's Request: The property owners, Jeffrey Allen Kafer, Trustee of the Jeffrey A Kafer Trust, and Nancy Ann Kafer, Trustee of the Nancy Ann Kafer Trust, request a Variance to reduce the footprint lot yard setback of seven (7) feet and the development perimeter setback of 35 feet to accommodate a fifteen (15) foot deep louvered pergola. The applicant is seeking approval of two variances: a five (5) foot reduction of the development perimeter setback and a six (6) foot reduction of the footprint yard setback. If approved, these variances would allow for an approximately fifteen (15) foot deep pergola structure to be erected over the existing patio, which is approximately fifteen (15) feet deep.

History: The lot was platted in the Courtyards at Kings Landing plat as a footprint lot (sometimes referred to as a postage stamp lot). A development perimeter setback is required for Residential Medium Density zoned developments. Perimeter setbacks are considered “no-build”, with no structures allowed. Additionally, the code allows for outdoor area improvements on a footprint lots to have a patio within one (1) of the footprint property line and any structure that is taller than thirty (30) inches to have a setback of seven (7) feet. In this plat, the development setback overlaps the footprint lot on many of the lots by varying amounts. For the subject lot, the perimeter setback overlaps the footprint lot by approximately six (6) feet, one foot short of the required footprint lot setback.

Staff Review and Comment: Staff notes the following key points of interest:

- **City Code Requirement as Relates to Request:** The zoning of the property in the Courtyards at Kings Landing is Residential Medium Density under the Courtyards at Kings Landing Planned Unit Development and is platted with footprint lots for detached townhome development. A requirement of the medium density zoning is a development perimeter setback of thirty-five (35) feet from the edge of the development. In addition, the provisions of the City Code related to outdoor areas for footprint lots requires a seven (7) foot setback from the property line of the footprint lot for a structure that is taller than thirty (30) inches. This request includes a variance to these two required setbacks to enable the pergola to reach the west end of the patio.
- **For the Board's information:**
 - The zoning ordinance was modified after this development was platted to prevent footprint lots from encroaching into the development perimeter setback because of this very issue of improvements that may meet the footprint lot setback but would encroach into the development perimeter setback.
 - The area outside of the footprint lots in this development is platted as an outlot with the purpose of common property to support functions of the development as a whole, such as private streets and storm water management. The entire outlot acts as storm

water management area and per the storm water management easement and agreement, no structures that impede the flow of storm water can be constructed in the easement area.

- As part of the Preliminary Plat for this development, a detail was provided that showed typical unit types and illustrated how these unit types (including future additions and outdoor areas structures) would fit on the various lot sizes and still maintain the required setbacks. The unit type shown for this lot on the Preliminary Plat was not the unit constructed on the lot. As constructed, the lot can only accommodate a pergola of approximately nine (9) feet deep at the rear of the unit.
- **Variance vs Zoning Exception:** In the fall of 2020, city code was amended to provide an alternative to the variance process (AO-004860-2020). This amendment created the Zoning Exception process specifically for existing residential properties wanting to make improvements. A variance is similar to a zoning exception in that it is a relaxation of the applicable zoning requirement; however, a variance requires the applicant show there is an “unnecessary hardship,” while an applicant must only show there is a “practical difficulty” for a zoning exception request. Specifically defined allowable Zoning Exceptions only apply to existing single-family zoned and developed properties. Relief from zoning regulations for undeveloped single-family lots, as well as requests associated with non-single-family zoned parcels must be considered as a variance. Neither a variance nor a zoning exception is permission to circumvent zoning regulations just because a resident wants an improvement: the necessary findings applicable to each request (variance or zoning exception) must be made in granting the request.

City Council Subcommittee: This item was not presented to the Development and Planning City Council Subcommittee as they do not have authority over variance requests.

Variance Findings: To grant the variance, all of the following findings must be made, or conditions and limitations, as the Board deems necessary, imposed to allow it to make said findings.

1. That the granting of the variance shall not be contrary to the public interest.
2. That without the granting of the variance, and due to special conditions, a strict application of the zoning regulations as they apply to the subject property will result in an unnecessary hardship. An “unnecessary hardship” exists when:
 - a. The subject property cannot yield a reasonable return from any use or improvement permitted by the subject zoning regulations. Failure to yield a reasonable return may only be shown by proof that the owner has been deprived of all beneficial or productive use of the subject property. It is not sufficient to merely show that the value of the land has been depreciated by the regulations or that a zoning variance would permit the owner to increase the value in the subject property;
 - b. The plight of the owner is due to unique circumstances not of the owner's making and not due to the general conditions in the neighborhood; and
 - c. The use or construction to be authorized by the variance will not alter the essential character of the neighborhood.
3. That the spirit of the ordinance shall be observed when the variance is granted; and
4. Substantial justice shall be done as a result of granting the variance.

It is the responsibility of the applicant to prove to the satisfaction of the Board that the above findings can be made. The applicant's findings to grant the variance and staff's findings, are included herein for the Board's consideration in making their decision.

Lead Staff Member: Kara Tragesser

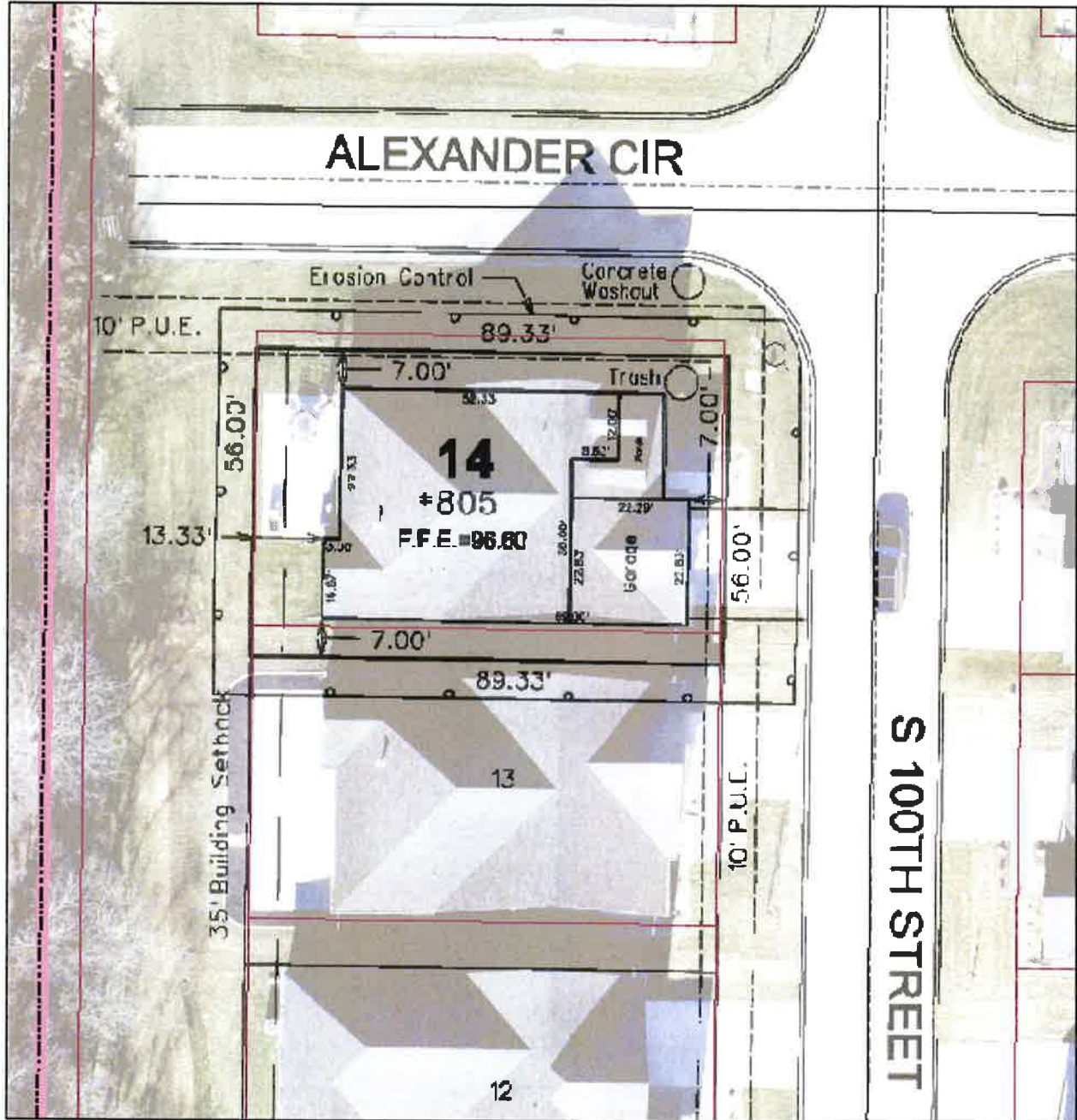
Staff Report Reviews:

<input checked="" type="checkbox"/> Development Coordinator or Director	<input checked="" type="checkbox"/> Legal Department
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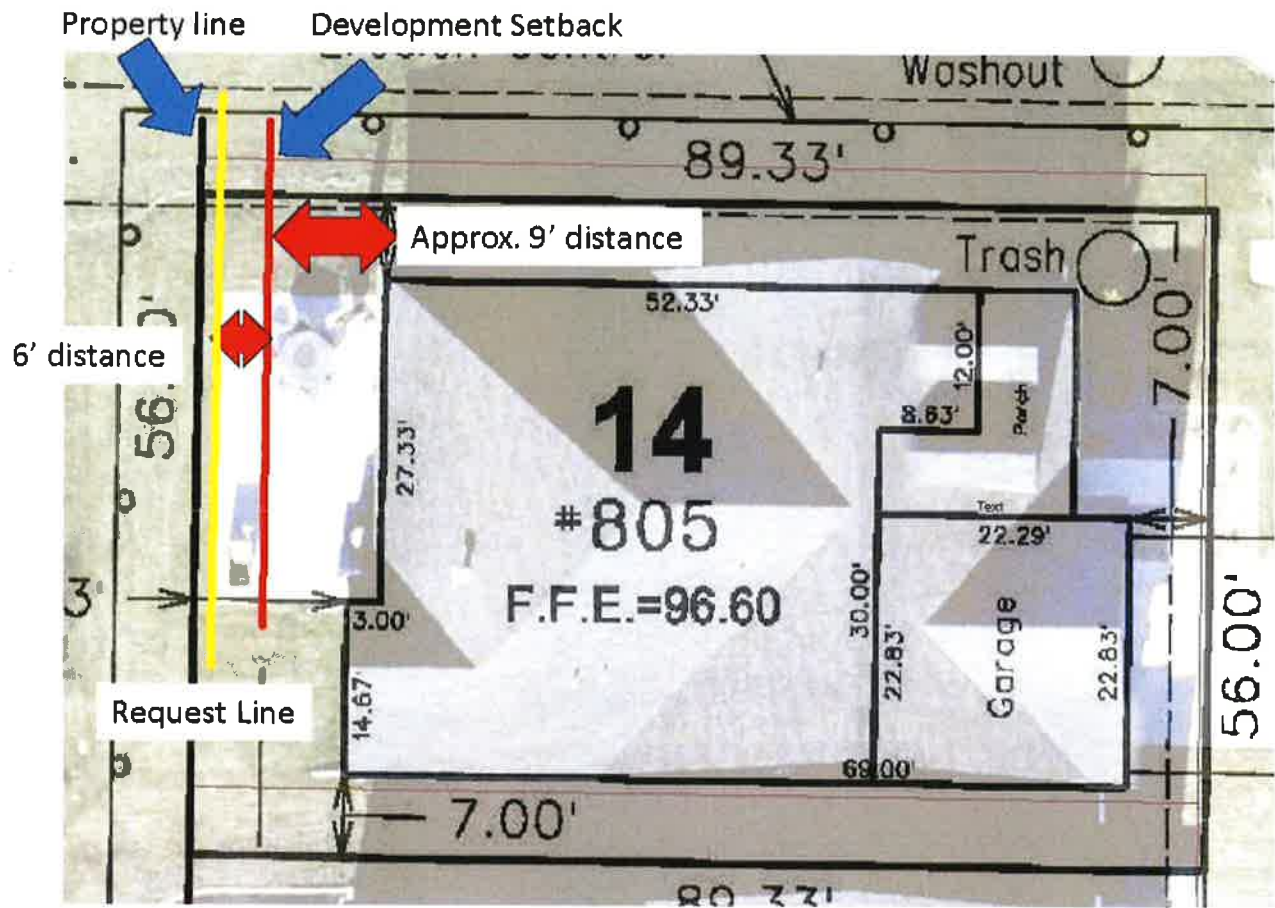
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	March 11, 2024
Date(s) of Mailed Notices	March 6, 2024

Subject Property



Variance Illustration



Applicant's Findings

A variance shall only be granted if all of the following findings are made; or if conditions and limitations, as the Board deems necessary, are imposed to allow it to make said findings. **It shall be the responsibility of the applicant to prove to the satisfaction of the Board that the following findings can be made:**

1. That the granting of the variance shall not be contrary to the public interest:
APPLICANT RESPONSE: *The applicant indicates in their application that no residents/properties are behind the subject property and that the pergola won't extend past the existing patio.*

2. That without the granting of the variance, and due to special conditions, a strict application of the zoning regulations as they apply to the subject property will result in an unnecessary hardship. An "unnecessary hardship" exists when:
 - a. The subject property cannot yield a reasonable return from any use or improvement permitted by the subject zoning regulations. Failure to yield a reasonable return may only be shown by proof that the owner has been deprived of all beneficial or productive use of the subject property. It is not sufficient to merely show that the value of the land has been depreciated by the regulations or that a zoning variance would permit the owner to increase the value in the subject property; and
 - b. The plight of the owner is due to unique circumstances not of the owner's making and not due to the general conditions in the neighborhood; and
 - c. The use or construction to be authorized by the variance will not alter the essential character of the neighborhood.**APPLICANT RESPONSE:** *The applicant notes in the application the pergola should cover the entire patio pad which is approximately 15.5 feet from the house. If the setback line is used, the pergola could only be 9 feet which isn't enough to enjoy the outdoor area.*

3. That the spirit of the ordinance shall be observed when the variance is granted; and
APPLICANT RESPONSE: *The applicant notes in the application that no one lives behind the property, and it won't affect any of the neighbors.*

4. Substantial justice shall be done as a result of the granting of the variance.
APPLICANT RESPONSE: *The applicant notes in the application that by granting this, the outdoor space will be more usable for the homeowner. A pergola was erected over a patio at 9910 Alexander Circle (Staff notes that the house design is different where there is a courtyard along the side of the house. There was no Minor Modification Level 1 development permit submitted, a building permit was submitted and issued. It appears from an aerial view that the pergola followed the building setback requirements, as required and the patio was smaller).*

Staff's Findings

A variance shall only be granted if all of the following findings are made; or if conditions and limitations, as the Board deems necessary, are imposed to allow it to make said findings. **It shall be the responsibility of the applicant to prove to the satisfaction of the Board that the following findings can be made:**

1. That the granting of the variance shall not be contrary to the public interest:
STAFF'S RESPONSE: *Staff finds that the granting of a variance will be contrary to the public interest in that the development setback is considered a 'no-build' area throughout the City where not structures are allowed.*

2. That without the granting of the variance, and due to special conditions, a strict application of the zoning regulations as they apply to the subject property will result in an unnecessary hardship. An "unnecessary hardship" exists when:
 - a. The subject property cannot yield a reasonable return from any use or improvement permitted by the subject zoning regulations. Failure to yield a reasonable return may only be shown by proof that the owner has been deprived of all beneficial or productive use of the subject property. It is not sufficient to merely show that the value of the land has been depreciated by the regulations or that a zoning variance would permit the owner to increase the value in the subject property; and
 - b. The plight of the owner is due to unique circumstances not of the owner's making and not due to the general conditions in the neighborhood; and
 - c. The use or construction to be authorized by the variance will not alter the essential character of the neighborhood.

STAFF'S RESPONSE: *Staff finds that there is no hardship due to unique circumstances. Staff finds that there would be no economic loss to the property due to the reduction in size of a pergola. The property owner is not being treated differently than any other property owner in the area in that the strict application of the setbacks does not prohibit a pergola to be constructed.*

3. That the spirit of the ordinance shall be observed when the variance is granted; and
STAFF'S RESPONSE: *Staff finds that the spirit of the ordinance would be violated if the variance is granted. This property just happens to be at the edge of the development, where other properties in the development, indeed across the City, have rear yard neighbors that would be impacted by a structure that is within approximately 1.5 feet of the rear lot line. Providing relief from the development setbacks in situations similar to this would allow a structure on property that the owner doesn't own. That is not the case for this specific property, however, a consistent adherence to the code is fair to all.*

4. Substantial justice shall be done as a result of the granting of the variance.
STAFF'S RESPONSE: *Staff finds that relief from the development setback and the rear yard set doesn't meet the test of substantial justice being done. The setbacks as they are still allow for a reasonable size pergola to be erected.*

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320,
West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION BOA-24-06

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, (APPROVING / DENYING) THE VARIANCE REQUESTS FOR A THREE FOOT OF THE DEVELOPMENT SETBACK AND A TWO FOOT VARIANCE FOR THE OUTDOOR AREA STRUCTURE FOR THAT PROPERTY LOCATED AT 805 S 100TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners, Jeffrey Allen Kafer, Trustee of the Jeffrey A Kafer Trust, and Nancy Ann Kafer, Trustee of the Nancy Ann Kafer Trust, request approval of a Variance from Title 9, Zoning, Chapter 7 (*Setback and Bulk Density Regulations*), Section (4), Subsection C, of five (5) feet of the required thirty-five (35) feet of the development setback resulting in a thirty (30) foot development setback and a six (6) foot variance of the required seven (7) feet structure setback for the installation of a covered (louvered) pergola on the property located at 805 S. 100th Street and legally described as:

LOT 14 COURTYARDS AT KINGS LANDING, AN OFFICIAL PLAT NOW WITHIN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, on March 20, 2024, the Board of Adjustment held a duly noticed public hearing to consider the application for two Variances (VAR-006332 -2024).

WHEREAS, based upon a review of the submitted variance request, the Board of Adjustment finds (**In Favor of Applicant's Findings, In Favor of Staff Findings, or in Favor of the Board's Findings**) _____ as attached at Exhibit B;

NOW, THEREFORE, the Board Of Adjustment of the City of West Des Moines does resolve that a Variance Request to allow a variance of five (5) feet of the required thirty-five (35) feet development setback resulting in a thirty (30) feet development setback is (**approved / denied**).

NOW, THEREFORE, the Board of Adjustment of the City of West Des Moines does resolve that a Variance Request to allow a variance of six (6) feet of the required seven (7) foot structure setback resulting in a one foot structure setback is (approved / denied).

PASSED AND ADOPTED on March 20, 2024.

Angie Pfannkuch, Chair

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on March 20, 2024, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. None

Exhibit B
Board of Adjustment Findings

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: March 20, 2024

ITEM: 805 S. 100th Street, - Zoning Exception for a Reduction of Setback to accommodate a louvered (covered) pergola – Jeff Kafer – VAR-006332-2024

**REQUESTED ACTION: Zoning Exception for a Reduction in Footprint Lot
Setback**

Applicant's Request: The property owners, Jeffrey Allen Kafer, Trustee of the Jeffrey A Kafer Trust, and Nancy Ann Kafer, Trustee of the Nancy Ann Kafer Trust, are seeking approval of a reduction of the footprint lot setback to accommodate the installation of a louvered pergola. Should the owner's first request of a Variance for the setback be denied, they are requesting consideration of a Zoning Exception for a reduction of the rear yard setback from seven (7) feet to six (6) feet to accommodate the installation of a louvered pergola as a second request.

History: The lot was platted in the Courtyards at Kings Landing plat as a footprint lot (sometimes referred to as a postage stamp lot). The code allows for outdoor area improvements on a footprint lots to have a patio within one (1) of the footprint property line and any structure that is taller than thirty (30) inches to have a setback of seven (7) feet. In this plat, the development setback overlaps the footprint lot on many of the lots by varying amounts. For the subject lot, the perimeter setback overlaps the footprint lot by approximately six (6) feet, one foot short of the required footprint lot setback.

City Council Subcommittee: This item was not presented to the Development and Planning City Council Subcommittee as they do not have authority over variance requests.

Staff Review and Comment: Staff notes the following key points of interest:

- **City Code Requirement as Relates to Request:** City Code, Title 9, Chapter 7, Section 4, under outdoor area provides "...Structures that exceed 30 inches in height such as decks, porches and sunrooms: the set back is a minimum of 7 feet from footprint property line." The footprint property line is approximately fifteen (15) feet from the foundation of the rear of the house. However, the development perimeter setback of thirty-five (35) feet crosses the property approximately six (6) feet inside the footprint lot. In other words, the perimeter setback overlays the property line setback by six (6) feet, leaving one (1) foot eligible for an exception.

If the Board would entertain an alternative to the variance request, Staff suggests an exception to the rear yard setback of one (1) foot of the seven (7) feet setback or fourteen (14) percent reduction. This request is consistent with the qualifications of the zoning exception. With the exception being granted, an approximately ten (10) foot deep pergola will be allowed.

- **Variance vs Zoning Exception:** In the fall of 2020, city code was amended to provide an alternative to the variance process (AO-004860-2020). This amendment created the Zoning Exception process specifically for existing residential properties wanting to make improvements. A zoning exception is similar to a variance in that it is a relaxation of the applicable zoning requirement; however, a variance requires the applicant show there is an "unnecessary hardship," while an applicant must only show there is a "practical difficulty" for a zoning exception request. Practical difficulties as they relate to consideration of the request

may be shown by special circumstances which apply to the property such that the terms of Title 9 cannot be satisfied.

City Council Subcommittee: This item was not presented to the Development and Planning City Council Subcommittee as they do not have authority over zoning exception requests.

Zoning Exception Findings: The Zoning Exception process is not permission to evade zoning regulations just because a property owner wants an improvement. To grant the zoning exception, all of the following standards and criteria must be met, or conditions and limitations, as the Board deems necessary, imposed to allow it to make said findings.

1. Without the requested exception, strict compliance with the ordinance prevents improvement of the property in a manner which is reasonable, customary, and consistent with other properties in the area.
2. Without the requested exception, strict compliance with the ordinance results in a practical difficulty. An "practical difficulty" may be shown by:
 - a. Significant or unjustified expense in light of the scope of the project; or
 - b. Destruction or demolition of significant and attractive features of the property, or similar reasons; or
 - c. Unique physical attributes of the subject property such as exceptional narrowness, shallowness, size, shape, mature & desirable vegetation, natural features such as streams, creek, and ponds, or topographical conditions of the subject property that restrict placement of the intended improvement; or
 - d. Orientation or interior configuration of the existing structure which impacts the logical function of the intended improvement unless additional modifications are made to the existing layout or use of the existing structure.
3. The requested exception is the minimum necessary to achieve the purpose of the request.
4. The requested exception will not have a negative impact on the character or context of the neighborhood.
5. The requested exception will not be detrimental to the public health, safety or general welfare.
6. The requested exception does not authorize or expand a use or activity not otherwise expressly authorized by the regulations within the zoning district in which the property is located.

It shall be the responsibility of the applicant to prove to the satisfaction of the Board that the above findings can be made. The applicant's findings to grant the variance and staff's findings, are included herein for the Board's consideration in making their decision.

Lead Staff Member: Kara Tragesser

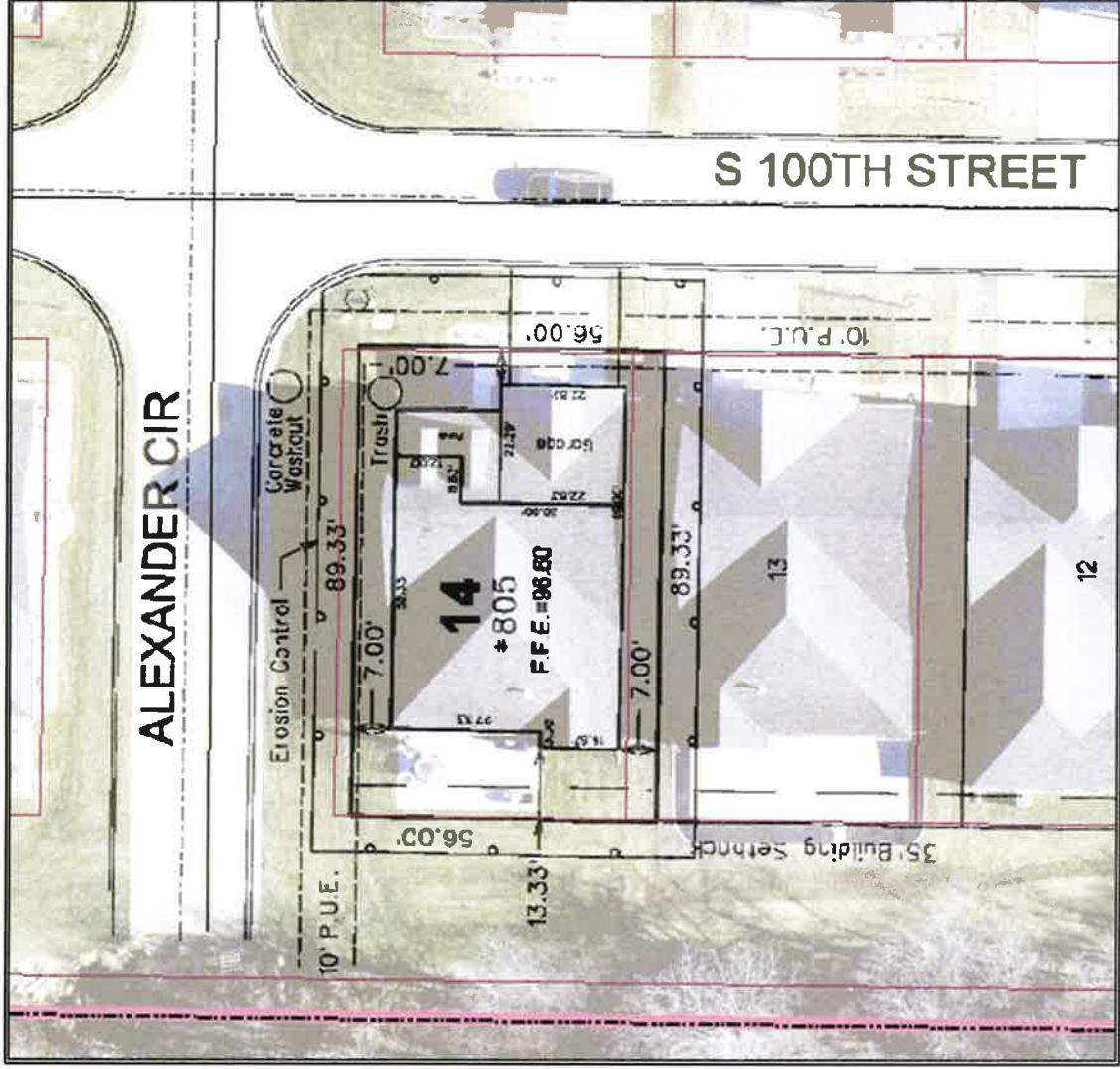
Staff Report Reviews:

<input checked="" type="checkbox"/> Development Coordinator or Director	<input checked="" type="checkbox"/> Legal Department
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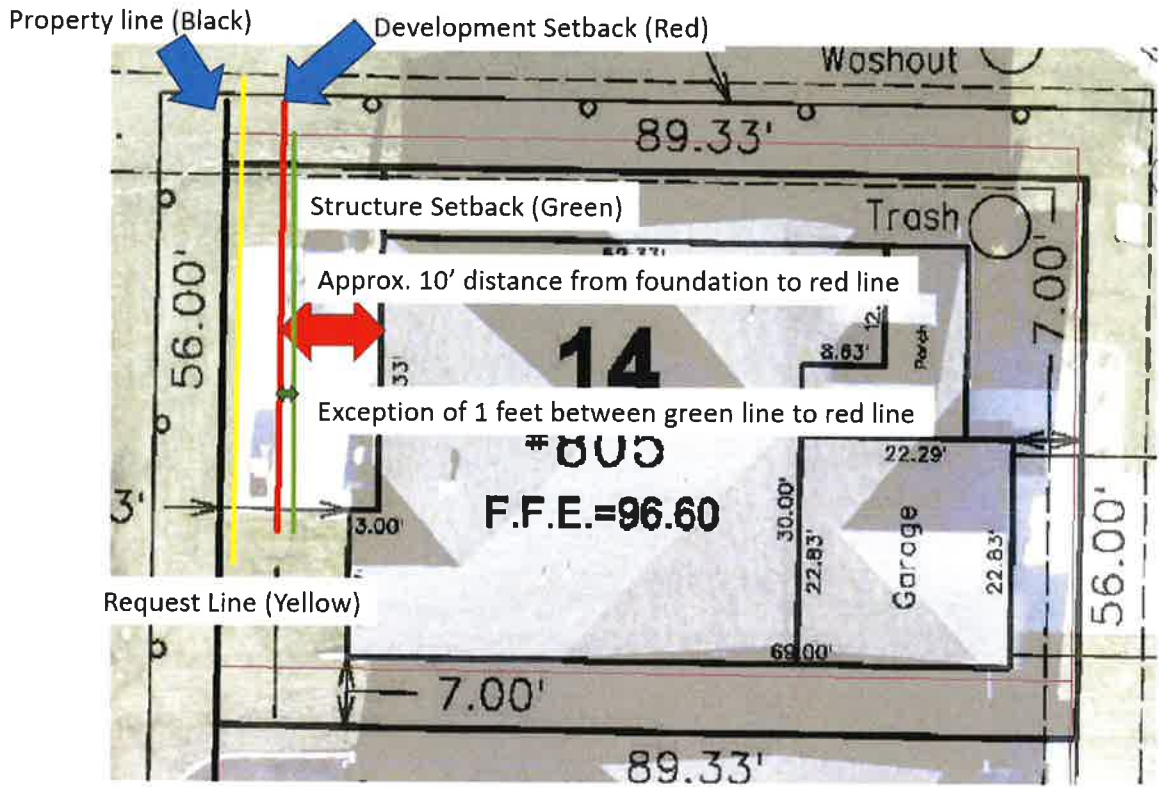
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	March 11, 2024
Date(s) of Mailed Notices	March 6, 2024

Subject Property



Exception Illustration



**Applicant's Findings
(See letter from the Kafers' below)**

1. Without the requested exception, strict compliance with the ordinance prevents improvement of the property in a manner which is reasonable, customary, and consistent with other properties in the area.
2. Without the requested exception, strict compliance with the ordinance results in a practical difficulty. An "practical difficulty" may be shown by:
 - a. Significant or unjustified expense in light of the scope of the project; or
 - b. Destruction or demolition of significant and attractive features of the property, or similar reasons; or
 - c. Unique physical attributes of the subject property such as exceptional narrowness, shallowness, size, shape, mature & desirable vegetation, natural features such as streams, creek, and ponds, or topographical conditions of the subject property that restrict placement of the intended improvement; or
 - d. Orientation or interior configuration of the existing structure which impacts the logical function of the intended improvement unless additional modifications are made to the existing layout or use of the existing structure.
3. The requested exception is the minimum necessary to achieve the purpose of the request.
4. The requested exception will not have a negative impact on the character or context of the neighborhood.
5. The requested exception will not be detrimental to the public health, safety or general welfare.
6. The requested exception does not authorize or expand a use or activity not otherwise expressly authorized by the regulations within the zoning district in which the property is located.

APPLICANTS LETTER

Hello, we are Nancy and Jeff Kafer and we live at 805 S 100th Street. Our home is in the Courtyards at Kings Landing development and is on what is known as a footprint lot.

We used to have plenty of shade until a developer removed most of the trees to the west of us. Now we have to have the shades closed most of the time due to the sun. This led us to wanting to install a pergola to solve the problem. When we purchased, we were told 7 feet of the 30 feet of lawn space was our lot. We found out only 1.5' is ours.

We are asking for a variance of the 7 feet setback to install our pergola. There is still 30' of lawn space behind us as the remainder is HOA property. The pergola will not infringe on anyone else's view or space. It will add value to the home (taxable value) and will create a much more livable space on our patio after having the trees removed behind us.

Thank you for your consideration.

Jeff & Nancy Kafer

Staff Findings

1. Without the requested exception, strict compliance with the ordinance prevents improvement of the property in a manner which is reasonable, customary, and consistent with other properties in the area.
RESPONSE: Staff finds that the granting of the exception would assist the homeowner by allowing a deeper pergola, even though it doesn't meet with their original request. The improvement is reasonable, customary, and consistent with other properties in the area.
2. Without the requested exception, strict compliance with the ordinance results in a practical difficulty. An "practical difficulty" may be shown by:
 - a. Significant or unjustified expense in light of the scope of the project; or
 - b. Destruction or demolition of significant and attractive features of the property, or similar reasons; or
 - c. Unique physical attributes of the subject property such as exceptional narrowness, shallowness, size, shape, mature & desirable vegetation, natural features such as streams, creek, and ponds, or topographical conditions of the subject property that restrict placement of the intended improvement; or
 - d. Orientation or interior configuration of the existing structure which impacts the logical function of the intended improvement unless additional modifications are made to the existing layout or use of the existing structure.***RESPONSE:*** Staff finds there is practical difficulty due to the design of the home not following the approved models, which provided the room for a pergola that would extend to the edge of the patio. Also, with the development setback overlapping the setback for the structure, a 50% reduction of the structure setback is not able to be applied at this location.
3. The requested exception is the minimum necessary to achieve the purpose of the request.
RESPONSE: The applicant would like to erect a 14' 10" deep pergola, the exception will allow an approximately ten (10) foot deep pergola. Staff finds that a ten (10) foot deep louvered pergola will provide the shade as noted in the applicants' letter.
4. The requested exception will not have a negative impact on the character or context of the neighborhood.
RESPONSE: Staff finds that the exception will not have a negative impact on the character or context of the neighborhood. While this appears to be the first pergola request for this unit configuration in this development, Staff anticipates that other homeowners with the same design of house and yard configuration may come to the City for a similar request.
5. The requested exception will not be detrimental to the public health, safety or general welfare.
RESPONSE: Staff finds that the request exception will not be detrimental to the public health, safety or general welfare.
6. The requested exception does not authorize or expand a use or activity not otherwise expressly authorized by the regulations within the zoning district in which the property is located.
RESPONSE: Staff finds that the requested exception is applied to a use or activity that is allowed in the residential zoning district.

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION BOA-2024-06

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, (APPROVING / DENYING) THE ZONING EXCEPTION REQUEST FOR A ONE (1) FOOT REDUCTION IN THE FOOTPRINT LOT SETBACK FOR THAT PROPERTY LOCATED AT 805 S. 100TH STREET

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners, Jeffrey Allen Kafer, Trustee of the Jeffrey A Kafer Trust, and Nancy Ann Kafer, Trustee of the Nancy Ann Kafer Trust, request approval of a Zoning Exception from Title 9, Zoning, Chapter 9 (Zoning), Section 7 (Setback and Density Regulations), Subsection 7 (*Minimum Setbacks and Building Separations for Principal and Accessory Buildings or Structures in Multi-Family Zoning Districts*), of a one (1) foot reduction of the required seven (7) foot structure setback for the installation of louvered (covered) pergola on the property located at 805 S. 100th Street and legally described as:

LOT 14 COURTYARDS AND KINGS LANDING, AN OFFICIAL PLAT NOW WITHIN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, on March 20, 2024, the Board of Adjustment held a duly noticed public hearing to consider the application for a Zoning Exception (VAR-006332 2024).

WHEREAS, based upon a review of the submitted zoning exception request, the Board of Adjustment finds (**In Favor of Applicant's Findings, In Favor of Staff Findings, or in Favor of the Board's Findings**) _____ as attached at Exhibit B;

NOW, THEREFORE, the Board Of Adjustment of the City of West Des Moines does resolve that a Zoning Exception to allow a fourteen percent (14%) reduction of one (1) foot of the required seven (7) foot rear yard setback is (**approved / denied**).

PASSED AND ADOPTED on March 20, 2024.

Angie Pfannkuch, Chair

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on March 20, 2024, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

1. None

Exhibit B
Board of Adjustment Findings