

Property Owner and Applicant

Tom Lyons
23560 Nuthatch Road
Madison Lake, MN 56063

Request and Location

Request for review and approval of a Variance to reduce the required Buildable Area from 1 acre (43,560 ft²) to 0.09 acres (4,092 ft²). The proposed reduction in the Buildable Area will help facilitate a future request to split this property. The property is zoned Rural Townsite and is also located within the Shoreland Overlay District of Lake Ballantyne. This portion of the property is located in part of the Southeast Quarter of the Northeast Quarter of Section 28, Jamestown Township.

Legal Description

The entire 78.06-acre parcel is located in parts of the NWNE $\frac{1}{4}$ - $\frac{1}{4}$, the SWNE $\frac{1}{4}$ - $\frac{1}{4}$, and parts of the SENE $\frac{1}{4}$ - $\frac{1}{4}$. The area where the variance request is located is in part of the SENE $\frac{1}{4}$ - $\frac{1}{4}$.

Zoning

The northern portion of the property is zoned Agricultural and the southern portion, where the variance request is located, is zoned Rural Townsite.

Site Description and Proposal

The entire parcel has been in the Lyons family for several generations. Within the larger parcel are areas of farm land, wooded areas, steep slopes, a small creek, and large areas of wetland. Over time, portions of the parcel have been cut-out to accommodate Subdivision Plats and other residential developments. Currently, the 78.06-acre parcel has one residential structure that was constructed in 1887, a 20' x 20' detached garage that was built in 1950, and a small 10' x 12' garden shed.

The house has fallen into disrepair and the applicant does not have the desire to reconstruct it. However, he would like to retain ownership of the surrounding property for the future enjoyment of his family. The applicant is requesting a Variance to reduce the required Buildable Area to allow for the developed portion of the parcel to be split from the larger parcel through the Subdivision Plat process at a later date. The house was built prior to the adoption of the current zoning regulations so it can be repaired or replaced under State Statute for Legal Non-Conforming Structures. However, newly created parcels in the Rural Townsite district are required to have a contiguous Buildable Area of 1-acre. The nearby presence of steep slopes and wetlands make that impossible in the area of the existing structure. See Attachment A-3

Project Outcome

If approved, the applicant will move forward with the County's Subdivision Platting procedures to split the developed portion of the property from the larger remaining undeveloped portion of the property. See Attachment A-4

Existing Land Use within One Mile

North: One residential property, woodland, cropland, Mud Lake, and areas of wetland
South: County Road 187, several residential properties, and Lake Ballantyne
East: An unnamed creek, areas of wetland, two residential properties, cropland, a boundary for the City of Madison Lake, and Duck Lake
West: Woodland, areas of wetland, several residential properties, a private pond, and cropland

Access

No change in access is being proposed. The existing access is to and from County Road 187. The Access is secured by an Access Easement, Recorded in 1994. This easement agreement gives permanent Access to the property using the driveway of the residential property to the north, Lot 1 of the Farrell Subdivision No.3.

NATURAL RESOURCES INFORMATION

Topography

The topography of this site ranges between areas of gradual elevation changes to areas that meet the County's definition of a bluff. See Attachment A-5

Floodplain

The nearest area of mapped FEMA Floodplain is over 2 miles away. Therefore, no attachment has been included.

Shoreland

The entire property is within the Shoreland Overlay District of Madison Lake and Mud Lake. See Attachment A-6

Township Review

In a letter dated August 22, 2018, Jim Anderson the Clerk for Jamestown Township stated that the applicant attended the August 2018 Township Meeting. During this meeting, the applicant explained the need for his variance request. He also stated that he explored alternative options, but the survey and wetland delineation proved that the current request is the minimum available in the area of the existing development. The Jamestown Township Board approved of the applicants request with no additional conditions required.

City of Madison Lake Review

On August 9, 2018, staff contacted Curt Kephart the City Administrator for the City of Madison Lake. Because this request is located within the Urban Fringe Overlay District of the City of Madison Lake, it requires review and comments from the City Council of the City of Madison Lake. Mr. Kephart informed me that the next Council meeting is at 6:00 p.m. on September 5th. A member of the County's Planning and Zoning Division will be present at that meeting so any comments or concerns from the City can be relayed prior to action being taken on this request.

Minnesota Department of Natural Resources Review

Staff initially contacted the DNR for review comments on August 9, 2018. At that time, Area Hydrologist Dan Girolamo stated he would review the request and provide comments the next week. On August 15, 2018, Mr. Girolamo stated the DNR was not in favor of the request because adding a second home to the property would negatively impact the nearby delineated wetland. Staff contacted Mr. Girolamo and attempted to better explain the request. It was clarified that this parcel currently has a residential structure that is considered a legal non-conforming structure which could be repaired or replaced in its current 3D footprint under Subdivision 4 of **MN State Statute 394.36 NONCONFORMITIES**. It was also reiterated that this request would not allow a second dwelling to be built on the property. At that time, Mr. Girolamo stated he would amend his review comments. On August 20, 2018, Mr. Girolamo provided an amended review letter which stated the DNR was not in support of the request and still referred to the construction of a second dwelling on this property. Staff called Mr. Girolamo again to try and further clarify the request. Mr. Girolamo sent an email on August 22, 2018 stating that the last letter he sent was the final review letter from the DNR. Staff replied to Mr. Girolamo's email and explained that his review comments still did not reflect accurate information because there was not a second dwelling being proposed, nor would the approval of this request allow for a second dwelling to be constructed on this parcel. On August 23, 2018, Dan Girolamo sent staff a third review letter. In this letter he stated the DNR does not support this request. He stated that subdividing this parcel will create a denser development and will increase stormwater runoff into the adjacent wetlands. In addition, he stated that the parcel is large enough to develop a plat which does not require a variance. He stated that lack of access to other upland areas was provided as a reason for the variance but that long driveways are not uncommon. See Attachment A-7

Environmental Health Review

See Attachment A-8

APPLICABLE SECTIONS OF THE CODE OF ORDINANCES

Sec. 24-48. Board of Adjustment

(h) **Powers and Duties of the Board of Adjustment.** The Board of Adjustment shall have the following duties

1. **Variances.** The Board of Adjustment shall have the exclusive authority to order the issuance of denial of variances from the requirements of any official control, including restrictions placed on nonconformities.

(j) **Criteria for Granting Variances.** A variance to a provision of the Zoning Ordinance may be issued to provide relief to the landowner in those zones where the intent of the applicable standards creates practical difficulties for the property owner in the use of their land.

No variance shall have the effect of allowing the Floodplain District a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permit standards lower than those required by state law.

A variance may be granted only in the event that all of the following circumstances exist:

1. The variance is in harmony with the general purpose and intent of the official control.
2. The variance is consistent with the intent of the comprehensive plan.
3. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
4. The plight of the landowner is due to circumstances unique to the property, not created by the landowner.
5. The variance will not alter the essential character of the locality.
6. The practical difficulty includes more than economic considerations alone.

Sec. 24-193 Height, yard and lot area, width and depth regulations.

(e) *Lot area regulations.* Every lot or plot of land on which a dwelling is erected in the RT district shall contain a buildable area of not less than one (1) acre.

Sec. 24-3 Definitions and word usage.

Buildable area means a contiguous portion of a lot that is suitable for the location of the primary structure and that excludes all existing and proposed easements, setback areas for principle structures, wetlands, floodplains, flag lots or steep slopes that are unbuildable under this ordinance, and other unbuildable areas.

Applicant's Statement of Practical Difficulty

In summary: After a death in the family, the applicant and his wife became the owners of this property. It has been in the applicant's family for many years and has been used as a homesite since the 1900's. The applicant and his wife live nearby and do not wish to retain ownership of a second home. However, they would like to split the building site from the larger parcel, so the remainder can continue to stay in the family and be used for future enjoyment. They have conducted a survey and a wetland delineation in an attempt to determine different options. The topography and natural characteristics of this site, along with the location of the sewer connection, the County Road and neighboring driveway have all contributed to the need for this Variance request.

Proposed Findings

Staff has developed the following findings to be considered by the Board of Adjustment:

1. The variance is in harmony with the general purpose and intent of the official control.
The stated purpose of the Rural Townsite district is to allow a variety of residential densities in townsites or other urbanized areas. This one-mile stretch of County Road 187 provides access to approximately 50 homes, with nearly all of them being connected to the sewer district. By County standards, this area could be described as urbanized. In addition, part of the reasoning for requiring each parcel in this district to have one-acre of contiguous buildable area is to allow adequate separation of development so a primary and secondary septic drainfield could be located for each parcel. This parcel has a connection to the sewer district and will not need space to accommodate future drainfields. Therefore, it appears the request is in harmony with the general purpose and intent of the official control.
2. The variance is consistent with the intent of the comprehensive plan.
The Urban Development Goal of the current Land Use Plan calls for the County to support orderly growth out from urban areas with urban utility services. As discussed previously, this is an urbanized area by Blue Earth County standards and most of the properties in this area have connections to the sewer district. Therefore, it appears the request is consistent with the intent of the Comprehensive Plan.

3. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
This property has been used as a residential building site for over 100 years. The topography and wetlands have reduced the “buildable” portion of this area long before the need for this variance arose. No new development is being proposed at this time. This portion has been used for residential purposes for many years. This request will allow it to continue to be used for residential purposes without requiring a new well to be drilled, and the sewer connection to be relocated. It is also important to note that even if this request is denied, the existing house can be repaired or replaced in its current 3D footprint. In addition, regardless of the outcome of this request, future development can occur in the identified buildable area through the County’s construction permitting process. Therefore, it appears the property owner is proposing to use the property in a reasonable manner that is not permitted by the official control.

4. The plight of the landowner is due to circumstances unique to the property, not created by the landowner.
The County Assessor’s website lists the house on this parcel as being built in 1887. At that time, it probably made more sense to develop in the southern portion because the existing topography and wetlands would have been difficult to farm. In 1995, the previous owner agreed to allow a residential parcel to be created north of the existing house. It is possible that topography and the presence of wetlands also played a role in determining where to locate that house. The decision of where to locate the 1887 residential development, and the decision to allow the residential parcel to the north, along with the existing topography and wetland areas are what have led to the need for the variance. Neither of those development related decisions were made by the current landowner. Therefore, it appears the plight of the landowner is due to circumstances unique to the property, and not created by the landowner.

5. The variance will not alter the essential character of the locality.
The essential character of the locality is residential in nature. The area contains several other residential structures and is approximately 1,000 feet from the City of Madison Lake boundary. This structure has been in its current location for many years, and the issuance of this variance will not make the property appear any different to those residents in the area or those passing through the area. Therefore, it appears the issuance of the variance will not alter the essential character of the locality.

6. The practical difficulty includes more than economic considerations alone.
The applicant has stated that this property has been in his family for many years. The applicant and his wife do not wish to retain ownership of the residential building site. The house has fallen into disrepair and the applicant does not wish to repair or replace the structure. However, there is a strong desire to retain the remainder of the parcel, so it can be used for recreational purposes and then passed on to future generations of the family. The practical difficulty is related to existing natural conditions on the property and decisions made by previous owners of the property, none of them are purely economic in nature. Therefore, it appears that the practical difficulty in this request includes more than economic considerations alone.

Recommendation

Staff recommends **APPROVAL** of the request to reduce the required Buildable Area from 1 acre (43,560 ft²) to 0.09 acres (4,092 ft²) with the following conditions:

1. If approved, the applicants shall apply for and receive approval of a Final Subdivision Plat within one year of the Board of Adjustment decision.
2. Any future replacement or repair of the existing structure must first be reviewed and approved by the Blue Earth County Zoning Administrator.
3. Any construction activity related to the future expansion of the existing structure shall require the review and approval of an additional Variance.
4. If approved, any newly proposed structure with its proposed location extending outside of the surveyed Buildable Area boundary for this parcel, shall require review and approval of an additional Variance.

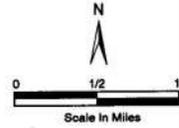
Attachments

- A-1 General Location Map
- A-2 Current Site Map
- A-3 Buildable Area Exhibit
- A-4 Draft Preliminary Plat
- A-5 Topography Map
- A-6 Shoreland Overlay Map
- A-7 DNR Review Letter
- A-8 Environmental Health Review
- A-9 Applicant's Statement of Practical Difficulty
- A-10 Variance Findings of Fact Form

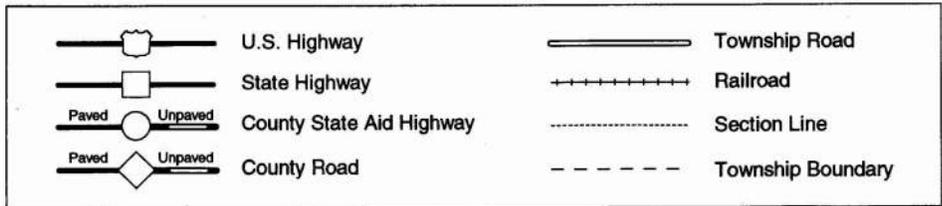
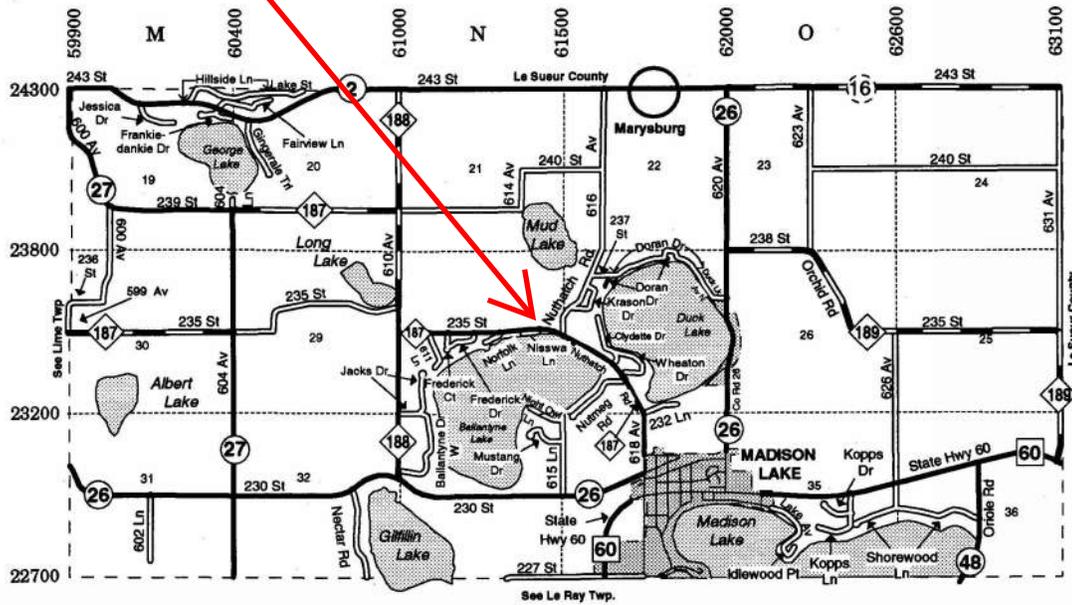
General Location Map Attachment A-1

Jamestown

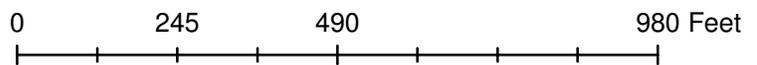
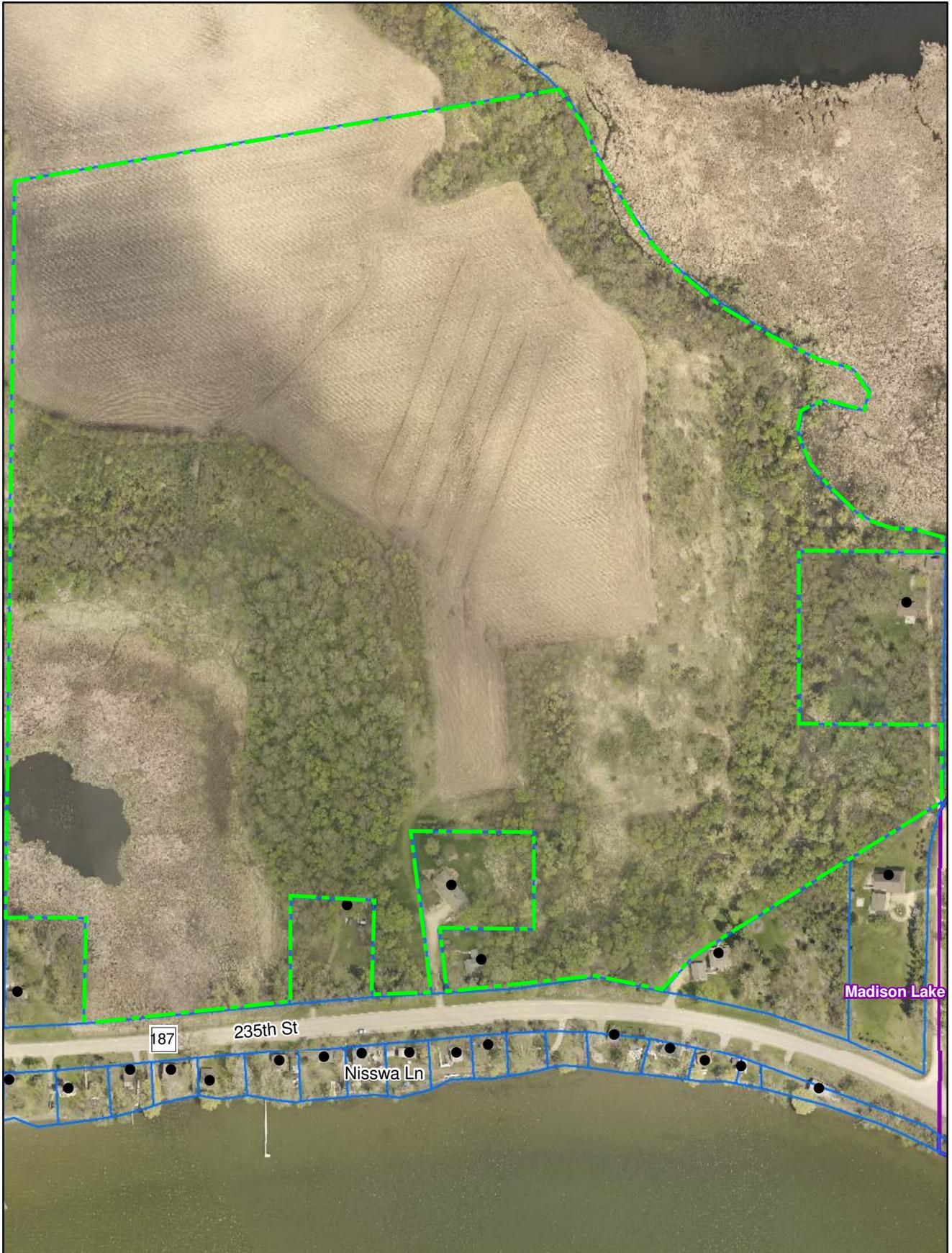
T 109 N - R 25 W



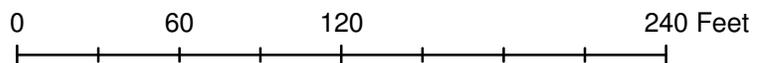
Site of the
Proposed Variance



Current Site Map
Attachment A-2



Current Site Map (cont.)
Attachment A-2



Buildable Area Exhibit Attachment A-3

{N 07°22'29" W}
348.56

{S 89°42'21" W}
S 89°32'58" W
200.00

{S 07°22'29" E}
S 07°31'52" E
139.51

WELL

65' SETBACK

10'
SETBACK

**BUILDABLE AREA =
0.09 ACRES (4092 S.F.)**

1038

1036

1034

1032

1030

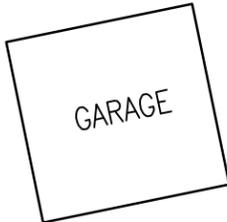
1028

1026

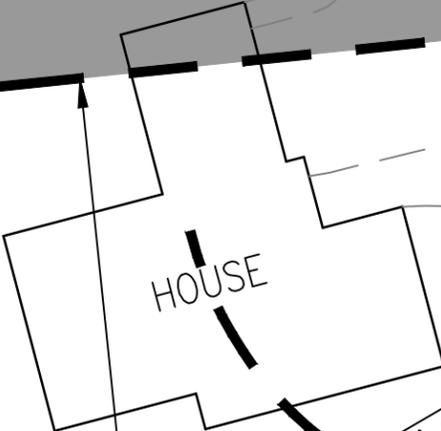
1024

1022

SETBACK
16.5'



GARAGE



HOUSE

130' SETBACK
N 85°14'39" E
140.91

30' SETBACK

LOT 1 (PROPOSED)
1.21 ACRES
52621 SQ. FT.
BLOCK 1

DELINEATED WETLAND

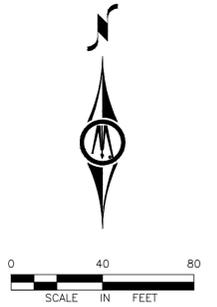
N 80°28'50" E
129.91

33.04

180.00
{N 80°38'11" E}

LYONS SUBDIVISION PROPOSED PRELIMINARY PLAT

Attachment A-4



BASIS OF BEARINGS
 (MINNESOTA COUNTY COORDINATE SYSTEM -
 BLUE EARTH COUNTY ZONE - HARN NAD83 - 1996)
 {N 90°00'00" E} INDICATES FARRELL SUBDIVISION NO. 3 AND
 DOC. NO. 310CR732 BEARING DATUM

NOTE:
 EXISTING CONTOURS LINES AS SHOWN ARE
 FROM BLUE EARTH COUNTY LIDAR DATA

--- INDICATES CONTOUR LINES GENERATED FROM IN-FIELD DATA COLLECTED JULY, 2018
 --- INDICATES CONTOUR LINES BLUE EARTH COUNTY AERIAL DATA

PROPERTY CONTAINS 1.21 ACRES

PROPERTY ZONED RT

RT - RURAL TOWNSHIP DISTRICT
 SETBACK REQUIREMENTS - BLUE EARTH COUNTY
 BUILDING SETBACKS
 FRONT 130 FEET FROM C. FEDERAL, STATE, COUNTY OF C.S.A.H. R.O.W.
 FRONT 65 FEET FROM C. PRIVATE ROAD
 SIDE 10 FEET
 REAR 30 FEET

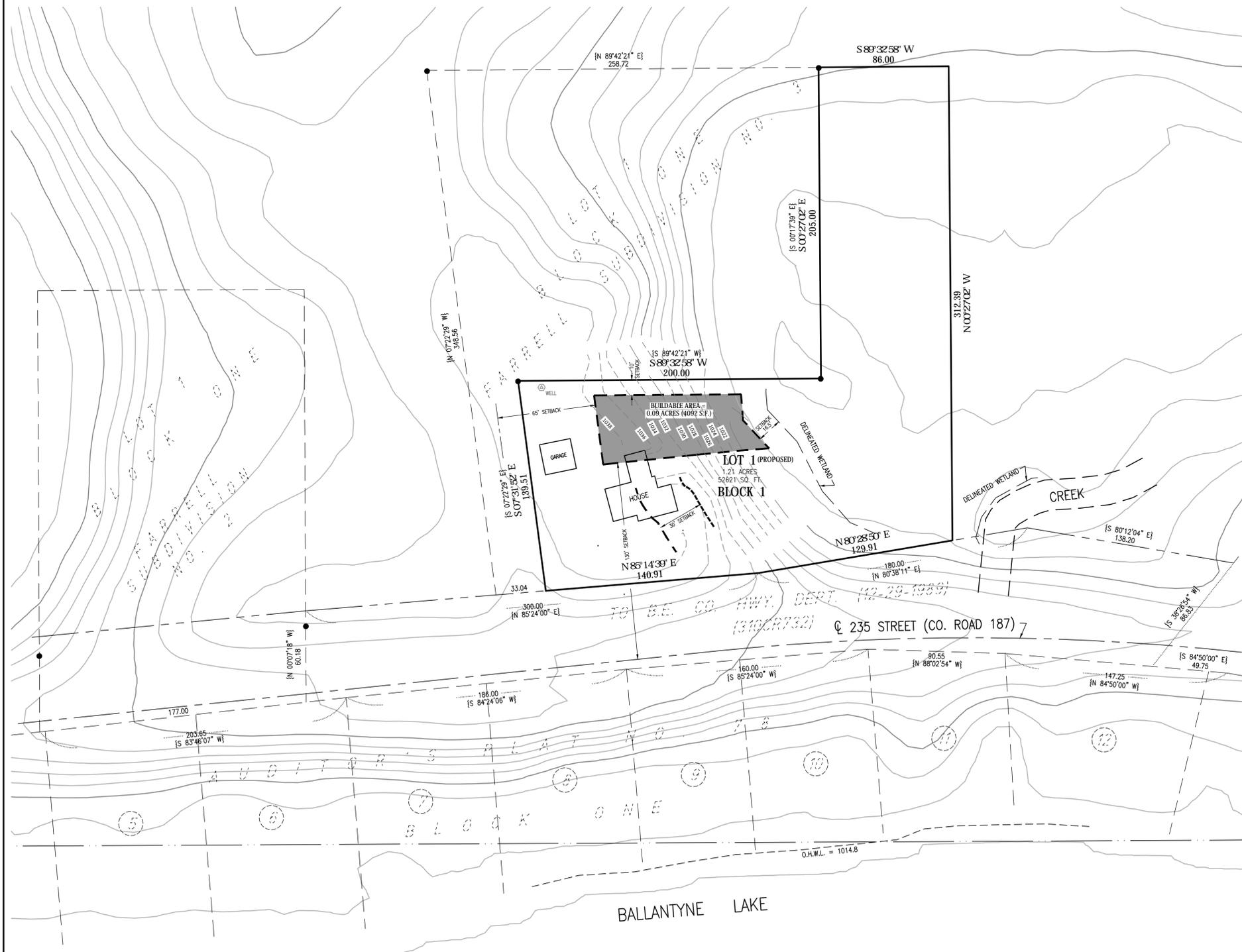
MINIMUM LOT SIZE = 10,000 SQUARE FEET
 MINIMUM LOT WIDTH = 100 FEET
 MINIMUM LOT DEPTH = 150 FEET

BLUFF IMPACT ZONE: 30 FEET FROM BLUFF

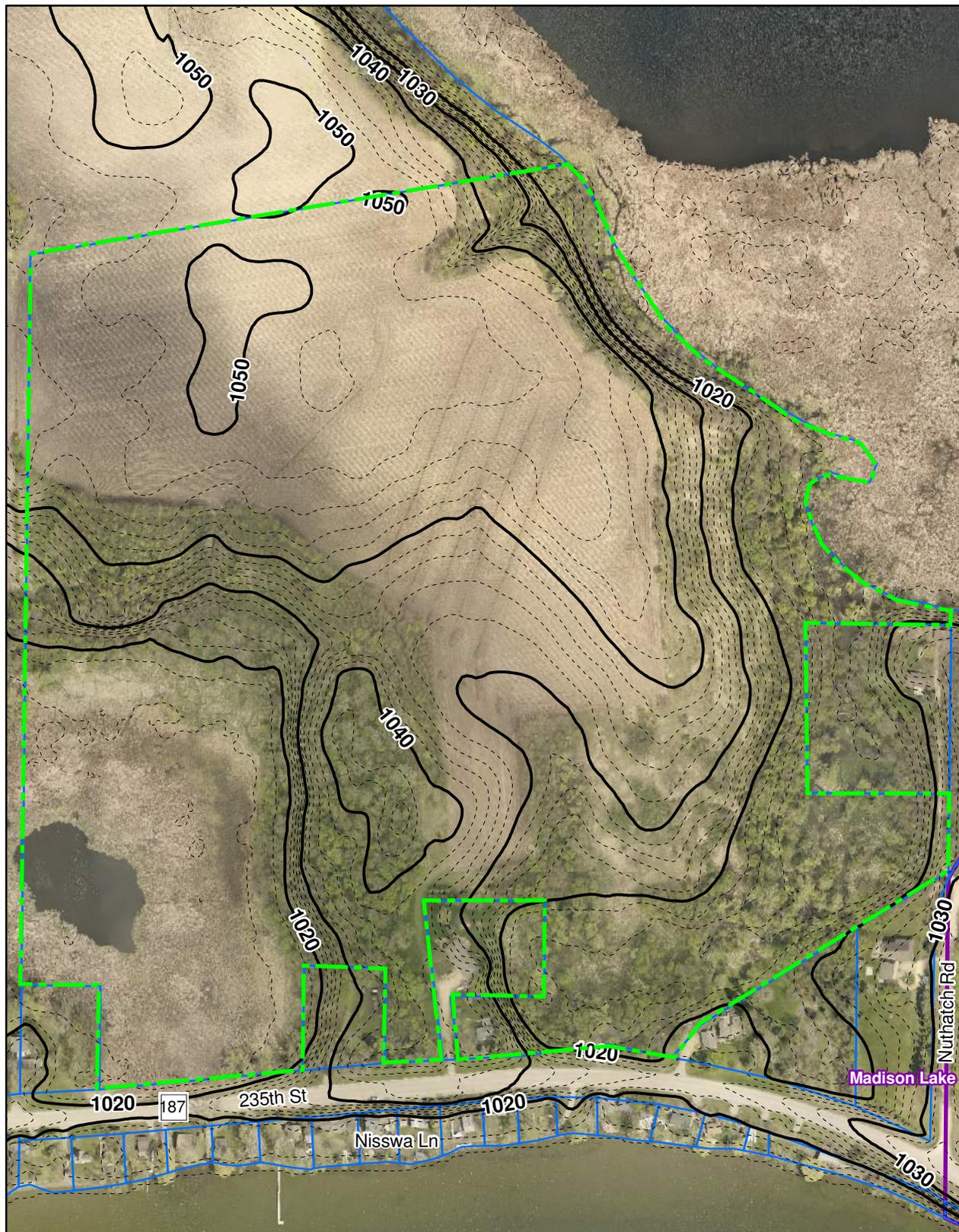
PROPERTY IN SHORELAND ZONE RD

RD - RECREATIONAL DEVELOPMENT LAKE

SETBACK FROM OHWL
 SEWERED STRUCTURE = 75 FEET
 MINIMUM LOT SIZE = 15,000 SQUARE FEET
 MINIMUM LOT WIDTH = 75 FEET



Topography Map Attachment A-5



Elevation Contour

— Index (10 Ft)

- - - Intermediate (2 Ft)

0 285 570 1,140 Feet



Source: Contours - MN LiDAR 2012

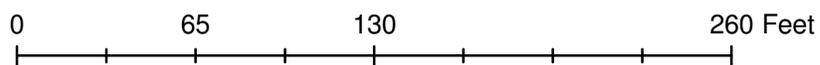
Topography Map (cont.)
Attachment A-5



Elevation Contour

 Index (10 Ft)

 Intermediate (2 Ft)



Source: Contours - MN LiDAR 2012

Shoreland Overlay Map
Attachment A-6



 Shoreland Overlay District



Minnesota Department of Natural Resources
Southern Region
21371 State Hwy 15
New Ulm, MN 56073

DNR Review Letter
Attachment A-7

August 20, 2018

Aaron Stubbs
Blue Earth County
410 S. 5th Street, P. O. Box 3566
Mankato, MN 56002-3566

Re: Comments for Lyons Proposed Preliminary Plat in Farrell Subdivision– PID R37.05.28.200.010, Section 28, T109N, R25W, Blue Earth County (Lake Ballantyne).

Dear Mr. Stubbs:

I reviewed the Thomas Lyons Proposed Preliminary Plat and offer the following comments for your consideration:

- During our site visit for the Wetland Conservation Act I noted this preliminary plat abuts a protected wetland located east of the buildings. Subdividing this parcel will create a denser development and will increase stormwater runoff into the adjacent wetland which drains to Lake Ballantyne.
- The parcel is large enough to develop a plat that will not require a variance. Lack of access to other upland areas within the parcel was provided as a reason for the variance but I know long driveways are not uncommon.

Because this re-plat could be done without a variance the department does not support the proposed preliminary plat. If you have questions please call me at 507-362-8778.

Sincerely,



Daniel Girolamo
Area Hydrologist

CC: Todd Kolander, EWR DNR

Environmental Health Review
Attachment A-8
BLUE EARTH COUNTY
ENVIRONMENTAL SERVICES

*Government Center, 410 South Fifth Street
P.O. Box 3566, Mankato, Minnesota 56002-3566
Phone: (507) 304-4381 Fax: (507) 304-4431*

Environmental Health Section - Planning Application Reviews

Date Printed:	August 23, 2018	Permit Number:	PL2018078
Property Owner:	LYONS THOMAS P	Applicant:	LYONS THOMAS P
Parcel Number:	R37.05.28.200.010	File ID:	BOA 05-18

Application Description: Request for review and approval of a Variance to reduce the required Buildable Area from 1 acre (43,560 square feet) to 0.09 acres (4,092 square feet). The proposed reduction in the Buildable Area will help facilitate a future request to split this property. The property is zoned Rural Townsite and is also located within the Shoreland Overlay District of Lake Ballantyne. This portion of the property is located in part of the Southeast Quarter of the Northeast Quarter of Section 28, Jamestown Township.

Septic Review

Status: Complete - Comments Received

Comments: This property is located in an area that is serviced by municipal sewer and the existing septic has been properly abandoned. No additional requirements at this time. Anderson Jesse 08/09/2018 1:49 PM

Well Review

Status: Complete - Comments Received

Comments: The proposed variance request shows the location of one in-use well. The proposed request does not appear to negatively impact the known well situation on this property. grant 08/20/2018 7:48 AM

Wetland Review

Status: Complete - Comments Received

Comments: A wetland delineation was been approved (PL2018053). The proposed variance should not impact any wetlands. Any future development will require wetland impacts to be avoided or replaced. Altrichter Kristine 08/09/2018 11:52 AM

Applicant's Statement of Practical Difficulty
Attachment A-9

Blue Earth County Environmental Services

Variance Request Form

Variations shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variations are consistent with the comprehensive plan. Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control. A determination that a practical difficulty exists is based upon criteria defined by Minnesota Statutes 2011, Section 394.27, subdivision 7, and Section 24-48 of the Blue Earth County Zoning Ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

This form is meant to aid the applicant in preparing a statement of practical difficulty and to provide information to the Board of Adjustment regarding the variance request to help make the determination for approval or denial.

Staff Use Only	
Applicant <u>Tom Lyons</u>	Parcel # <u>R37.05.28.200.010</u>
File # <u>BOA 05-18</u>	Project # <u>PL2018078</u>

Staff Use Only (to be used for question #5)	
Goals and policies of the Land Use Plan: <u>Urban Development Goal: The County supports orderly growth out from urban areas with urban utility services.</u>	
<u>Housing Goal: The County will encourage housing to locate in areas that can be serviced by city utilities...</u>	

Staff Use Only (to be used for question #6)	
Goals and policies of the Zoning District: <u>Rural Townsite Purpose: The RT District is established to a variety of residential densities in townsites, as delineated by the map, or other urbanized areas...</u>	

Describe the proposed variance request:

To reduce the required Buildable Area of a newly created Parcel from 43,560 ft²
to 4,092 ft².

1. Describe the reasons why you believe the variance you are proposing is a reasonable use of the property.

The lot we are selling has been a home site
since the 1900's and we just want to
continue to use it for some ones home site.

a. Is the variance you are requesting the minimum variance necessary to allow you to do what you are proposing? If yes, explain why you believe that to be the case.

Yes - there is no more buildable
land available at this newly created
parcel

b. Describe all plans and options you have considered (such as alternative design, placement, sizing, or other action you could take) if any, to do away with the need for a variance.

We have conducted a survey & a Wet Land
Delimitation to look for other alternatives
but there are none.

2. Please describe the unique characteristics of your property that, in your opinion, make you unable to comply with the existing land use regulations.

Due to the location of the site it does
not meet all the set back requirements

a. Describe how and why the need for a variance arose.

Death in the family and the home site
needs to be sold to pay off debts

b. Describe any unique features or existing site conditions of your property that you believe created the need for a variance.

The home building site is sandwiched
in by a road driveway wetlands
and a neighbor to the North

- c. Describe any actions that to your knowledge or belief were taken by any prior owners that may have caused the need for a variance.

In 1995 when the land was split off the previous owner was unaware that 23 years later the regulations would not allow the land to be split again.

- d. Describe any actions you have taken since you've owned the property that may have caused the need for a variance.

none

3. Will the issuance of the variance maintain the essential character of the locality?

Yes

- a. Describe what you believe to be the character of the locality where the property is located.

Home building site

- b. Explain why you believe that the variance you have requested will not significantly change or alter the area.

Replacing one home with another

- c. Explain why you believe that the variance would not diminish or impair existing property values in the area or impede future development.

Just replacing a old home with a new one, which would improve property values

- d. Explain why you believe that the variance would not interfere with the use and enjoyment of the land of other property owners in the locality.

Nothing is changing. Simply replacing one old home with a new one.

- e. Would there be any adverse effects on the environment if the variance were granted? Why or why not?

No

4. Does the need for the variance involve more than just economic considerations?

Yes My wife & I have a house near by. We would like to keep the large piece of land for recreation and family use. For ownership to pass on to family.

- a. Describe the key reasons why you are requesting the variance.

In order to comply as closely as we can to home building site regulations we need this VARIANCE

- b. Describe any unreasonable financial burden, if any, you believe you will face if the variance is not approved.

If the variance is not approved we have a septic system (sewer) that we have to pay for even though it is not being used

5. Please describe what specific goals and policies in the Blue Earth County Land Use plan you believe support your variance request (please use the supplied information from the first page).

Due to the circumstances unique to the location of this home building site we need the variance as the lot does not meet all set back requirements

6. Please describe why you believe your proposal is a reasonable variation of the regulations that will be consistent with the general purpose and intent of the official controls (please use the supplied information from the first page).

this building site has been a home site since the 1900's and we are simply asking to have this continue to be a home building site.

7. Are there any other considerations or facts that you feel should be taken into account by the Board of Adjustment when reviewing this request? If so, please explain.

We simply wish to have the proposed lot as a home building site as it has been for many, many years

DATE: 8-10-18

SIGNATURE: Thomas P. Lyons Jan L. Lyons

Variance Findings of Fact Form
Attachment A-10
BLUE EARTH COUNTY BOARD OF ADJUSTMENT

FINDINGS OF FACT
SUPPORTING/DENYING A VARIANCE

Name of Applicant: Tom Lyons

Date: September 5, 2018

Parcel #: R37.05.28.200.010

Variance Application #: BOA 05-18

The criteria for the granting of a variance are set forth in Chapter 24 of the Blue Earth County Ordinance, Section 24-48(j). Variances will only be issued when the Board of Adjustment answers "Yes" to each of the six questions set forth below.

1. Is the variance in harmony with the general purposes and intent of the official control?
Yes () No ()

Why or why not?

2. Is the variance consistent with the goals and policies of the comprehensive plan (also referred to as the "Blue Earth County Land Use Plan")?

Yes () No ()

Why or why not?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes () No ()

Why or why not?

4. Is the need for the variance due to circumstances unique to the property and not created by the landowner?

Yes () No ()

Why or why not?

5. Will the issuance of the variance maintain the essential character of the locality?
Yes () No ()
Why or why not?

6. Does the need for the variance involve more than economic considerations?
Yes () No ()
Why or why not?

The answers to the questions above, together with the Facts supporting the answers and those other facts that exist in the record, are hereby certified to be the Findings of the Board of Adjustment.

APPROVED () DENIED ()

DATE: September 5, 2018

Chairperson, Board of Adjustment