

## Notice of a Meeting of the Town of Stallings Board of Adjustment

This meeting will be held at Stallings Town Hall 321 Stallings Road Stallings, NC 28104

Please note the following agenda of the Stallings Board of Adjustment:

• March 18, 2025 6:00 PM\*

\* The Board of Adjustment meeting is held directly after the 6 PM Planning Board meeting concludes.

### **AGENDA**

- 1. Call the meeting to order
- 2. Approval of the Minutes from 10-17-2023
- 3. **V25.02.01** A variance at 3120 Gribble Rd PID#07129332 to request relief from Article 2.19-1 of the Stallings Development Ordinance.
  - 2.19-1 Sidewalks Required. Sidewalks shall be required along new and existing streets, in accordance with the provisions of Section 13.2-3, fronting the following new development and expansions of and improvements to existing development. Additionally, sidewalks shall be required in the following circumstances:
    - (A.) All new commercial development.

4. Adjournment

<u>sMax Hsiang</u>

Max Hsiang, Planning Director

#### MINUTES OF PLANNING BOARD MEETING

#### OF THE

#### TOWN OF STALLINGS, NORTH CAROLINA

The Planning Board of the Town of Stallings met for their scheduled meeting on October 17, 2023, at 7:30 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Chairman Bob Koehler, David Barnes, Jon Van de Riet and Jacqueline Wilson.

Planning Board members were absent: Vice Chairwoman Laurie Wojtowicz and Ryan Awaldt.

Staff members present: Max Hsiang, Planning Director, Stewart Valzonis and Mary McCall, Deputy Town Clerk.

Attendees: Jeremy Jacob and Doug Marsh.

#### Call to Order

Chairman Robert Koehler called the meeting to order at 7:40pm, immediately following the Planning Board Meeting. Chairman Koehler advised the purpose of the meeting.

#### 1. Approval of Agenda

Board Member Van de Riet made the motion to approve the agenda to include the addition of item 2b for the Planning Board of Adjustment schedule. The motion was approved unanimously after a second from Chairman Koehler.

#### 2. Approval of Minutes – October 18, 2022 & Future Board of Adjustment's Schedule

#### a. Approval of Minutes

Board Member Wilson made a motion to approve the minutes for the meeting of October 18, 2022. The motion was approved unanimously after a second from Board Member Van de Riet.

#### b. Future Board of Adjustment's Meetings

Planning Director Hsiang presented to the Board of Adjustments the suggestion of changing their meeting schedule to be on a "as needed" basis from 2024 onwards.

Board Member Wilson made a motion to approve the change to hold Board of Adjustments' meeting on a "as needed" basis from 2024 onwards. The motion was approved unanimously after a second from Board Member Van de Riet.

Prior to opening the public hearing, Planning Director Hsiang qualified the members of the Board. He advised the applicant of the voting requirements giving the opportunity to defer the meeting in which that applicant declined to defer the meeting.

Chaiman Koehler explained the necessary components of the quasi-judicial meeting and gave step by step instruction for the meeting progression.

Planning Director Hsiang gave further instruction on evidence, testimony, exhibits and the Board's deliberations. He also advised the process for appeal.

Chairman Koehler asked all persons giving testimony to come forward. Planning Director Hsiang and the attendees were all sworn in by the Clerk.

Chairman Koehler opened the public hearing.

3. <u>V23.10.01</u> – variance requested at 5641 Anglesey Ct, parcel ID#07054936 for relief from Article 9.3-2(4) of the Stallings Development Ordinance that states "Decks shall be constructed only in an established rear yard and are not permitted to encroach into the rear setback".

Planning Director Hsiang explained that the variance request is for alleviation of the setback requirements section for the purpose of replacing an existing deck on the property located at 5641 Anglesey Ct which was originally built prior to annexation into the Town of Stallings. He advised that at the time of annexation there was no issue with the existing deck because of grandfathering, but now the rebuild would not be permitted due to the rear setback encroachment requirements in the town's ordinance.

The applicant and homeowner, Jeremy Jacob, presented evidence to the clerk (cataloged below) and gave testimony to the Board. Mr. Jacob explained that he was replacing the deck with a slightly

different footprint to be able to cover a portion of the deck. He showed the board, using the exhibits, how the home was angled on the property that alters the rear setback of the house to the property. Mr. Jacob explained that the deck would not be visible to the current adjacent properties and showed the future land use plan for Stinson Farms, which would have a 70-to-100-foot buffer on the property line, therefore preventing visibility as well. Mr. Jacob showed the architectural drawbacks of the home which have limited the deck options.

- Exhibit A Property Survey of 5641 Anglesey Ct
- Exhibit B Aerial View with approximate survey/setback (not exact)
- Exhibit C Stinson Farms Development Plan with property connection highlighted and house architectural photos.
- Exhibit D Proposed plan and elevations; HOA approval letter dated 9/8/23.

Mr. Jacobs read his statements of justification for alleviation of the hardship caused by the ordinance.

Planning Director Hsiang gave further instruction to the board and read the justification questions one by one for the Board to vote on the findings.

Chairman Koehler closed the public hearing.

- Question 1: Board Member Wilson made the motion that there is sufficient evidence necessary to find that an unnecessary hardship would result in the strict application of the regulation.

  The motion was approved unanimously after a second from Board Member Van de Riet.
- Question 2: Board Member Wilson made the motion that there is sufficient evidence necessary to find that the hardship results from conditions that are peculiar to the property.

  The motion was approved unanimously after a second from Board Member Van de Riet.
- Question 3: Chairman Koehler made the motion that there is sufficient evidence that the hardship did not result from actions taken by the Applicant. The motion was approved unanimously after a second from Board Member Wilson.
- Question 4: Board Member Wilson made the motion that there is sufficient evidence to support that the requested variance is consistent with the spirit, purpose and intent of the regulation,

such that public safety is secured, and substantial justice is achieved. The motion was approved unanimously after a second from Board Member Van de Riet.

After all questions had been voted on in the affirmative, Board Member Wilson made the motion to approve the variance request. The motion was approved unanimously after a second from Board Member Van de Riet.

## 4. Adjournment

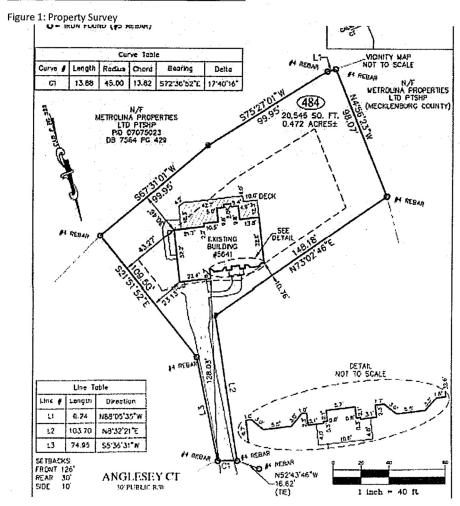
Board Member Wilson made the motion for adjournment. The motion was approved unanimously after a second from Board Member Van de Riet.

The meeting adjourned at 8:02 pm.



# Exhibit A

#### 5641 Anglesey Court Variance Application Addendum



## Exhibit B

Figure 2: Aerial View with approximate survey/setback (not exact)



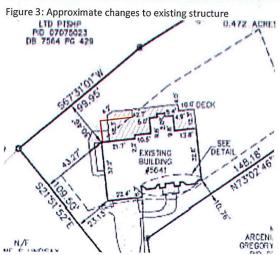


Exhibit C

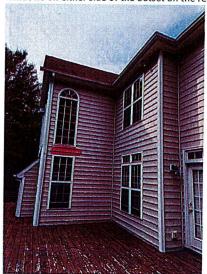
Figure 4: Stinson Farms Development Plan with our lot highlighted.

11/16/21 Stinson Farms Lawsuit Update: A buffer more than two-times larger than the minimum required "by-right" buffer between the development and the Shannamara neighborhood. A portion of this buffer will now include a 5' brick wall along Anglesey Court and include enhanced landscaping.

2/4/21 Update: The 3 homes in the Shannamara neighborhood that do not have single family residential behind them do have the 100' buffer (or 70' with a fence), a road and the side yard of a town home building behind them. The applicant has agreed to plant additional tall, fast growing evergreens in this area.



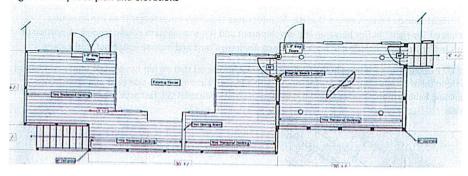
Figure 5: Architecture of house showing inability to put a roof between the two vertically stacked windows on either side of the outset on the rear of the house:





## Exhibit D

Figure 6: Proposed plan and elevations



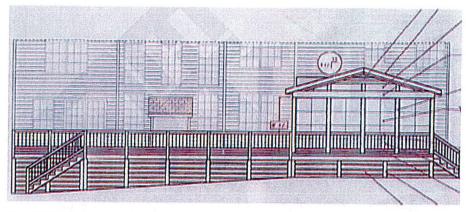


Figure 7: HOA Approval

ars Hamacowners Association, Inc. PO Box 1041 Manhews, NC 28106

September 8, 2023

Jeremy & Sarah Jacob 5641 Anglesey Court Matthews, NC 28104

Re: 5641 Anglesey Court

Dear Homeowner:
Your application for screened porch and deck has been approved by the ACC as submitted.
Please note your project must be completed according to the specifics of your submission and must conform to the requirements of the Covenants, Conditions and Restrictions and Architectural and Landscape Guidelines.

# **V25.02.01 – Harris Auto**





# Request

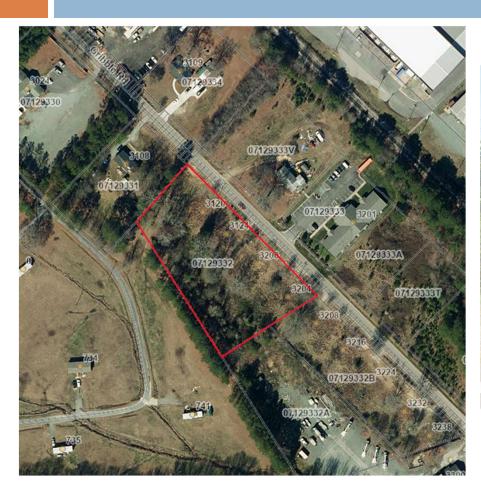


# The applicant, The Moser Group Inc, requests a variance at 3120 Gribble Rd PID#07129332 to request relief from Article 2.19-1 of the Stallings Development Ordinance.

- 2.19-1 Sidewalks Required. Sidewalks shall be required along new and existing streets, in accordance with the provisions of Section 13.2-3, fronting the following new development and expansions of and improvements to existing development. Additionally, sidewalks shall be required in the following circumstances:
  - (A.) All new commercial development.

# **Current Conditions**







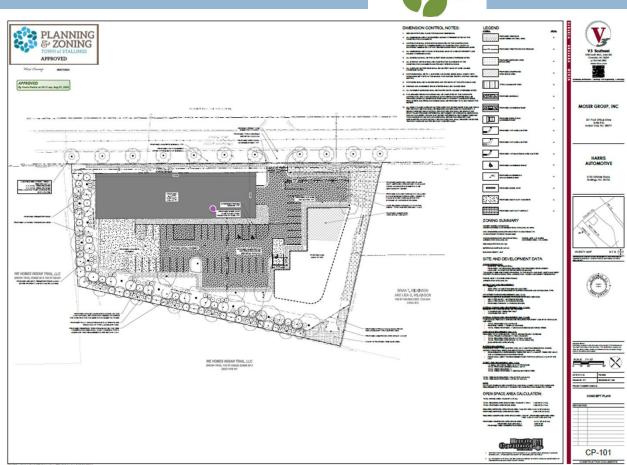
# Additional Perspectives





# Site Information

- The property currently has an approved Site Development
   Plan (Concept Plan) for an Auto Repair business.
- They are currently awaiting NCDOT, NCDEQ, and UCPW approval prior to the approval of the Construction Documents.
- They would have to revise their plans if the Variance is granted.
- The zoning is Industrial (IND).





Unnecessary hardship would result from the strict application of the ordinance (Expense is NOT a valid hardship):

## Response:

Given the type of materials we have onsite thief is a big concern. We have lots of thief at our other locations. The surrounding properties do not have any sidewalks so there is nothing to connect to and the grade surrounding the property prevents future connections easily.



The hardship results from conditions that are peculiar to the property such as location, size, or topography:

Response:

The location of this site does not have any sidewalks along the entire length of Gribble Rd.



The hardship did not result from actions taken by the applicant or the property owner:

Response:

True



The requested variance is consistent with the spirit, purpose, and intent of the ordinance: such that public safety is secured, and substantial justice is achieved:

Response:

Yes, removing the sidewalk would prevent people from walking along Gribble Rd. where there's no sidewalk.



Max Hsiang

**APPROVED** By Kevin Parker at 10:11 am, Aug 07, 2024

\_\_\_\_\_\_

N:\2024\240362\Drawings\Sheet Drawings\Sketch Plan\240362\_CP-101 Concept Plan.dwg, 8/6/2024 4:38:11 PM, thomas thrower, Sheet Size 30x42, V3 Southeast

**DIMENSION CONTROL NOTES:** 1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. 2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS. 3. CONTRACTOR SHALL STAKE SITE AS INDICATED ON THE CONSTRUCTION DOCUMENTS, PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY V3 SOUTHEAST IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK. 4. ALL DIMENSIONS ARE TO FACE OF BUILDING, BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED. 5. ALL SIDEWALKS SHALL BE FIVE (5) FEET WIDE UNLESS OTHERWISE NOTED. 6. ALL SITE/CIVIL DETAILS SHALL BE CONSTRUCTED ACCORDING TO THE CONSTRUCTION DOCUMENTS AND PROJECT SPECIFICATIONS. 7. ALL CURB AND GUTTER RADII SHALL BE 4.50 FEET, BACK OF CURB, UNLESS OTHERWISE NOTED. 8. STOP SIGNS SHALL BE R1-1, 30 INCHES x 30 INCHES. SIGNS SHALL COMPLY WITH STANDARDS SET FORTH IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES 9. STOP BARS SHALL BE 18 INCHES WIDE AND THE WIDTH OF THE APPLICABLE LANE. 10. PARKING AND ACCESSIBLE SPACE STRIPES SHALL BE 4 INCHES WIDE. 11. ALL PAVEMENT MARKINGS SHALL BE PAINTED WHITE, UNLESS OTHERWISE NOTED. 12. IT IS ASSUMED IRRIGATION DESIGN WILL BE COMPLETED BY THE LANDSCAPE CONTRACTOR, TWO 4 INCH SCHEDULE 40 PVC IRRIGATION SLEEVES SHALL BE PROVIDED UNDER ALL IMPERVIOUS SURFACES TO CONNECT LANDSCAPE AREAS. FINAL SLEEVE AND IRRIGATION DESIGN SHALL BE PROVIDED TO V3 SOUTHEAST FOR 13. ALL NEWLY PLACED CURB AND GUTTER LINES THAT EXHIBIT MORE THAN ONE CRACK PER TEN-FOOT SECTION SHALL BE REMOVED AND REPLACED IN ITS ENTIRETY. A SINGLE CURBLINE CRACK WITHIN A TEN-FOOT SECTION SHALL BE SAWCUT AND EPOXY FILLED PROVIDED DIFFERENTIAL SETTLEMENT OR HORIZONTAL SEPARATION HAS NOT OCCURRED. CRACKS THAT EXHIBIT DIFFERENTIAL SETTLEMENT GREATER THAN ONE-EIGHTH (1/8) INCH OR HORIZONTAL SEPARATION GREATER THAN ONE-QUARTER (1/4) INCH WITHIN A TEN-FOOT SECTION, SHALL REQUIRE THE ENTIRE TEN-FOOT CURB AND GUTTER SECTION TO BE REPLACED. -OHP----OHP----OHP----OHP----

DRIVEWAY PERMIT TO BE - $\underline{-ss} - \underline{-ss} - \underline$ ---SS - --SS -PROPOSED TYPE III DRIVEWAY -SEE DETAIL XX/CX-XXX. GRIBBLE ROAD ACCESSIBLE RAMP, TYP. (NCDOT MAINTAINED) PROPOSED CONCRETE SIDEWALK, TYP. -PROPOSED UTILITY EASEMENT  $-- \mathsf{W} - - - - -$ \_ \_ OFFSET 2' FROM BACK OF SIDEWALK. — ₩ – OHP - - OHP CODE REQUIRED STREET TREES: 1. PROPOSED IMPROVED OPEN SPACE 4,489 TREE PER 40LE o.c. SQ.FT. IMPROVED OPEN SPACED TO INCLUDE 11 X TOTAL TREES REQUIRED ADDED LANDSCAPING ELEMENTS TO BE 11 X TOTAL TREES PROVIDED MAINTAINED BY OWNER. INAL LOCATION TO BE COORDINATED WITH UTILITIES. - PROPOSED STACKED PARKING NOT INCLUDED BUILDING IN CODE MINIMUM PARKING AREA. OWNER TO 12,600 SQ.FT. PROPOSED 2'-0" CURB -UTILIZE STACKED PARKING SPACE FOR AND GUTTER, TYP. FFE: 737.50 STORAGE OF CAR REPAIR PROCESS. ACCESSIBLE PARKING 000000000000 — CODE REQUIRED PARKING LOT PLANTING SIGNAGE, TYP AREAS - TYPE D BUFFER (PER SEC. 11.6-4) PROPOSED WHEEL STOP PROPOSED UNIMPROVED TO BE PLACED 2 FEET OPEN SPACE 1,905 SQ.FT. FROM FACE OF CURB, TYP PROPOSED PERIMETER FENCE. — PROPOSED LAYDOWN/ TURNAROUND AREA. — PROPOSED ASPHALT PAVEMENT. 🛶 PROPOSED DUMPSTER PAD — AND FENCE ENCLOSURE. SEE DETAIL XX/CX-XXX <u>\_\_\_\_</u>\_\_\_ PROPOSED SCM (SAND FILTER) WE HOMES INDIAN TRAIL, LLC (INDIAN TRAIL) ZONED SF-5 TAX 07-129-331 PROPOSED SECURITY PERIMETER FENCE ALONG — ENTIRE PROPERTY LINE WITH GATED ACCESS. BRIAN T. WILKINSON AND LISA G. WILKINSON TAX 07-129-332A DEED 7353-0304 **ZONED IND** PROPOSED OPAQUE LANDSCAPE PLANTING LIST AND — LOCATION SHALL BE LISTED AND ITEMIZED ON DURING THE CONSTRUCTION DOCUMENTATION SUBMITTAL PHASE. PROPOSED FULLY OPAQUE FENCE WITH ALTERNATE 30% — REDUCTION OF TYPE A LANDSCAPE YARD. PROPOSED PRESERVED TREE STRANDS WITHIN THE TREE — - PROPOSED 6' PRIVACY SOLID WOOD FENCE CONSERVATION AREA SHALL COUNT TOWARDS TYPE 'A' PER LANDSCAPE TYPE A BUFFER YARD. LANDSCAPE YARD REQUIREMENTS, PER SECTION 11.9-1. - PROPOSED UNIMPROVED OPEN SPACE: 1,210 SF - 1278 SF OF PROPOSED TREE SAVE AREA.

WE HOMES INDIAN TRAIL, LLC

(INDIAN TRAIL) TAX 07-129-322 ZONED SF-5

DEED 7270-107

ADJACENT LAND USE - INDUSTRIAL

LEGEND SYMBOL **DETAIL** PROPOSED TREE SAVE UNDISTURBED NATURAL AREA PROPOSED TREE PROTECTION FENCING ×××××× PROPOSED IMPROVED OPEN  $\times \times \times \times \times \times$  SPACE AREA  $\times$   $\times$   $\times$   $\times$   $\times$ PROPOSED UNIMPROVED OPEN SPACE AREA TYPE A LANDSCAPE YARD PROPOSED SIDEWALK PROPOSED ACCESSIBLE RAMP PROPOSED DIRECTIONAL ACCESSIBLE RAMP PROPOSED 1'-6" CURB & GUTTER PROPOSED 2'-6" CURB & GUTTER

PROPOSED 1'-6" MOUNTABLE CURB & GUTTER

PROPOSED ACCESSIBLE SPACE PROPOSED ACCESSIBLE & VAN ACCESSIBLE SIGN

PROPOSED WHEEL STOP

PROPOSED HEAVY DUTY CONCRETE PROPOSED LIGHT DUTY ASPHALT

## **ZONING SUMMARY**

BUILDING HEIGHT: 24.5'

OWNER: HARRIS AUTOMOTIVE OWNER ADDRESS: 3120 GRIBBLE ROAD, STALLING, NC 28104

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC V3 SOUTHEAST PHONE #: 704-940-2883 ZONING DESIGNATION: IND (INDUSTRIAL) PARCEL SIZE: 1.75 ACRES DISTURBED AREA: 1.75 ACRES JURISDICTION: STALLING, NC REZONING PETITION NO: N/A IMPERVIOUS SURFACE: 0.87 AC

# SITE AND DEVELOPMENT DATA

ZONING DESIGNATION: EXISTING - IND (INDUSTRIAL) PROPOSED - NO REZONING REQUIRED FOR PROPOSED DEVELOPMENT. LAND USE - AUTOMOTIVE REPAIR SERVICE (MAJOR)

\*\*ADJACENT USES ARE ZONED INDUSTRIAL TO THE SOUTH, AND EAST. NORTH AND WEST PROPERTY'S ARE IN INDIAN TRAIL JURISDICTION - ZONED LOW DENSITY RESIDENTIAL.

## PARCEL SIZE: 1.75 ACRES (PID# 0729332) JURISDICTION: STALLING, NC

SIDE YARD: 12' (ABUTTING SIMILAR LAND USE).

FRONT: 12' (OR AS REQUIRED BY BUFFER STANDARD AND OR BUILDING TYPE.

## OFF-STREET PARKING REQUIREMENT: (Sec. 12.12) REPAIR AND SERVICE BUSINESS PROVIDING ON-STREET SERVICES MIN (1 PER 350 SF.): 36 PARKING SPACES

MAX (1 PER 200 SF.): 63 PARKING SPACES PROPOSED PARKING: 41 PARKING SPACES

INTERNAL PARKING AREA REQUIREMENT: (Sec. 11.6-4A)
MINIMUM TYPE D BUFFER SHALL BE PROVIDED

- 2 UNDERSTORY TREES PER 100LF 18 SHRUBS PER 100 LF

INTERNAL PARKING AREA REQUIREMENT: (Sec. 11.6-4B)

1 DECIDUOUS TREE AND 4 SHRUBS ARE REQUIRED PER EVERY 1,500 SF OF VEHICULAR

TOTAL PROPOSED VUA = 9729.5 SF REQUIRED TREES - 7 TREES (9,729.5/1500) TOTAL TREES PROPOSED - 7 DECIDUOUS MEDIUM MATURING TREES

## OPEN SPACE REQUIREMENT: (Sec. 21.2) REQUIRED TOTAL OPEN SPACE - 10% OF GROSS PROJECT ACREAGE TOTAL PROJECT ACREAGE = 1.75AC (76,230 SF)

TOTAL REQUIRED OPEN SPACE = 0.175AC (7,623 SF) TOTAL PROPOSED OPEN SPACE = 0.176 AC (7664.8 SF)

[5.0% IMPROVED OPEN SPACE]

LANDSCAPE YARD: TYPE A BUFFER YARD, 40' LF ABUTTING RESIDENTIAL ZONING DISTRICT (PROPOSAL SEEKS 30% REDUCTION IN LANDSCAPE YARD) REQUIREMENTS: 8 EVERGREENS TREES PER 100 LF, 4 CANOPY TREES PER 100 LF,

AND A 6' MINIMUM SOLID WOODEN FENCE. FENCE SHALL MEET THE REQUIREMENTS SET FORTH IN ARTICLE 2.13-2F OF THE

STREET TREE REQUIREMENT: (SEC. 11.6-3)

1 X SMALL MATURING TREE / 40 LF OF FRONTAGE TOTAL FRONTAGE: (GRIBBLE ROAD) - 407 LF TOTAL TREES REQUIRED: 11 TOTAL TREES PROPOSED: 11 MEDIUM MATURING TREE.

TOTAL TREE SAVE REQUIRED: 1.5% OF SITE (+/-0.03 AC) TOTAL TREE SAVE PROPOSED: 1,371SF (=/- 0.03 AC).

## ALL PLANT SYMBOLS ARE CONCEPTUAL AND SHALL COMPLY WITH THE LANDSCAPE REQUIREMENTS OF ARTICLE 11 DURING THE CONSTRUCTION SUBMITTAL PHASE.

# **OPEN SPACE AREA CALCULATION:**

TOTAL PARCEL AREA: 76,230 SF (1.75 AC).

TOTAL REQUIRED OPEN SPACE AREA: 76,230 SF x 10% = 7,623 SF (0.17 AC) TOTAL PROPOSED OPEN SPACE AREA: REQUIRED IMPROVED OPEN SPACE AREA: 7,623 SF x 50% = 3,811.5 SF (0.08 AC)

PROPOSED IMPROVED OPEN SPACE AREA: 4,551.5 SF (0.10 AC) REQUIRED UNIMPROVED OPEN SPACE AREA: 7,623 SF - PROPOSED IMPROVED AREA 7,623 - 4,551.5 = 3,071.5 SF (0.07 AC)

3,112.7 SF (0.07 AC)

1,905.75 SF

1,210.00 SF

PROPOSED UNIMPROVED OPEN SPACE AREA: PROPOSED SCM (25% MAX.): PROPOSED TREE CONSERVATION AREA:

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.

2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND UNION COUNTY WATER.

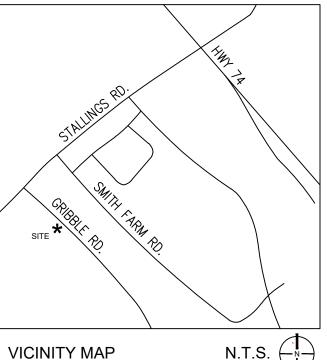


## MOSER GROUP, INC

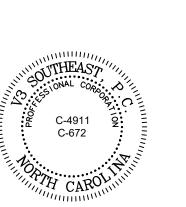
231 Post Office Drive Suite B-8, Indian Trail, NC 28079

## **HARRIS AUTOMOTIVE**

3120 Gribble Road, Stallings, NC 28104



OPOGRAPHIC SURVEY DATED DECEMBER 22, 2023 PROVIDED BY WOOTEN SURVEYING, 119 SMITH CIRCLE, MATTHEWS, NC 28104.



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SCALE:	1"= 20'	X

DATE: 07.21.24 PM: MDM

DRAWN BY: TFT REVIEWED BY: DSK PROJECT NUMBER: 240362.00

**CONCEPT PLAN** 

REVISIONS:

CONSTRUCTION DOCUMENTS



APPLICATION	INFORMATION
Date Filed:	
Application #:	
Fee Paid:	

## **VARIANCE APPLICATION**

	*Please reference t	he Fee Sche	lule for cost.	
	Propert	y Information		14-2-15-1-10-12-1
Property Owner(s):	Harris 1	hand Grou	p LLC	
Address/Location:	3120 Grib			
Parcel #:	A H . 0020			
Applicant Name (if different from owner):	Tom Crouch			
Phone:	980-333-9019	Email:	terouch@ the mos	ergrouping com
	pplications are public records ed to the public by request.	and by provi	ding the above information	on, you agree that said
	Variance Re	quest Descr	ption	
Section(s) of Ordinance re	equesting relief from:			
Sileum 114 teams	rements in front	of the	building.	
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		2		1
Owner/Applicant Staten	nent:			
	certify that all information acknowledge compliance wi			
Signature of Owner:	ThEhil	A		Date: 3-3-25
Signature of Applica	nt: Lur vu	apl	and the second s	Date: 3/3/25
Signature of Zoning	Official:			Date:

Unnecessary hardship would result from the strict application of the ordinance [Expense is NOT a valid hardship]:
Given the type of materials we have onsite third is a bij concern.
we have lots of thier at our other locations. The surrounding
properties do not have any sidewalks so there 16 nothing to
connect to and the grade surrounding the property prevents
future connections easily.
The hardship results from conditions that are peculiar to the property such as location, size, or topography:
The location of this site does not have any sidewalks along the
entire length of Gribble Rd.
The hardship did not result from actions taken by the applicant or the property owner:
1700
The requested variance is consistent with the spirit, purpose, and intent of the ordinance; such that public safety is secured, and substantial justice is achieved:
Yes, removing the sidewalk would prevent people from walking
along Gribble Rd where there's no sidewalk