

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: November 2, 2011

TO: Planning Commission

FROM: Nicole Jones, Planner
Community Development Department

FILE NO.: USE2011 0024

PROPOSAL: Conditional use permit to convert an existing attached garage into a hair salon.

GENERAL INFORMATION

Applicant: Virginia Custer

Property Owners: Virginia Custer, Kimberly Custer

Property Address: 4009 Spruce Lane

Legal Description: Spruce Estates Lot 2

Parcel Code Number: 5-B25-0-125-002-0

Site Size: 9,789 square feet

Zoning: D5

Utilities: Public Water & Public Sewer

Access: Spruce Lane

Existing Land Use: Single Family Residential

Surrounding Land Use:

North	-	D5, Single Family Residential
South	-	D5, Single Family Residential
East	-	D5, Spruce Lane, Single Family Residential
West	-	D5, Single Family Residential

ATTACHMENTS

Attachment A Vicinity Map
Attachment B Applicant's submittals

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a one chair hair salon within an existing garage. The site is currently used as a single family residence.

BACKGROUND

This property was subdivided into its current configuration in 1980. The lot size of 9,789 square feet exceeds the 7,000 square foot minimum lot area standard for a D5 zoning district. According to the CBJ Assessor's Database the house on this property was constructed in 1981. The house is a 1,770 square foot residence with a 475 square foot attached garage. The current owner bought this property in September 2011 with the intent of opening a hair salon within the garage.

Staff solicited comments from the CBJ Community Development Building Department, Streets, General Engineering, Assessor's Office, Fire Department, and Public Works.

Comments Received:

Charlie Ford, Building Codes Official, CBJ Building Department:

The water line size may be an issue. Other than that the Building Department has no issues.

Ron King, Chief Regulatory Engineer, CBJ General Engineering:

General Engineering is ok with the use. We will deal with driveway drainage under the building permit.

John Sahnaw, Appraiser II, CBJ Assessor's Office:

Thank you for the notice of application for Conditional Use Permit. I do not have any concerns, based on what I see.

Dave Crabtree, Utilities Superintendent, CBJ Public Works:

This change will require a metered service, so those permits and costs would need to be included.

ANALYSIS

The applicant purchased this property with the intent to operate a home-based hair salon business out of the garage. This proposal does not meet the Home Occupation definition found at CBJ § 49.80.120. The proposal specifically does not meet criterion 3 of the Home Occupation definition.

CBJ § 49.80.120 Home occupation means any activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit, and meeting the following criteria:

(1) The use of a dwelling unit for the home occupation is clearly incidental and subordinate to its use for residential purposes by its occupants, involves no employees, and takes up no more than 25 percent of the net floor area or 500 square feet, whichever is less, in the dwelling;

(2) The home occupation results in no change to the outside appearance of the building and no other visible nonilluminated evidence of the conduct of such home occupation other than one nonprojecting facade-mounted sign one square foot or less in area;

(3) The home occupation generates no traffic and requires no parking in excess of that normally to be found in the neighborhood; and

(4) No equipment or process is used which creates noise, vibration, glare, fumes, odors or electrical interference off the site of the home occupation.

Because of the nature of hair salons, additional traffic and parking will occur at the site. Since this project does not meet the Home Occupation criteria, a Conditional Use permit is required as outlined in section 3.050 of the Table of Permissible Uses (CBJ 49.25.300).

Project Site – The project site is a 0.22 acre, D-5 zoned parcel. This parcel currently has a single family home with an attached garage. As part of this project, the applicant will be expanding the existing driveway to accommodate client parking. This site is located off of Mendenhall Loop Road across from Floyd Dryden Middle School. (see attachment A)

Project Design – The proposed full-service hair salon is to be located within the existing attached garage. The salon is designed to be a “one-chair” salon serving one customer at a time. The garage is 475 square feet providing; seating area, desk, work station, and a shampoo sink which makes up the main part of the salon. There will also be a restroom, washer and dryer and storage area.

The applicant has proposed hours of operation from 10 am to 6 pm Monday-Saturday. The applicant will be the only employee and does not have plans to expand the operation beyond what is presented in this proposal.

Staff recommended conditions:

1. The maximum number of chairs for this salon shall be limited to one.
2. The hours of operation shall be limited to Monday-Saturday 10 am to 6 pm.

Traffic – At a maximum there could be 16 appointments in one day (one appointment every 30 minutes). A Traffic Impact Analysis is not required for projects with less than 250 average daily trips, therefore this project will not require a Traffic Impact Analysis (CBJ §49.40.300(a)(2)). It is more likely that appointments will be spaced at one hour intervals resulting in 8 appointments per day.

	Appointments/day	Vehicle Trips/day	Vehicle Trips/week
Maximum	16	32	192
Average amount	8	16	96
Expected amount	6	12	72

The applicant states that she will likely have 6-8 appointments per day since some scheduled appointments are 1.5-2 hours in length. This amount of traffic is slightly higher than what is typical of a single family household but is not expected to negatively impact the neighborhood. A single family residence on average has 10 vehicle trips per day. A majority of the appointments are scheduled during non-peak driving times during the weekdays. Spruce Lane is a dead end street and the only access is off of Mendenhall Loop Road. Additionally, since this property is the second property on Spruce Lane, drivers will not need to travel very far into this neighborhood. Because of this location, there will be minimal impacts to the neighborhood.

Parking and Circulation – The Land Use Code does not list “salon” as a use under the parking section of code. The Land Use Code lists “medical and dental clinics” and “banks and offices”. In the former Table of Permissible Uses, barber shops and salons were included within “offices providing customer service”. This use therefore, is most similar to “banks and offices” where the parking requirement is 1 parking space per every 300 square feet of gross floor area per CBJ § 49.40.210(a). The square footage of this proposal is 475 square feet resulting in the need of 2 parking spaces with one of the two spaces meeting accessible parking space requirements per CBJ § 49.40.210(b)(3)(A).

The applicant will be addressing parking by expanding the driveway to accommodate 2 parking spaces for the hair salon and 2 parking spaces for the existing residence. The applicant has also stated that there will be a designated location for snow storage that does not impact on-site parking spaces. The snow storage location is south of the driveway.

Noise – Noise is not expected to be a concern. There should be no noise heard at the property line from operations performed within the garage. It is likely that any process occurring from the salon would not be heard outside of the garage. The only noise that is expected to occur is from customers arriving and leaving the site.

Public Health or Safety – There are no anticipated negative impacts that would result from the approval of this proposal. Charlie Ford, Building Codes Official, stated above that there are no concerns from the Building Department other than the water line size. The water line size will be addressed during the building permit review and is not a safety concern. No comments were received from the CBJ Streets Department. The design of the driveway eliminates the need for back-out parking, thus eliminating a parking safety concern.

Habitat - Duck Creek is located near this property; however, the project site is not located within the 50 foot anadromous stream setback. This property does not have any mapped wetlands; this property is not within a floodplain, nor is there an eagle's nest located near this property. Additionally, other than driveway expansion, the footprint of this proposed hair salon already exists. There are no known habitat concerns for this project at this time.

Property Value or Neighborhood Harmony – As noted by the CBJ Appraiser, John Sahnaw, there are no apparent property value concerns that would result from an approval of this proposal.

Staff received a phone call from a concerned neighbor on Thursday, October 27, 2011. The neighbor expressed concerns that this use is not compatible with the neighborhood. The neighbor is also concerned with increased traffic. However, at the date of this memorandum, no written testimony has been received by staff.

Conformity with Adopted Plans - The City and Borough 2008 Comprehensive Plan encourages small-scale neighborhood commercial uses that provide goods and services.

2008 Comprehensive Plan of the City and Borough of Juneau

Policy 10.10 It is the policy of the CBJ to encourage small-scale neighborhood convenience commercial uses in appropriate areas in new neighborhoods and with appropriate operating measures within existing neighborhoods.

10.5.SOP4 Encourage the location and design of small-scale commercial developments that provide convenient shopping and personal services within or near residential neighborhoods. The building and parking siting and design should ensure mitigation of noise, light and glare, odor and litter impacts to adjacent residential neighborhoods. Any neighborhood-commercial development should be accessible via improved pedestrian and bicycle routes and should provide secure and dry bicycle racks.

The policy encourages the locations of small-scale business to be located in such a way that citizens are able to walk or bicycle to reach the business. This location is uniquely situated adjacent to a multi-use path which allows for easy and safe access to the property. It is unknown what the customer base will be for this business, but it seems reasonable due to the proximity to the bike path that the applicant provide a safe and dry location for bicycles.

Staff recommends the following condition:

1. A covered bike storage location allocating space for 2 bicycles shall be provided.

FINDINGS

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 3.050 for the D5 zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the Friday, October 28, 2011, and Monday, November 7, 2011, issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. As discussed above, there has been no evidence presented to suggest that this proposal will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Based on the analysis in the staff report, this proposal will not substantially decrease the value of or be out of harmony with property in the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. As noted in the preceding staff report, this project conforms with the CBJ Land Use Code and the 2008 CBJ Comprehensive Plan. This proposal specifically conforms to Policy 10.10 of the 2008 CBJ Comprehensive Plan.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

N/A. As discussed previously, no element of this project is related to the Juneau Coastal Management Program.

RECOMMENDATION

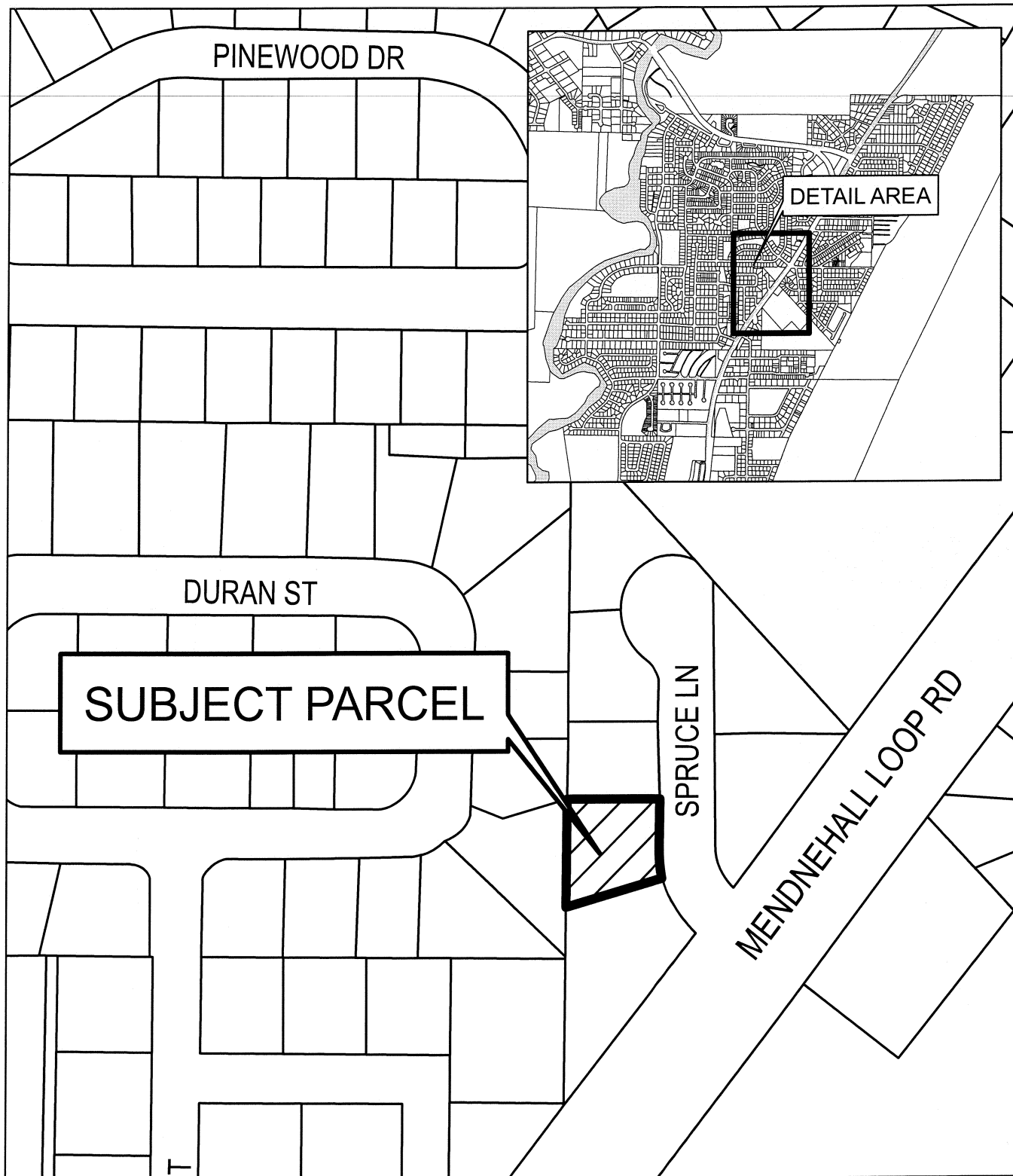
It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a one-chair hair salon within an existing attached garage. The approval is subject to the following conditions and advisory conditions:

Staff recommended conditions:

1. The maximum number of chairs for this salon shall be limited to one.
2. The hours of operation shall be limited to Monday-Saturday 10 am to 6 pm.
3. A covered bike storage location allocating space for 2 bicycles shall be provided.

Advisory conditions:

1. Signs are regulated under CBJ §49.45. A separate permit is required for most signs. Contact the Community Development Department for more information prior to designing, purchasing, or installing exterior signs.
2. Any increase in hours of operation or number of employees shall require Planning Commission approval.



4009 SPRUCE LN
VICINITY

0 125 250 Feet

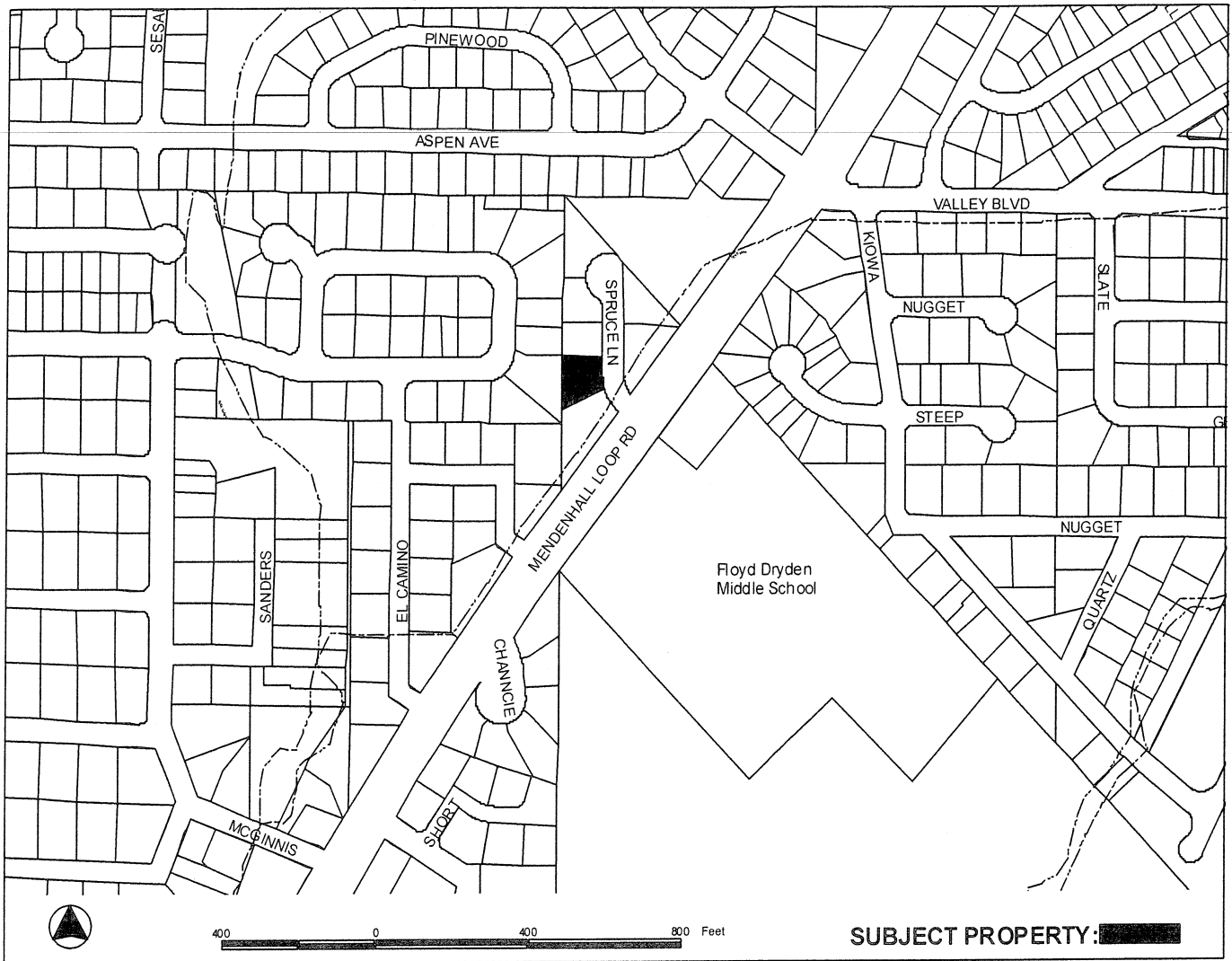


CITY/BOROUGH OF JUNEAU
★ ALASKA'S CAPITAL CITY

Map created: October 13th, 2011

ATTACHMENT A

NOTICE OF PUBLIC HEARING



PROPOSAL: A Conditional Use permit to convert an existing attached garage into a hair salon.

FILE NO: USE20110024	APPLICANT: VIRGINIA J CUSTER; KIMBERLY B CUSTER
TO: Adjacent Property Owners	Parcel #: 5-B25-0-125-002-0
HEARING DATE: November 08, 2011	Owner(s): VIRGINIA J CUSTER & KIMBERLY B CUSTER
HEARING TIME: 7:00 PM	Size: 9,789 sqft
PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801	Zoned: D-5
	Site Address: 4009 SPRUCE LN
	Accessed via: SPRUCE LN

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Nicole Jones at (907)586-0218 or e-mail nicole_jones@ci.juneau.ak.us

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: October 25, 2011

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>10/10/11</u>
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description <u>Single chair hair salon</u>		
	PROPERTY LOCATION		
	Street Address <u>4009 Spruce Lane</u>		City/Zip <u>Juneau AK</u>
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) <u>Spruce Estates #2</u>		
	Assessor's Parcel Number(s) <u>5B2501250020</u>		
	LANDOWNER/ LESSEE		
	Property Owner's Name <u>Virginia Custer Kimburly Custer</u>		Contact Person: <u>Virginia</u>
	Mailing Address <u>4009 Spruce Lane</u>		Home Phone: <u>798-4158</u>
	E-mail Address <u>virginiacuster2003@yahoo.com</u>		Work Phone: <u>463-4247</u>
			Fax Number:
Other Contact Phone Number(s): <u>209-8400</u>			
LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****			
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
X <u>Virginia Custer</u> Landowner/Lessee Signature		<u>10/10/11</u> Date	
X <u>Kimburly Custer</u> Landowner/Lessee Signature		<u>10/10/11</u> Date	
<p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.</p>			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name <u>SAME</u>		Contact Person:	
Mailing Address		Home Phone:	
E-mail Address		Work Phone:	
		Fax Number:	
		Other Contact Phone Number(s):	
X <u>Virginia Custer</u> Applicant's Signature		<u>10/10/11</u> Date of Application	

OFFICE USE ONLY BELOW THIS LINE						
STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	***SIGN	Date Received	Application Number(s)	
		Building/Grading Permit				
		City/State Project Review and City Land Action				
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)				
		Mining Case (Small, Large, Rural, Extraction, Exploration)				
		Sign Approval (If more than one, fill in all applicable permit #'s)				
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)				
	✓	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)		<u>10/10/11</u>	<u>USE20110824</u>	
		Variance Case (De Minimis and all other Variance case types)				
		Wetlands Permits				
		Zone Change Application				
		Other (Describe)				
	***Public Notice Sign Form filled out and in the file.					
	Comments: <u>Applicant to submit additional parking plan information.</u>					Permit Intake Initials <u>KK</u> <u>chd</u>

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

Project Number	Project Name (15 characters)	Case Number <u>USE 11-24</u>	Date Received <u>10-10-11</u>
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TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ☐ Accessory Apartment*** (AAP)
 ☐ Driveway in Right-of-Way (ADW)

☒ Use Listed in §49.25.300 (USE)

 (Table of Permissible Uses)

Please list the Table of Permissible Uses Category: 3.050

***An Accessory Apartment Application will also be required.

DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED.

to put in a hair salon/Beauty Shop

IS THIS A MODIFICATION OF AN EXISTING APPROVAL?

☒ NO ☒ YES - Case # _____

CURRENT USE OF LAND OR BUILDING(S):

home

PROPOSED USE OF LAND OR BUILDING(S):

Change the garage into a full service salon.

UTILITIES PROPOSED:

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS:

Total Area of Lot 9789 square feet

 Total Area of Existing Structure(s) 1771 square feet

 Total Area of Proposed Structure(s) 475 square feet

EXTERNAL LIGHTING:

Existing to remain ☒ No ☒ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

 Proposed ☒ No ☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

PROJECT NARRATIVE AND SUBMITTAL CHECKLIST:

- | | |
|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Existing and proposed parking areas (including dimensions) and proposed traffic circulation |
| <input type="checkbox"/> Floor Plan of proposed buildings | <input type="checkbox"/> Existing Physical Features of the site (drainage, habitat, hazard areas, etc.) |
| <input type="checkbox"/> Elevation view of existing and proposed buildings | |
| <input type="checkbox"/> Proposed Vegetative Cover | |

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

ALLOWABLE/CONDITIONAL USE FEES

Fees	Check No.	Receipt	Date
Application Fees \$ <u>500.00</u>			
Admin. of Guarantee \$ _____			
Adjustment \$ _____			
Pub. Not. Sign Fee \$ <u>50.00</u>			
Pub. Not. Sign Deposit \$ <u>100.00</u>			
Total Fee \$ <u>650.00</u>	<u>5222</u>	<u>0DD2171</u>	<u>10-10-11</u>

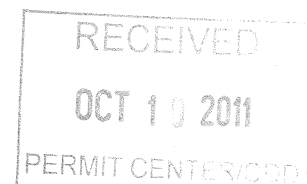
NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

4009 Spruce lane Juneau Ak

I Virginia Custer am proposing putting a single chair hair salon in the all ready existing garage. The garage is 475 sq ft I will have a full handicap bathroom as well a handicap entrance. I only work on one person at a time and only need one parking place for them they will not need to park in the street as there is a parking spot for them in the drive way.

I will replace the garage door with a double door and frame in the extra, there is a existing window and that will remain. I will bring in plumbing to the bathroom, shampoo sink, as well as the utility sink. I will be replacing the indoor lighting to track lights. I would also like to do hard wood floors. There is already heat in the area via a electric base board located under the window.

Thank you for your help in this,
Virginia & Kimberly Custer



4009 Spruce Lane

RECEIVED
NOV 02 2011
PERMIT CENTER/CDD



THE CITY AND BOROUGH OF JUNEAU, ALASKA PLOT PLAN

ADDRESS Dees Const Box 2206, Juneau, 99803 PERMIT NO. 13504

LEGAL DESCRIPTION _____ LOT 2 BLK _____ ADDITION _____

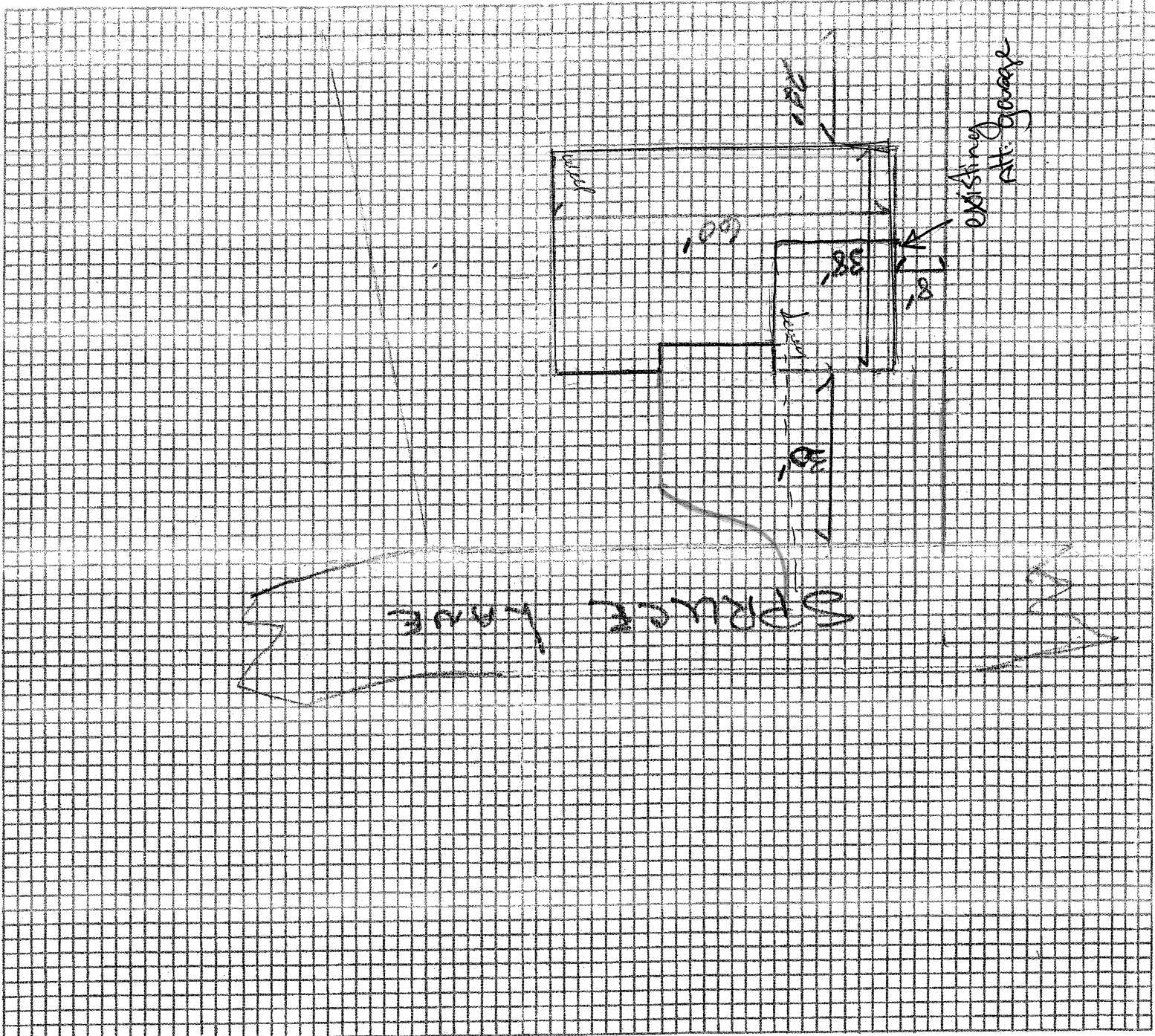
LOT AREA 9789.37 SQ. FT. AREA OCCUPIED BY THE BUILDINGS 727 SQ. FT.

INSTRUCTIONS TO APPLICANT

THIS FORM NEED NOT BE USED WHEN PLOT PLANS DRAWN TO SCALE OF LESS THAN 1"=20' ARE FILED WITH PERMIT APPLICATION. (EACH BUILDING SITE MUST HAVE A SEPARATE PLOT PLAN.)

FOR NEW BUILDINGS PROVIDE THE FOLLOWING INFORMATION IN THE SPACE BELOW: LOCATION OF PROPOSED CONSTRUCTION AND EXISTING IMPROVEMENTS, SHOW BUILDING, SITE, AND SETBACK DIMENSIONS, SHOW EASEMENTS, FINISH CONTOURS OR DRAINAGE, FIRST FLOOR ELEVATION, STREET ELEVATION AND SEWER SERVICE ELEVATION, SHOW LOCATION OF WATER, SEWER, GAS AND ELECTRICAL SERVICE LINES, SHOW LOCATION OF SURVEY PINS, SPECIFY THE USE OF EACH BUILDING AND MAJOR PORTION THEREOF, SHOW LOT DIMENSION ON GRAPH SQUARES.

INDICATE NORTH IN CIRCLE



FILE NO.	
JOB ADDRESS	
OWNER	

I/WE CERTIFY THAT THE PROPOSED CONSTRUCTION WILL CONFORM TO THE DIMENSIONS AND USES SHOWN ABOVE AND THAT NO CHANGES WILL BE MADE WITHOUT FIRST OBTAINING APPROVAL.

NAME(S) OF OWNER(S) OF SITE & STRUCTURE(S) (PRINT) David Dees SIGNATURE OF OWNER(S) OR AUTHORIZED REPRESENTATIVES David Dees

DO NOT WRITE BELOW THIS LINE

ZONING CLASSIFICATION	APPROVED AS NOTED	SERVICE AREA	DATE
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RECEIVED
OCT 12 2011

each square is 2.5 ft.

20 feet added wider

18 feet longer into the yard

45 feet wide total

Driveway-proposed

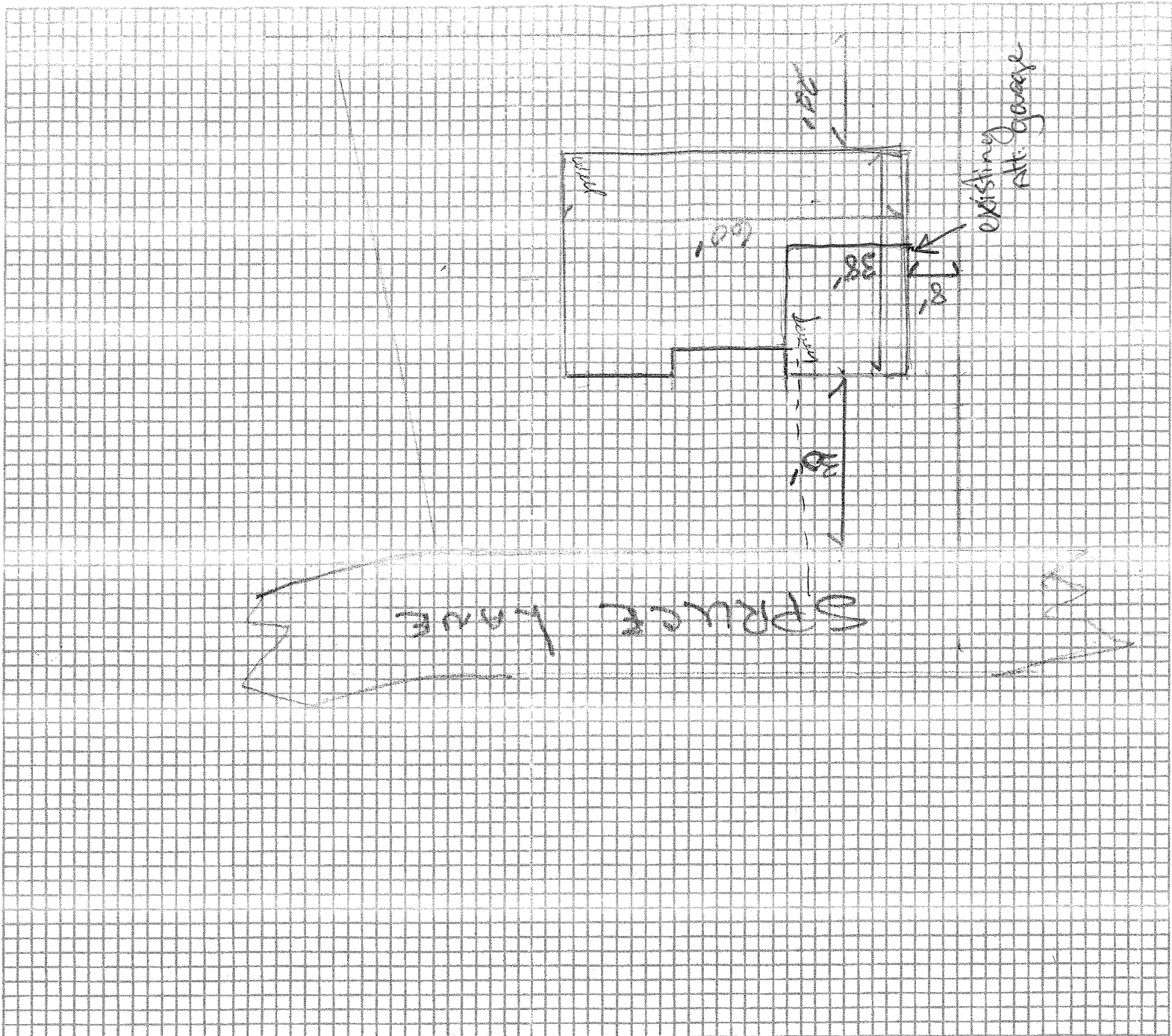
THE CITY AND BOROUGH OF JUNEAU, ALASKA
PLOT PLAN

ADDRESS	DEES Coast Box 2206, Juneau, 99803			PERMIT NO.	13504
LEGAL DESCRIPTION	LOT	2	BLK	ADDITION	
LOT AREA	9789.57	SQ. FT.	AREA OCCUPIED BY THE BUILDINGS	727	SQ. FT.

INSTRUCTIONS TO APPLICANT

THIS FORM NEED NOT BE USED WHEN PLOT PLANS DRAWN TO SCALE OF LESS THAN 1"=20' ARE FILED WITH PERMIT APPLICATION. (EACH BUILDING SITE MUST HAVE A SEPARATE PLOT PLAN)
FOR NEW BUILDINGS PROVIDE THE FOLLOWING INFORMATION IN THE SPACE BELOW: LOCATION OF PROPOSED CONSTRUCTION AND EXISTING IMPROVEMENTS, SHOW BUILDING, SITE, AND SETBACK DIMENSIONS, SHOW EASEMENTS, FINISH CONTOURS OR DRAINAGE, FIRST FLOOR ELEVATION, STREET ELEVATION AND SEWER SERVICE ELEVATION, SHOW LOCATION OF WATER, SEWER, GAS AND ELECTRICAL SERVICE LINES, SHOW LOCATION OF SURVEY PINS, SPECIFY THE USE OF EACH BUILDING AND MAJOR PORTION THEREOF, SHOW LOT DIMENSION ON GRAPH SQUARES.

INDICATE NORTH IN CIRCLE



FILE NO.	
JOB ADDRESS	
OWNER	

Driveway - existing

I HAVE CERTIFY THAT THE PROPOSED CONSTRUCTION WILL CONFORM TO THE DIMENSIONS AND USES SHOWN ABOVE AND THAT NO CHANGES WILL BE MADE WITHOUT FIRST OBTAINING APPROVAL.

NAMES OF OWNERS OF SITE & STRUCTURES (PRINT)	SIGNATURE OF OWNERS OR AUTHORIZED REPRESENTATIVES
DAVID DEES	David Dees

DO NOT WRITE BELOW THIS LINE

ZONING CLASSIFICATION	APPROVED AS NOTED	SERVICE AREA	DATE
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