

**BALDWIN COUNTY COMMISSION DISTRICT 4  
BOARD OF ADJUSTMENT**

**AGENDA**

**October 13, 2016**

**Regular Meeting 3:30 p.m.**

**Baldwin County Satellite Courthouse**

**Large Meeting Hall**

**201 East Section Avenue**

**Foley, Alabama**

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes (September 8, 2016)
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

**ITEMS:**

**a.) Case No. V-160032, Simpson Property**

*Request:* Approval of a variance from the front yard setback requirements to allow for the relocation of an existing dwelling onto the subject property

*Location:* The subject property is located at 685 Cherokee Road in Planning District 25

*Attachments:* Within Report

**b.) Case No. V-160034, Finn Property**

*Request:* Approval of a variance from the rear yard setback requirement to allow for the construction of a single family dwelling

*Location:* The subject property is located at Beach Shores Drive in Planning District 25

*Attachments:* Within Report

**c.) Case No. V-160035, Pierce Property**

*Request:* Approval of a variance from the front and rear yard setback requirements to allow for the construction of a single family dwelling

*Location:* The subject property is located at Cherokee Road in Planning District 25

*Attachments:* Within Report

6. Old Business
7. New Business
8. Adjournment

**Baldwin County Commission District 4, Board of Adjustment**

**September 8, 2016**

**Regular Meeting Minutes**

**Foley Satellite Courthouse**

**Conference Room**

The Board of Adjustment for Baldwin County Commission District 4 met in a regular session on September 8, 2016 at 3:30 p.m., in the Baldwin County Foley Satellite Courthouse Conference Room. Chairman, Stuart Arnold called the meeting to order. Members present included: Samuel Mitchell, Van McCamish, JoAnn Bodree, Harold Stephens, Johanna Moloney and John Hilderbrandt. Staff members present were Linda Lee, Planner and D J Hart, Planning Technician.

The first order of business was approval of the minutes from the August 11, 2016 meeting. A motion to approve the meeting minutes was made by Mr. Mitchell with a second by Mr. Stephens and the motion passed unanimously.

**V-160011, Golden Property**

Ms. Lee presented the applicant's request for a six-month time extension of a previously approved front and rear setback variance for lot 3 granted in March 2016. Staff recommended that case V-160011 be extended for a period of six months expiring on March 10, 2017.

Ms. Maloney made a motion to approve the extension request. The motion received a second from Mr. McCamish and carried unanimously.

**V-160027 Hoffman Property**

Ms. Hart presented the applicant's request for a variance from the minimum lot width and minimum lot area requirements in order to facilitate the subdivision of a parcel.

Mr. Mitchell made a motion to approve the request with a second from Mr. Stephens. The motion passed unanimously.

**V-160028 Myers Property**

Ms. Lee presented the applicant's request for a variance to allow a proposed swimming pool to encroach 15 feet into the required front yard. Ms. Lee explained to the board that the proposed pool meets the Ono Island setback requirements, therefore they only needed a variance from the zoning requirements.

Following a short discussion, Mr. Mitchell made a motion to approve the request. The motion received a second from Mr. Hilderbrandt. The motion passed unanimously.

**Adjournment**

There being no further business to come before the board the meeting was adjourned at 3:55 p.m.

Respectfully Submitted,

Linda Lee, Planner

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I hereby certify that the above minutes are true, correct and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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Stuart Arnold, Chairman



# Baldwin County Planning & Zoning Department County Commission District #4

## Board of Adjustment Staff Report

**Case No. V-160032**  
**Simpson Property**  
**Front Yard Setback Variance**  
**March 12, 2015**

## Subject Property Information

**Planning District:** 25  
**General Location:** Lot 5, Block H, Fort Morgan Pines Subdivision  
**Physical Address:** 685 Cherokee Road  
**PID:** 05-69-08-02-0-005-048.000  
**Zoning:** RSF-1, Single Family District  
**Acreage:** 0.48 acres ±  
**Applicant:** Tom Martin (South Baldwin Custom Homes)  
 PO Box 4673  
 Gulf Shores, AL 36547  
**Owner:** Robert Simpson  
 1460 Firelight Way  
 Sandy, UT 84092  
**Lead Staff:** Linda Lee, Planner  
**Attachments:** Within Report

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF-1 Single Family District
South	Residential	RSF-1 Single Family District
East	Residential	RMF-6 Multiple Family District
West	Lake	N/A

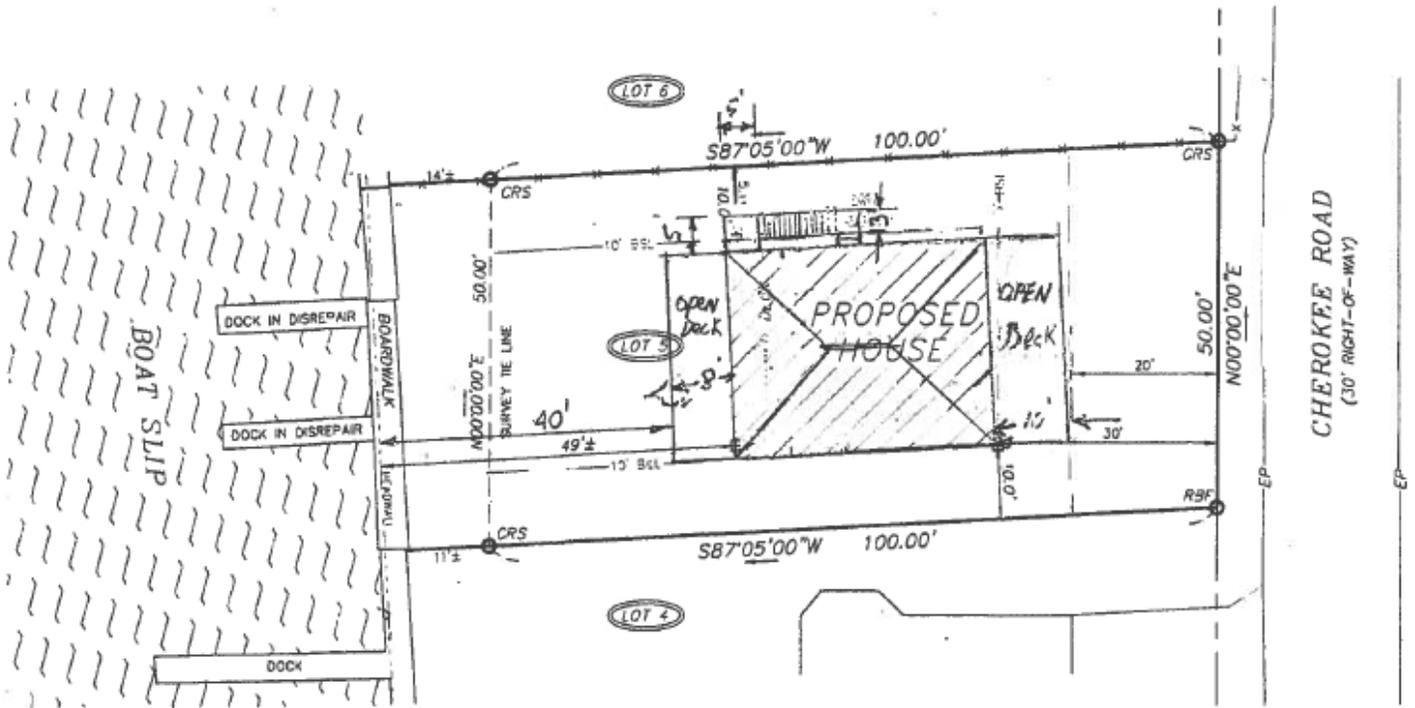
## Summary and Recommendation

The applicant is requesting a 7-foot front yard setback variance to allow for the relocation of an existing single family dwelling. Staff recommends that Case V-160032 be **APPROVED**.

## Variance Request

The applicant is requesting a 7-foot front yard setback variance to allow for the relocation of an existing single family dwelling. Staff feels this is a reasonable request and recommends the variance request be **APPROVED**.

**Site Plan Submitted**



Based on the dwelling dimensions given to staff by the applicant (28'x36') – staff estimates there to be 46 feet from the structure to the bulkhead. The proposed front deck is 8' deep which would necessitate a front setback line of 43 feet from the bulkhead.

**Additional Information**

**Section 4.2 RSF-1, Single Family District**

4.2.5 *Area and dimensional ordinances.* Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.6 *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35-Feet
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

## Section 12.5 Yard Requirements

12.5.1 Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than 2-feet beyond the yard area requirements. (For additional provisions see *Section 22.2, Definitions* "Accessory Structure" and "Structure")

12.5.2 Yard requirements shall be modified subject to the following conditions:

(a) Through lots shall provide the required front yard on each street.

(b) Decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.

(c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.

(d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.

(e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply.

(f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.

### Staff Analysis and Findings

The following standards for approval are found in Section 18.6, Variances of the *Baldwin County Zoning Ordinance*. These standards are to be considered when a variance request is being reviewed.

**1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.**

The subject property is currently unoccupied. The property adjoins a lake to the west and Cherokee Road to the east. The subject property is located in the Fort Morgan Pines Subdivision which was platted in 1959 prior to the enactment of zoning in Planning District 25 in November 1993. The owner purchased the property in September 2016. Per the survey submitted, the subject property is 50 feet wide by 114' feet in length on the north lot line and 111 feet in length on the south lot line.

**2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.**

This lot is located in a VE Zone which is also known as the Coastal High Hazard area. The VE Zone extends from offshore to an inland limit based on mapping criteria. FEMA has established numerous standards intended to minimize storm surge impacts in these sensitive areas. The most important requirements relate to finished floor elevations and other construction standards including foundation design and enclosures. These standards are regulated by the Building Inspection Department. With regard to setbacks, the FEMA regulations only state that a structure should be located landward of the reach of mean high tide. Typically, mean high tide is certified at a bulkhead. The applicant is requesting a variance from the 50-foot VE flood zone setback requirement.

**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

According to the applicant, the proposed dwelling footprint is 28' x 36' with an 8' uncovered deck on the front and a 10' uncovered deck on the rear.

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

The granting of this application should not unduly impact the adjacent property owners

**5.) Other matters which may be appropriate.**

### Staff Comments and Recommendation

Staff recommends that Case **V-160032** Simpson Property, be **APPROVED**.

#### **GENERAL NOTES {By-laws}**

Any party aggrieved by a final judgment or decision of the Board may within fifteen (15) days thereafter appeal therefrom to the Circuit Court, but without expense to the Board of Adjustment, appear in person or by attorney in the Circuit Court or any other court, in defense of said order of the Board or in a trial de novo.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as the conditions upon which it is granted and the conditions imposed by the Zoning Ordinance are adhered to.

Unless otherwise specifically stated by the Board, a variance authorized by the Board shall expire if the applicant fails to obtain all necessary permits pursuant thereto within six (6) months of the date of the subject vote taken.

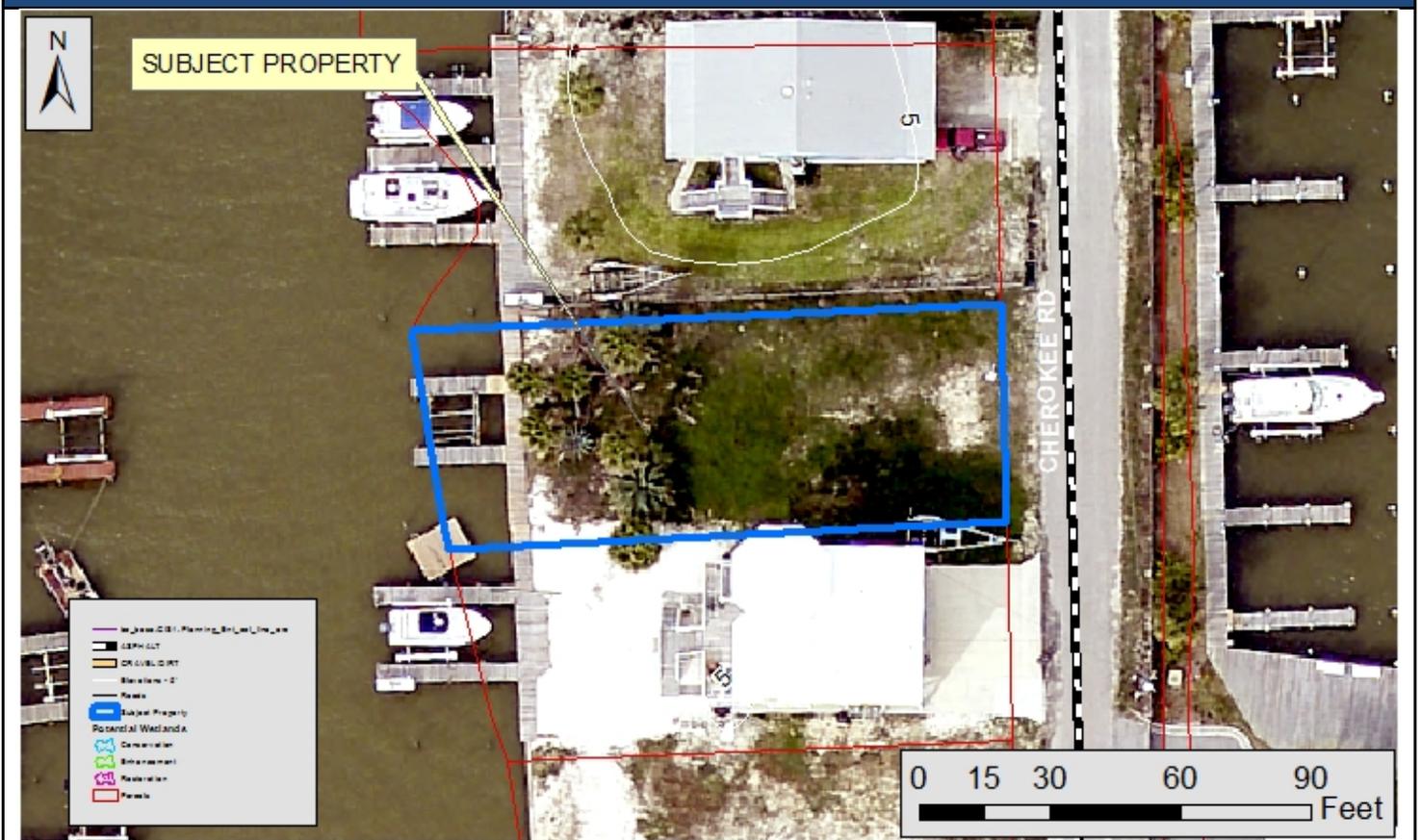




### Locator Map



### Site Map





# Baldwin County Planning & Zoning Department County Commission District #4

## Board of Adjustment Staff Report

### Agenda Item

Case No. V-160034

Finn Property

Rear Yard Setback Variance

October 13, 2016

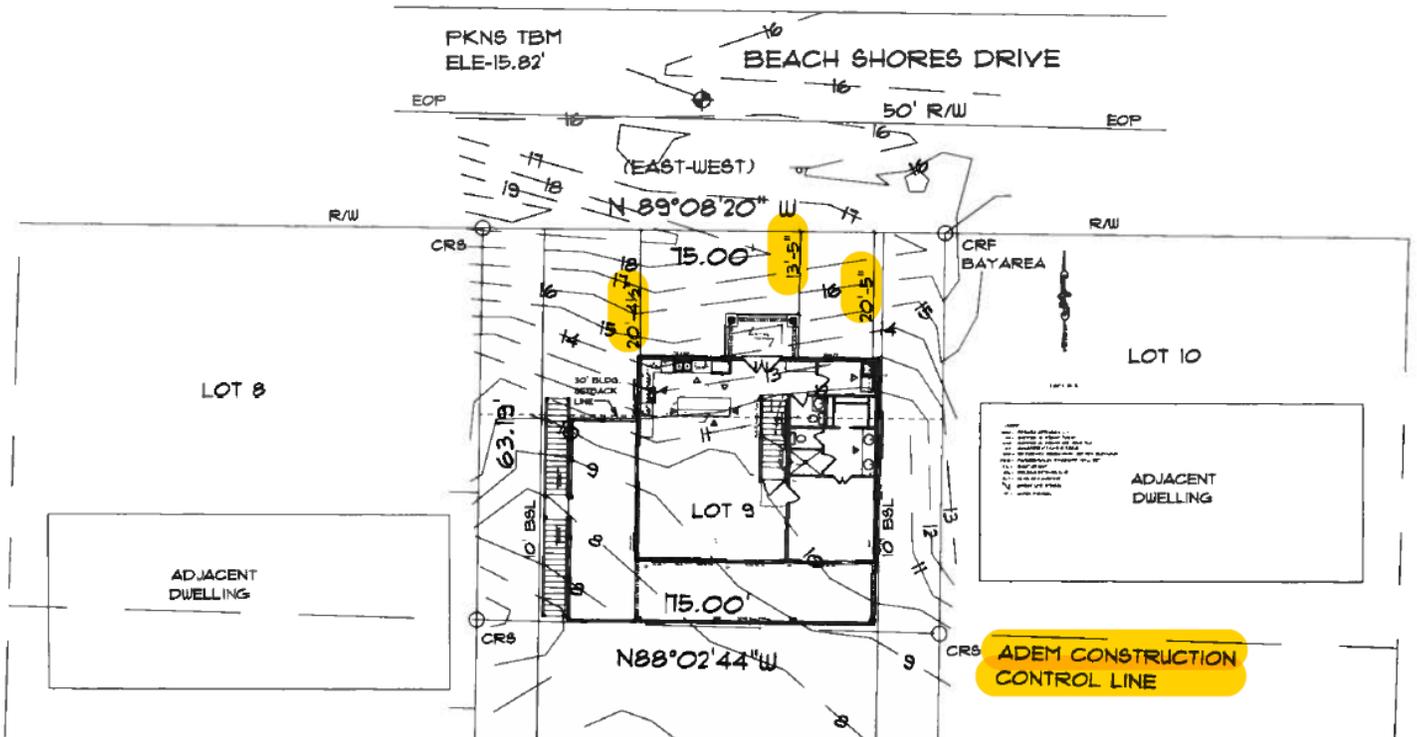
## Subject Property Information

**Planning District:** 25  
**General Location:** Lot 9, Unit 2, Block P, Surfside Shores  
**Physical Address:** Beach Shore Drive  
**Parcel Number:** 05-68-09-30-0-001-228.000  
**Current Zoning:** RSF-1, Single Family District  
**Existing Land Use:** Undeveloped (Single Family Dwelling Proposed)  
**Requested Variance:** Variance from rear yard setback requirement in order to allow for the construction of a single family dwelling  
**Lot Size:** 75' x 270' (Per Revenue Commission Map)  
**Applicant:** Matt Finn  
 3456 Richmond Parkway  
 Woodbury, MN 55129  
**Owners:** Same  
**Lead Staff:** Linda Lee, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF-1, Single Family
South	Gulf of Mexico	N/A
East	Residential	RSF-1, Single Family
West	Residential	RSF-1, Single Family

The applicant is requesting a variance from the rear yard (road side) setback requirements in order to construct a single family dwelling completely landward of the Coastal Construction Control Line (CCL). The applicant is proposing rear yard setbacks of 13'5" to accommodate a rear porch approximately 12' wide and 20'4½" on each side of the porch. This will result in a variance of 16.58'. The subject lot is considered a first tier lot bordering the Gulf of Mexico on the south side. On first tier lots the Alabama Department of Environmental Management (ADEM) has established a Coastal Construction Setback line (CCL) in which construction is prohibited or discouraged. According to the site plan provided by the applicant, the CCL is 63.19' south of the west rear yard property line.

## Proposed Site Plan



### Current Zoning Requirements

#### Section 4.2 RSF-1, Single Family District

4.2.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a low density residential environment consisting of single family homes on large lots.

4.2.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

4.2.3 *Conditional uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as conditional uses:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.

4.2.4 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception:

The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

4.2.5 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35-Feet
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

On *waterfront lots*, the front yard shall be considered from the front line of the principal building to the water front property line. (*Definition: Yard, front*)

### Section 12.6 Coastal Areas

Areas of Baldwin County lying seaward of the continuous 10-foot contour are subject to the requirements of the Alabama Coastal Area Management Program as defined in the Alabama Coastal Area Management Plan (ACAMP) and to the ADEM Division 8 Administrative Code.

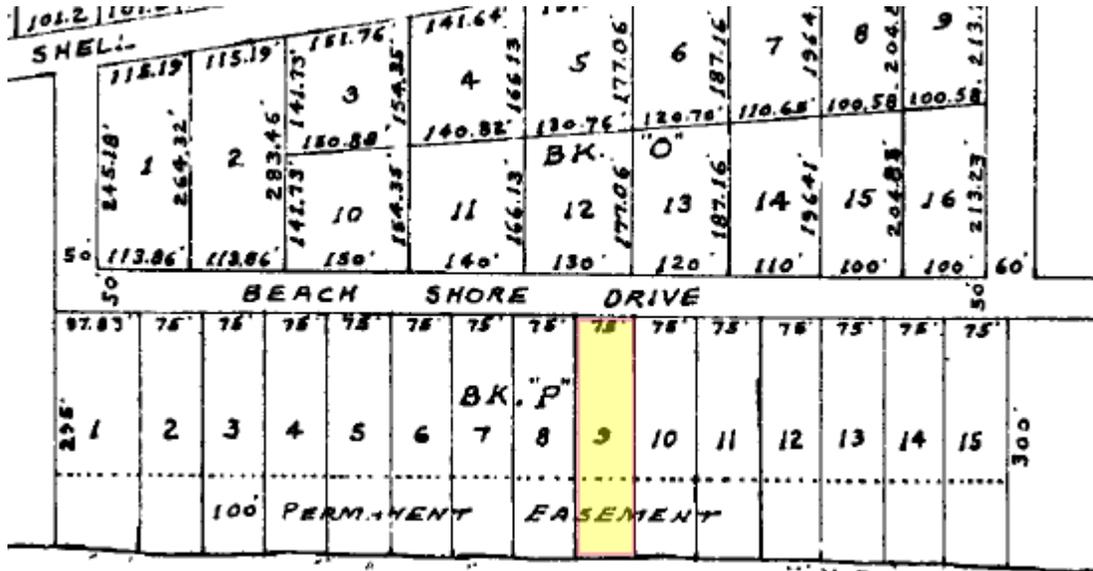
### Staff Analysis and Findings

The subject property is currently vacant. The adjoining properties to the west and east are vacant. The adjoining property to the north is residential. The property adjoins Kiva Way Road which is a privately maintained road.

The following standards for approval are found in Section 18.6, Variances of the *Baldwin County Zoning Ordinance*. These standards are to be considered and should serve as guidelines when a variance is being reviewed.

**1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.**

The lot is considered a first tier lot since it fronts the Gulf of Mexico on the south side and is identified as Lot 9 Unit 2 Block P of Surfside Shores Subdivision which was platted and recorded in the early 1960's. Its dimensions are 75' by 300' and considered a lot of record prior to the enactment of zoning for Planning District 25. (*November 16, 1993*).



**2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.**

The Coastal Construction Control line intersects the subject lot 63.19' south of the rear property line (Beach Shore Drive) on the west side.

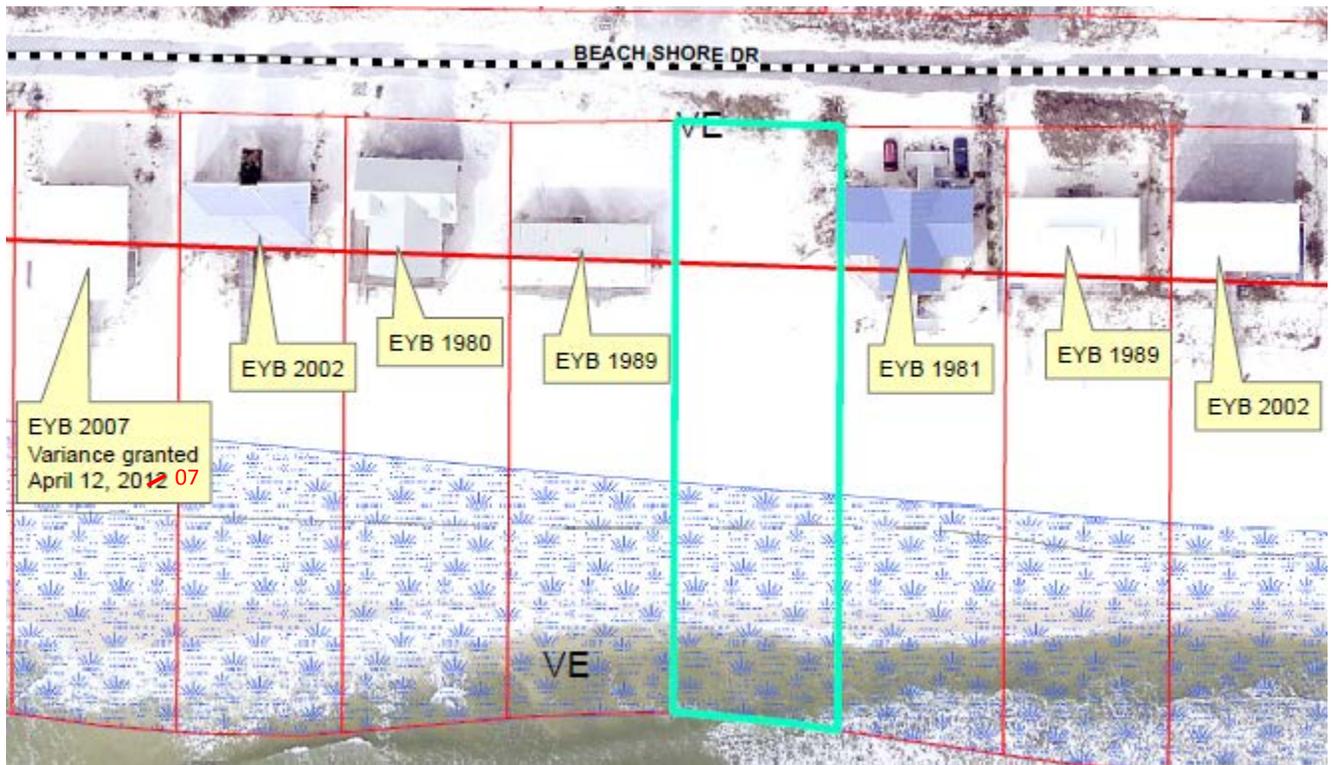
**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

The applicant proposes to construct a single family dwelling, with a building footprint of 39'x43' and an additional 11'x33' deck on the west side.

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

Staff knows of no adverse impacts with regard to this standard. The subject property is currently unoccupied. The property adjoins Beach Shore Drive to the north. Beach Shore Drive is a county maintained paved road. The adjoining properties are occupied by single family dwellings. The Gulf of Mexico is on the south side.

There are other single family homes to the east and west that are shown to have varying rear yard setbacks of 20 to 30 feet, with some constructed partially seaward of the CCL. Most of these dwellings were built prior to the enactment of zoning and the enforcement of the CCL.



**5.) Additional information.**

The owner purchased the property in September 2016.

**Staff Comments and Recommendation**

As stated previously, the applicant is requesting a variance from the rear yard (road side) setback requirements in order to construct a single family dwelling completely landward of the Coastal Construction Control Line (CCL). The applicant is proposing rear yard setbacks of 13'5" to accommodate a rear porch approximately 12' wide and 20'4½" on each side of the porch. This will result in a variance of 16.58'.

Staff has no objections to this request. Unless information to the contrary is presented at the public hearing, staff recommends case V-160034 be **APPROVED\***.

**GENERAL NOTES {By-laws}**

Any party aggrieved by a final judgment or decision of the Board may within fifteen (15) days thereafter appeal therefrom to the Circuit Court, but without expense to the Board of Adjustment, appear in person or by attorney in the Circuit Court or any other court, in defense of said order of the Board or in a trial de novo.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as the conditions upon which it is granted and the conditions imposed by the Zoning Ordinance are adhered to.

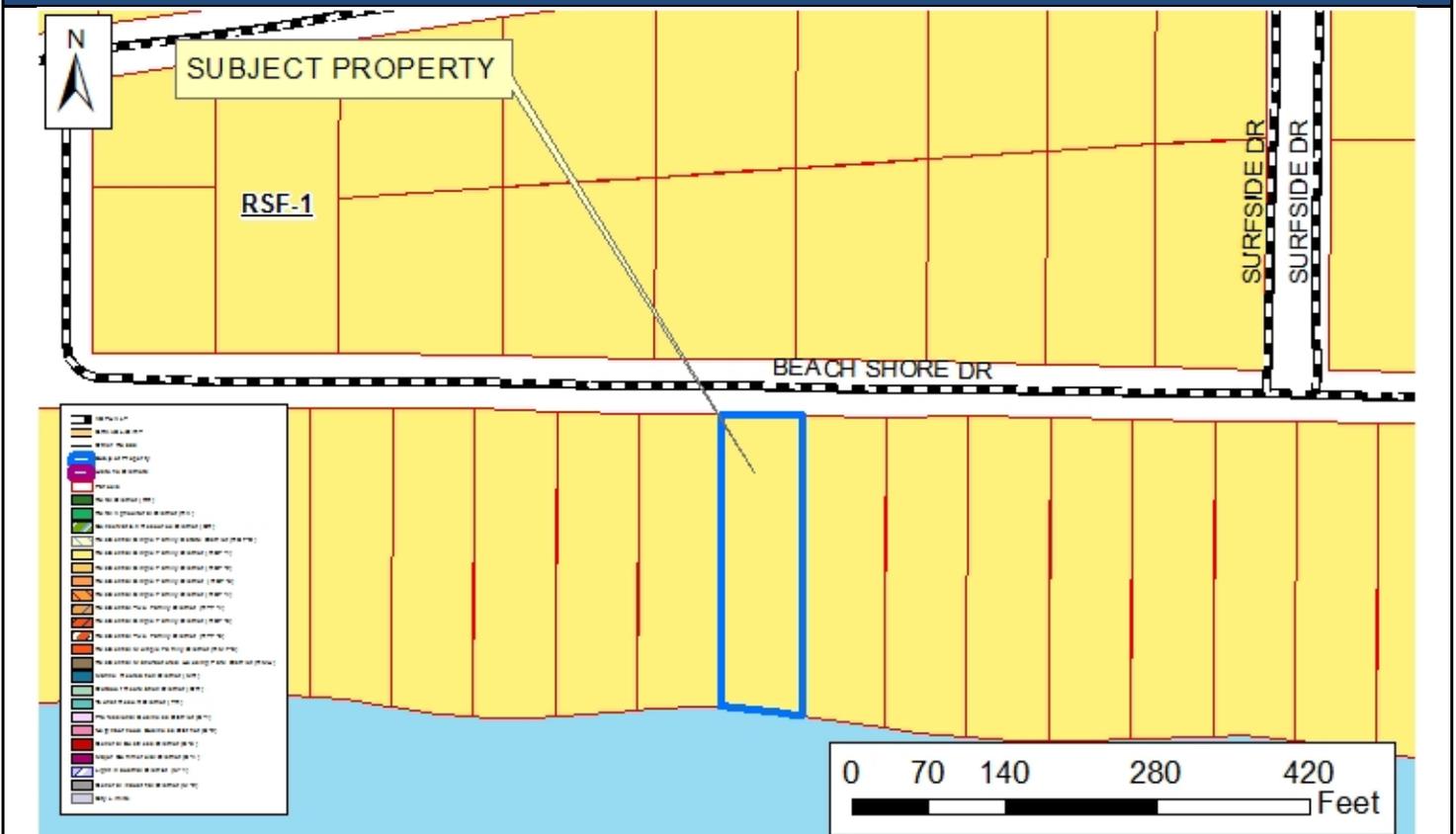
Unless otherwise specifically stated by the Board, a variance authorized by the Board shall expire if the applicant fails to obtain appropriate permits pursuant thereto within six (6) months and construction must begin from the date of authorization of the variance.

Property Images

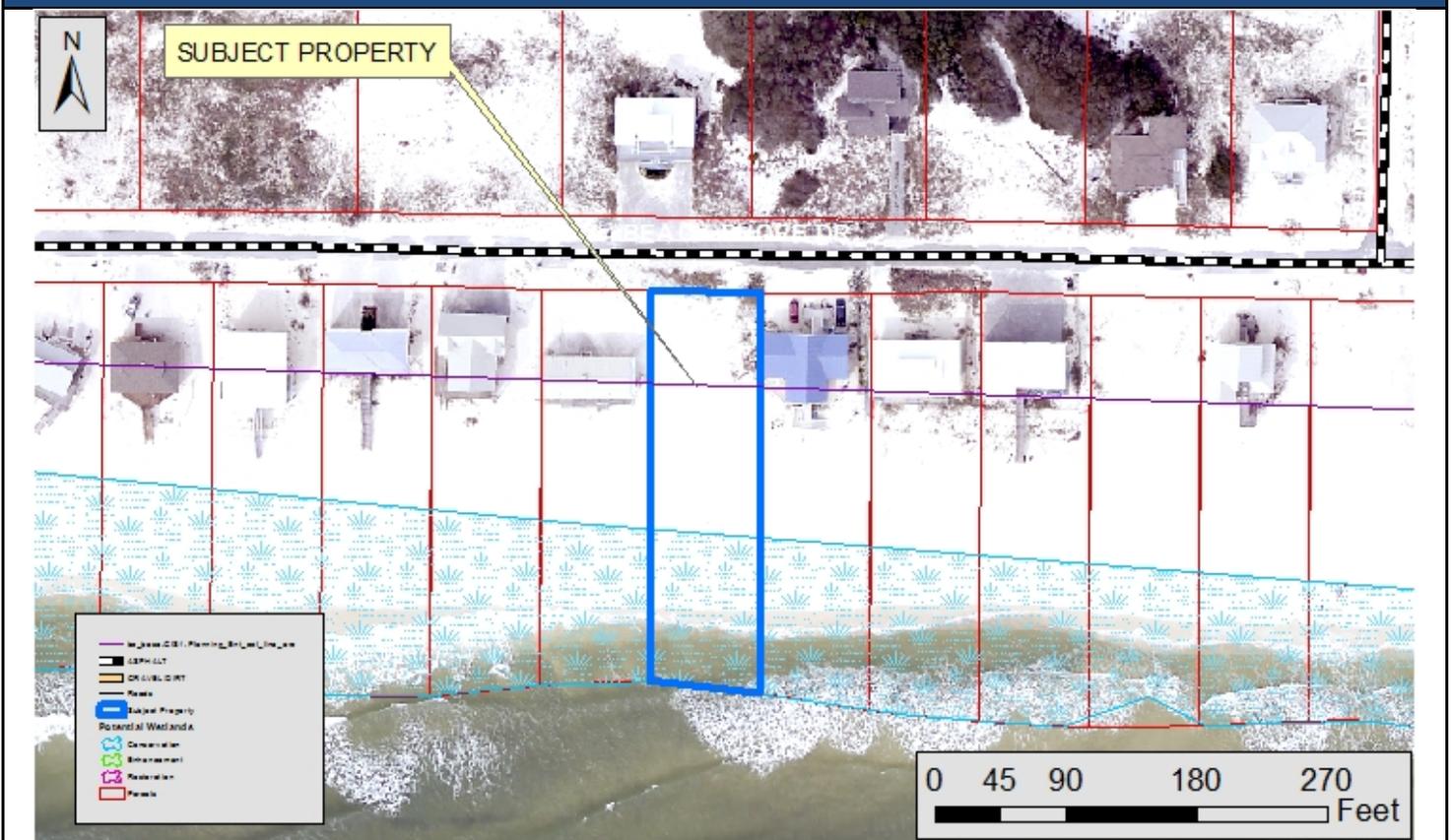




### Locator Map



### Site Map





# Baldwin County Planning & Zoning Department

## County Commission District #4

### Board of Adjustment Staff Report

**Case No. V-160035**

**Pierce Property**

**Front and Rear Yard Setbacks**

**October 13, 2016**

### Subject Property Information

**Planning District:** 25  
**General Location:** Lot 3 – Fort Morgan Pines  
**Physical Address:** 667 Cherokee Rd  
**PID:** 05-69-08-02-0-005-047.000  
**Zoning:** RSF-1, Residential Single Family District  
**Acreage:** 0.15, more or less  
**Applicant:** William Berrey  
 813 Cabana Beach Rd.  
 Gulf Shores, AL 36542  
**Owner:** Ralph Pierce  
 1610 Ft Conde  
 Saraland, AL 36576  
**Lead Staff:** Celena Boykin, Planner  
**Attachments:** *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF-1, Residential Single Family
South	Vacant	RSF-1, Residential Single Family
East	Cherokee Rd/Residential	RMF-6, Residential Multiple Family
West	Water	N/A

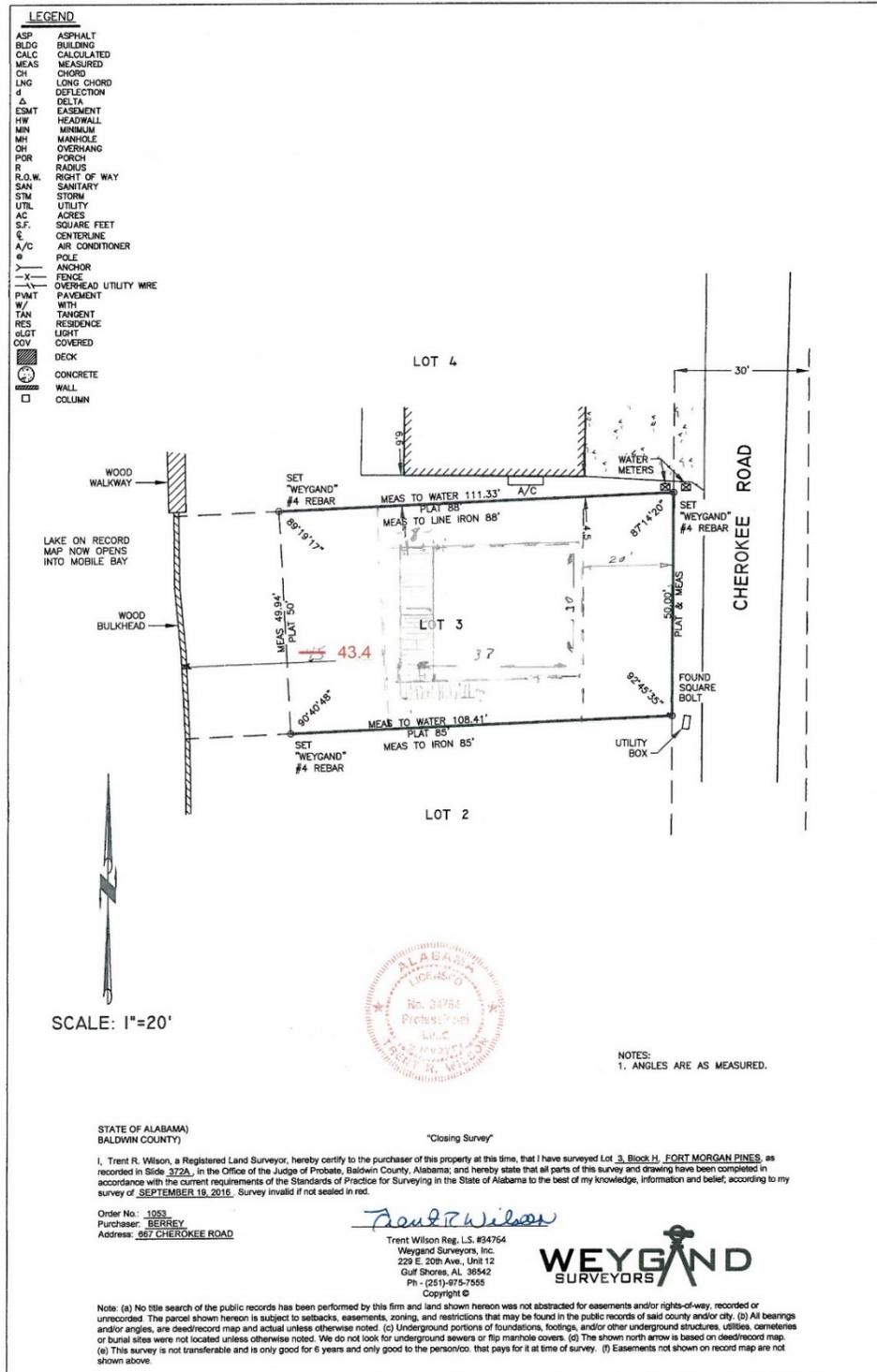
### Summary and Recommendation

The applicant is requesting a 10-foot rear yard setback and a 6.6-foot front yard setback variance to build a single family home. The subject property is zoned RSF-1 which requires a 30-foot front and rear setback but the subject property is located in a VE zone which requires a 50-foot setback from the reach of the mean high tide. The subject parcel existed before Planning District 25 became zoned and therefore doesn't meet the minimum lot area or the minimum lot width at building line that is required for the RSF-1 zoning. Staff recommends that Case V-160035 be **APPROVED**.

## Variance Request

The applicant is requesting a 10-foot rear yard setback and a 6.6-foot front yard setback variance to build a single family home.

### Proposed Plan Submitted



## Additional Information

The minimum setback requirements for property designated as RSF-1, Residential Single Family District are as follows {*Section 4.2.5 of the Baldwin County Zoning Ordinance*}

*Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, **Section 12.5: Yard Requirements**, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.6 Variances, and Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35-Feet
Minimum Front Yard	<b>30-Feet</b>
Minimum Rear Yard	<b>30-Feet</b>
Minimum Side Yards	10-Feet
Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	100-Feet
Minimum Lot Width at Street Line	50-Feet
Maximum Ground Coverage Ratio	.35

### **\*Section 12.5 Yard Requirements**

12.5.1 Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than 2-feet beyond the yard area requirements. (For additional provisions see *Section 22.2, Definitions* “Accessory Structure” and “Structure”)

12.5.2 Yard requirements shall be modified subject to the following conditions:

(a) Through lots shall provide the required front yard on each street.

(b) Except as provided in *Section 2.3.24.3 (h)*, decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.

(c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.

(d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.

(e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply. (As noted, *Bonita Court Subdivision* was recorded in 1957 with no minimum setbacks indicated on the plat, therefore, this section is not applicable)

**(f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.**

## Staff Analysis and Findings

The following standards for approval are found in Section 18.6, Variances of the *Baldwin County Zoning Ordinance*. These standards are to be considered when a variance request is being reviewed.

**1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.**

The subject parcel is currently vacant. The property adjoins Cherokee Road to the east. The adjoining property to the north is residential. The adjoining property to the south is vacant. The subject property is located in the Fort Morgan Pines Subdivision which was platted in 1959 prior to the enactment of zoning in Planning District 25 in November 1993.

**2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.**

This lot is located in a VE Zone which is also known as the Coastal High Hazard area. The VE Zone extends from offshore to an inland limit based on mapping criteria. FEMA has established numerous standards intended to minimize storm surge impacts in these sensitive areas. The most important requirements relate to finished floor elevations and other construction standards including foundation design and enclosures. These standards are regulated by the Building Inspection Department. With regard to setbacks, the FEMA regulations only state that a structure should be located landward of the reach of mean high tide. Typically, mean high tide is certified at a bulkhead.

**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

According to the site plan submitted, the proposed dwelling footprint is 30' x 37'. With the 10' rear setback variance it would make the proposed house in line with neighboring homes.

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

The granting of this application should not unduly impact the adjacent property owners

**5.) Other matters which may be appropriate.**

N/A

## Staff Comments and Recommendation

Staff recommends that Case **V-160035** Pierce Property, be **APPROVED**.

## GENERAL NOTES {By-laws}

Any party aggrieved by a final judgment or decision of the Board may within fifteen (15) days thereafter appeal therefrom to the Circuit Court, but without expense to the Board of Adjustment, appear in person or by attorney in the Circuit Court or any other court, in defense of said order of the Board or in a trial de novo.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as the conditions upon which it is granted and the conditions imposed by the Zoning Ordinance are adhered to.

Unless otherwise specifically stated by the Board, a variance authorized by the Board shall expire if the applicant fails to obtain appropriate permits pursuant thereto within six (6) months and construction must begin from the date of authorization of the variance.

### Property Images





**ADJOINING PROPERTY  
TO THE NORTH**

09/27/2016



**ADJOINING VACANT  
LOT TO THE SOUTH**

09/27/2016

