



October 19, 2023

Notice is hereby given of a Special Meeting of the Zoning Board of Adjustment to be held on October 19, 2023 at 4:00 p.m., via videoconference, with the opportunity to appear in person in the **Council Chambers, Room 119 of City Hall, 202 E. Pilar Street, Nacogdoches, Texas**, for the purpose of considering the following agenda items. All agenda items are subject to action.

The City of Nacogdoches Zoning Board of Adjustment meeting will be deemed as being conducted via videoconference. However, some Board Members may attend virtually, while others may be present in the above stated physical location. Regardless, the meeting will be streamed live at www.nactx.us/1200/Channel-21. There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item in writing or via teleconference must contact the Planning & Zoning office by email at pz@nactx.us or by calling 936-559-2574 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments via teleconference must be received by 12:00 p.m. on Thursday, October 19, 2023. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. **CONSENT AGENDA**

A. Approval of Minutes: Consider approval of minutes from the September 21, 2023, Zoning Board of Adjustment meeting.

4. **REGULAR AGENDA**

A. **Public Hearing:** Consider a request for a variance to the Zoning Ordinance Section 118-427. (a), for a reduction in the minimum lot width requirement for R-1, Single Family for Lot 10-S-1, City Block 55, located on the north side of Joyce Avenue, approximately 150 feet from Perry Drive. This request has been submitted by Filemon Gonzalez. Case File ZBA2023-10.

5. ADJOURN.

Aimee Cloutier, Office Assistant III

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
936-559-2574 □ Fax 936-559-2912 □ www.nactx.us
Home of Stephen F. Austin State University □ www.sfasu.edu



The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify that the above notice was posted on the public notice board at City Hall, 202 East Pilar Street, on Friday, October 13, 2023 at 4:00 p.m. I further certify that the News Media were properly notified of this meeting as stated above.

Aimee Cloutier, Office Assistant III



**MINUTES TO THE
ZONING BOARD OF ADJUSTMENT
September 21, 2023, 4:00 p.m. Hybrid Meeting**

All Present: Rhonda Ward; Mary Ann Bentley; Olivia Kiritsy; David Shofner; Larry King;

Members Absent: None

Staff Present: Planning Technician, Juan Pollette; Office Assistant, Aimee Cloutier; City Engineer, Steve Bartlett;

Guests: Applicants, Jay and Kay Noroozian; Applicant, Tangela Caldwell (remote);

Call to Order: Chairwoman Olivia Kiritsy called the meeting to order at 4:00 p.m.

Pledge of Allegiance: Chairwoman Kiritsy led the pledge of allegiance.

Consent Agenda: Approval of the Minutes: August 24, 2023, Regular Meeting.

Chairwoman Kiritsy called for a motion to approve the minutes as written. Board Member Shofner moved to approve the minutes with Board Member King seconding. The minutes were approved as presented unanimously (5-0).

Regular Agenda:

- A. Public Hearing:** Consider a request for a variance to the Zoning Ordinance Section 118-427. (a), for a reduction in the front yard setback in a B-2, General Business District from 20 feet to seven (7) feet for Lot(s) 5&6, Block 4, of the Pecan Orchard Subdivision, located at 2216 North Street. This request has been submitted by Kay Noroozian.

Planning Technician (PT), Juan Pollette presented the requested variance to the Board stating the building was constructed in 1950, before the adoption of the zoning ordinance. PT Pollette stated the applicant is requesting to add to the current building, creating two general office spaces with parking behind the building. PT Pollette expressed that although the building would be in the setbacks, it would not further encroach on what is already there and coincide with the buildings on either side and the building would be more aesthetically pleasing.

There was a discussion amongst the Board and Staff regarding the parking requirements and sidewalks due to the property being in the Urban Core Overlay.

Applicant, Jay Noroozian addressed the Board, stating he would like to use the property as a rental and beautify it from its current state.

Board Member Ward asked the applicant if the gas storage tanks had been removed from the property, to which the Applicant stated yes.

Chairwoman Kiritsy opened the meeting for public comment. There were no comments from the public.

Chairwoman Kiritsy opened the meeting for discussion amongst the Board.

There was discussion regarding the landscaping requirements and if the landscaping would encroach on the setbacks.

There was discussion amongst the Board regarding other buildings in proximity to the property in discussion, also encroaching on the setback.

Chairwoman Kiritsy called for a motion. Board Member Ward moved to approve the variance, with Board Member King seconding the motion. The variance was approved unanimously (5-0).

- B. Public Hearing:** Consider a request for a variance to the Zoning Ordinance Section 118-427. (a), for a reduction in the required minimum lot size in an A, Agriculture District from 2 acres to approximately 0.5 acres for Lot 64-C, City Block 54, located on the eastern section of Loop 224, just north of Old Shady Grove Road. This request has been submitted by Tangela Caldwell. Case File ZBA2023-09.

PT Pollette presented the requested variance to the Board stating the property is currently undeveloped and the buyer of the property is proposing to build a single-family structure on the lot. PT Pollette stated the properties adjacent to the property are

developed with single-family homes. PT Pollette stated the request meets all the conditions for approval and will complement the character of the neighborhood.

There was discussion amongst the Board regarding the subject property and surrounding lots being zoned A, Agriculture, and the reasoning.

Applicant, Tangela Caldwell addressed the Board stating the lot was purchased by her late father. The heirs of the property would like to sell the lot and were not aware of the zoning before listing the property. Ms. Caldwell stated the heirs just want to sell the property.

Chairwoman Kiritsy opened the meeting for public comment. There were no comments from the public.

Chairwoman Kiritsy called for a motion. Board Member Shofner moved to approve the variance as requested with Board Member Bentley seconding. The variance was approved unanimously (5-0).

Adjourn: Chairwoman Kiritsy adjourned the meeting at 4:34 p.m.

Chairwoman, Olivia Kiritsy

Attest: Aimee Cloutier, Planning Department



Zoning Board of Adjustments

Date: October 19, 2023

Case No: ZBA2023-10

PRESENTER: Juan Pollette, Planning Tech

ITEM/SUBJECT: Public Hearing: Consider a request for a variance to the Zoning Ordinance Section 118-427. (a), for a reduction in the minimum lot width requirement for R-1, Single Family for Lot 10-S-1, City Block 55, located on the north side of Joyce Avenue, approximately 150 feet from Perry Drive. This request has been submitted by Filemon Gonzalez. Case File ZBA2023-10.

TYPE OF REQUEST: Variance from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of the property.

The ZBA rules and procedures state this type of variance may be requested “whenever, owing, to exceptional and extraordinary conditions, the literal enforcement of the provisions of the zoning regulations will result in unnecessary hardship in the development of the property.”

The applicant is requesting a variance to the Zoning Ordinance **Section 118-427 (a) - District Development Standards** to reduce the minimum lot width for a property with a zoning designation of R-1, Single Family. *Lot width* means the “width of a lot at the required front yard line or at the building line if such is established at a greater distance from the street than the required front yard line”.

Variance Specifics:

Lot Standard for R-1	Minimum Required	Existing Tract
Lot Width	75 ft.	60 ft.
Lot Depth	110 ft.	172 ft.
Lot Area	8,250 sq. ft.	10,320 sq. ft.

BACKGROUND INFORMATION:

The property is approximately a quarter acre and is currently undeveloped. The applicant is proposing to construct a 2,200-square-foot single-family structure on the property. Although the new proposed lot does not meet the minimum lot width of the current zoning district, the construction of the single-family home would not negatively affect the neighboring lots which are already developed. The proposed home will not significantly impact the overall density of the area and will meet the required building setbacks for the R-1 zoning district, which are as follows:

Minimum Setbacks	Front	Rear	Sides
R-1, Single- Family	25 ft.	20 ft.	6 ft.

Adjacent Land Use & Zoning

The subject property is zoned R-1, Single-Family, and is currently undeveloped. The surrounding zoning and land uses are as follows:

Direction	Zoning	Existing Land Use
North	R-1, Single Family	Single-Family
South	R-1, Single Family	Single-Family
East	R-1, Single Family	Single-Family
West	R-1, Single Family	Single-Family

Physical Characteristics

1. Frontage: The property has 60 feet of frontage on Joyce Avenue.
2. Access: The property takes direct access from Joyce Avenue.
3. Topography and vegetation: The property has a 4-foot elevation variation, making the property relatively flat.
4. Floodplain: The subject property is not located within the FEMA-regulated floodplain.

REVIEW CRITERIA & REQUIRED FINDINGS (STAFF COMMENTS UNDERLINED):

Per Section 118.99 of the Nacogdoches Zoning Ordinance, the applicant must demonstrate to the satisfaction of the board that the decisions of the board will be in the best interest of the community and would carry out the spirit and intent of the zoning regulations. The board of adjustment may grant variances and exceptions upon finding that the following conditions have been met:

1. Such variance is in harmony with the intent and purpose of the comprehensive plan and zoning ordinance.

The general purpose of the comprehensive plan and zoning ordinance is to promote the health, safety, and welfare of Nacogdoches through orderly and efficient development. More specifically, the purpose of minimum lot dimensions is to safeguard and enhance property values and to protect public and private investment by preventing landowners from overcrowding the property of others, allowing for adequate spacing between buildings for emergency access, and providing adequate ventilation and lighting around structures.

Staff finds that although the request does not meet current property development standards, the intent and purpose of the zoning ordinance is being maintained for the construction of a single-family home. A new single family detached home will blend well in the location and the proposed house plans will complement the character of the existing single-family structures in the neighborhood.

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district.

All of the other surrounding properties along Joyce Avenue are developed with single-family residences. Granting this variance would not injure the appropriate use of the adjacent properties.

3. Such variance will not adversely affect the health, safety, or general welfare of the public.

The proposed construction plans will need to be submitted to the City and meet all current building codes and setbacks for this residential zoning district. Additionally, this home will require Staff inspection and approval prior to issuing the Certificate of Occupancy to the owner. Therefore,

Staff believes that granting the variance will not adversely affect the health, safety, or general welfare of the public.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance sought is located.
The variance will not authorize any use other than those permitted under the current R-1, Single Family Zoning district.

5. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, including but not limited to the area, shape, or slope; and that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

This quarter acre lot was created prior to the City adopting a zoning map and development code.

6. The variance itself is not a self-created hardship.

A self-created hardship is one that is created by the owner or his or her predecessor. As previously stated, the current footprint of this lot existed prior to the adoption of the zoning ordinance. Therefore, this hardship was not self-created.

STAFF RECOMMENDATION:

Staff believes that the request would not adversely impact the adjacent properties, and should not significantly impact the overall density of the area.

NOTICES:

Staff sent out seven (7) notices to property owners within the 200-foot notification area. Since the time of this report, Staff has received two (2) written responses from property owners who live at the end of Joyce Street with concerns about the street being very narrow, and that anyone parking along the road in front of the subject property would block access to their homes.

- ATTACHMENTS:**
1. Variance Application
 2. Aerial Map
 3. Zoning Map
 4. Notification Map
 5. Survey
 6. Site Plan
 7. Response Forms
 8. Site Photos

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION

PROPERTY INFORMATION:

Address: 1806 Joyce Ave Nacogdoches, TX
 Legal Description: Lot(s) 2-10-S-1 in Block 355 of the Quilt Acres Subdivision in City Block 75964

OWNER INFORMATION:

Fileman Gunzakz 936-615-7799
 Owner Name Daytime Phone Signature
12931 State Hwy 7 West Nacogdoches TX 75964
 Mailing Address City State Zip Code

APPLICANT INFORMATION:

Fileman Gunzakz 936-615-7799 texastweaglessprayfoam@gmail
 Applicant Name Daytime Phone Email Address Signature
12931 State Hwy 7 West Nac TX 75964
 Mailing Address City State Zip Code

PLEASE SELECT ONE TYPE OF APPEAL (Per Texas Local Government Code § 211):

- ☐ 1. Interpretation of the meaning or intent of the zoning ordinance
☐ 2. Special exception for use or development of property
☒ 3. Variance from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of property

REQUIRED ATTACHMENTS (Per ZBA Rules & Procedures 602, 702 & 802)

1. For an appeal requesting interpretation of the meaning or intent of the zoning ordinance, attach:

- ☐ A statement by the applicant describing the way it is alleged the regulation should be interpreted,
☐ Diagrams and charts illustrating the erroneous and the proper application of the map or text provisions.

2. For an appeal requesting a special exception for use or development of property, attach:

- ☐ A site plan, drawn to scale, showing all lot dimensions, and the location and dimensions of all existing and proposed lot improvements
☐ A statement by the applicant describing the way in which all conditions prescribed by zoning regulations will be or have been met.

3. For an appeal requesting a variance from the literal enforcement of the zoning ordinance in order to achieve a reasonable development of property, attach:

- ☐ A site plan, drawn to scale, showing the location and dimension of the lot and all existing and proposed improvements;
☐ A statement of facts and reasons why the zoning regulations should not be applied to the property in question and how standards governing the board's actions would be satisfied.

City of Nacogdoches - Planning Department
 202 East Pilar St. Room 218 - P.O. Box 635030 Nacogdoches, TX 75963
 Office: 936-559-2571 Fax: 936-559-2910

Form Ver. 01-05-10

NECESSARY FINDINGS (per City of Nacogdoches Code of Ordinances § 118-99):

The board of adjustment, pursuant to the powers conferred upon it by state law, the city ordinances, and this article, may grant variances and exceptions to the sections of this chapter upon the findings listed below. Please explain in your own words, how the request meets each of the findings listed below:

1. Such variance is in harmony with the intent and purpose of the comprehensive plan and this chapter

yes

2. Such variance will not substantially or permanently injure the appropriate use of adjacent property in the same district;

This will not injure the appropriate use of adjacent property.

3. Such variance will not adversely affect the health, safety or general welfare of the public

The variance will not affect the health and safety or general welfare of the public.

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located;

The property is currently zoned R-1 Single Family.

5. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, including but not limited to the area, shape or slope; and that the unique circumstances were not created by the owner of the property, and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located

The lot is surrounded by single family homes, the proposed house will also be a single family.

6. The variance is not a self-created hardship.

This variance is not a hardship due to the fact that

NOTE: This application will not be processed unless it is filled out in its entirety and accompanied by required attachments and filing fee of \$350.00.

- ☒ Completed Application Form
- ☒ Required Attachments
- ☒ Application Fee
- ☒ Copy of current deed

Date Filed:

9-13-23

Case Number:

ZBA2023-10 a.c

Accepted By:

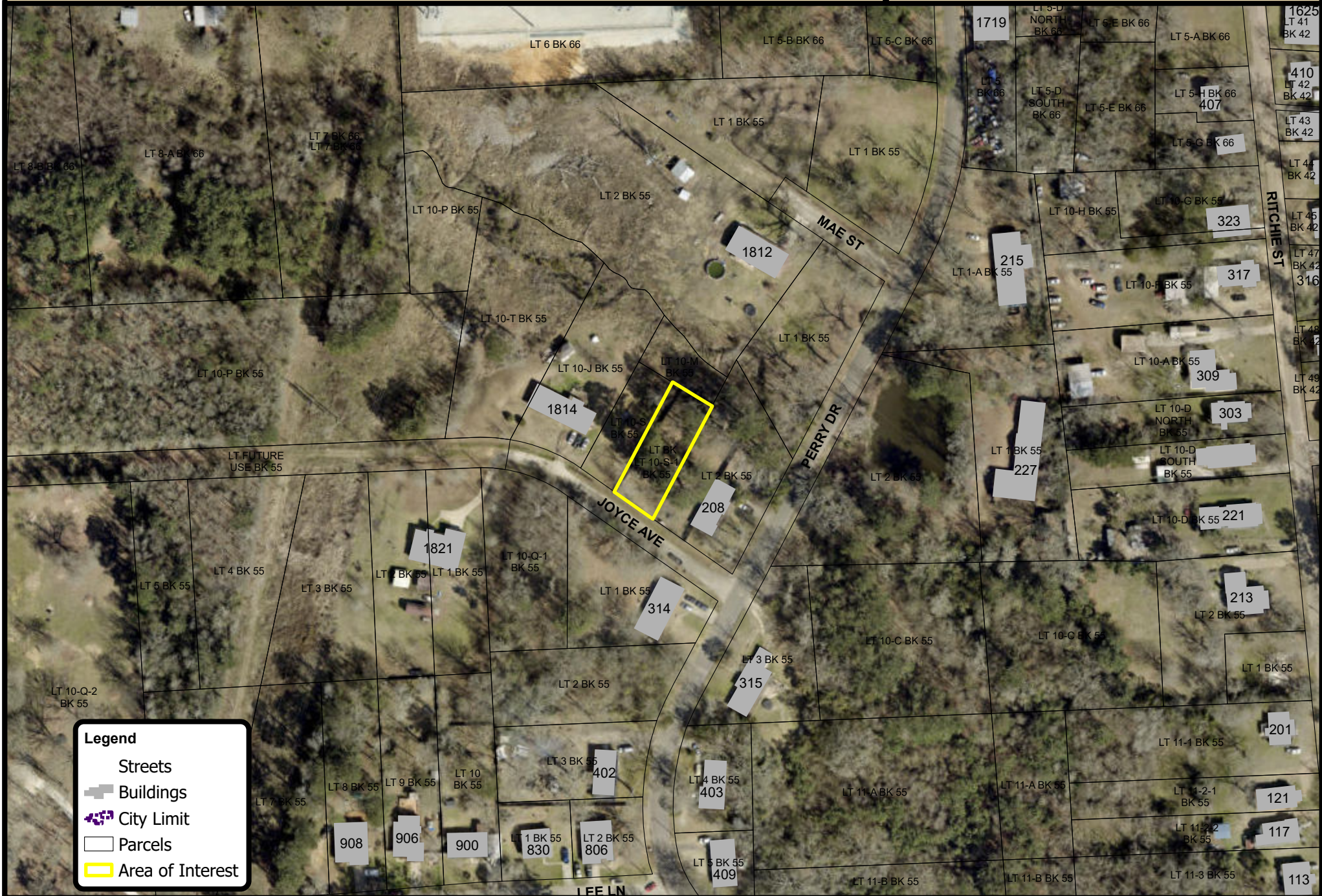
Tentative ZBA Date:

10-19-23

City of Nacogdoches - Planning Department
202 East Pilar St. Room 218 - P.O. Box 635030 Nacogdoches, TX 75963
Office: 936-559-2571 Fax: 936-559-2910

Form Ver. 01-05-10

ZBA2023-10 Aerial Map



Legend

- Streets
- Buildings
- City Limit
- Parcels
- Area of Interest

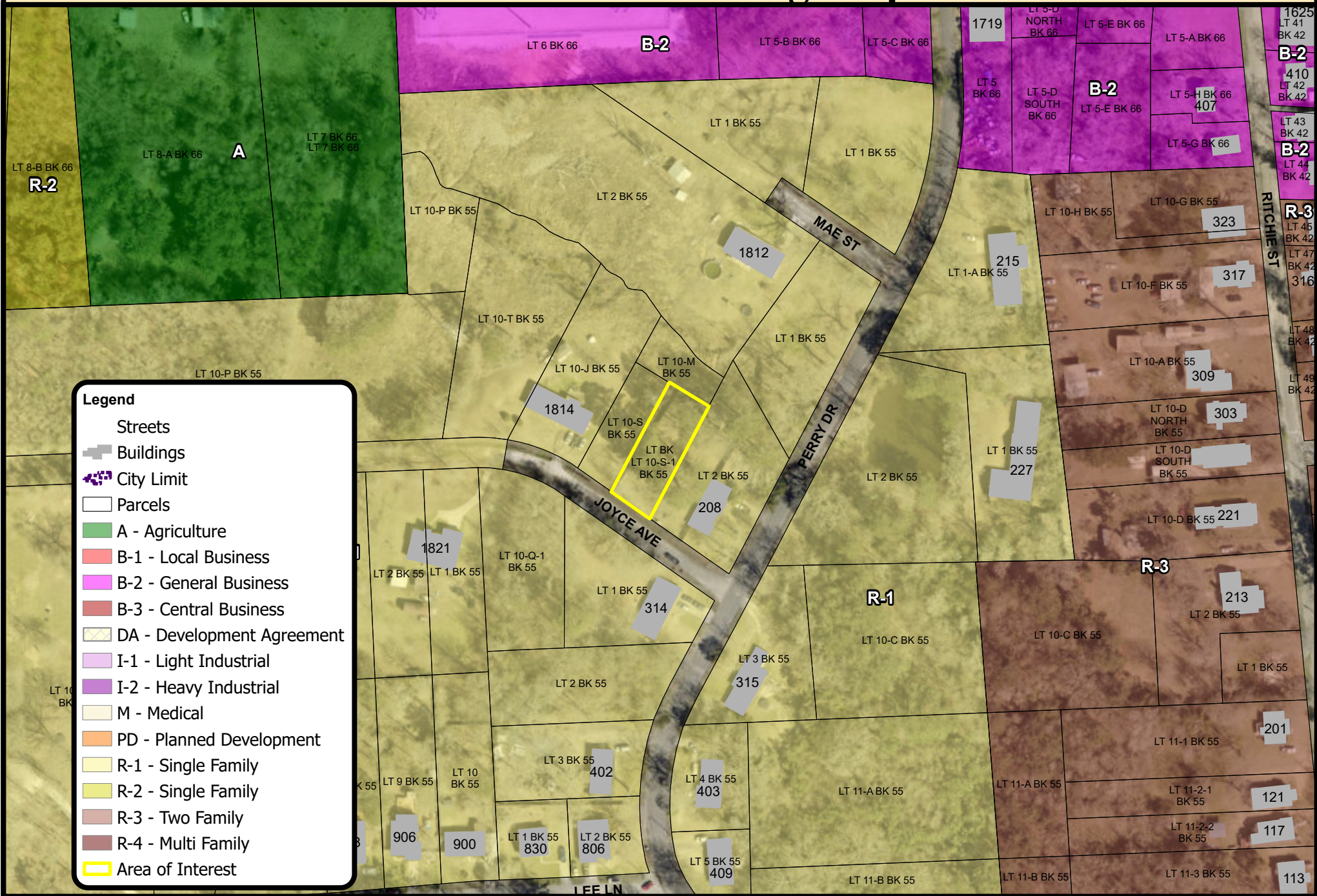


0 70 140 210 280 Feet

Date Created: 09/28/23 15:39 | Document Generated Automatically

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

ZBA2023-10 Zoning Map



A horizontal number line with tick marks at 0, 70, 140, 210, and 280. The label "280 Feet" is at the right end.

Date Created: 09/28/23 15:39 | Document Generated Automatically

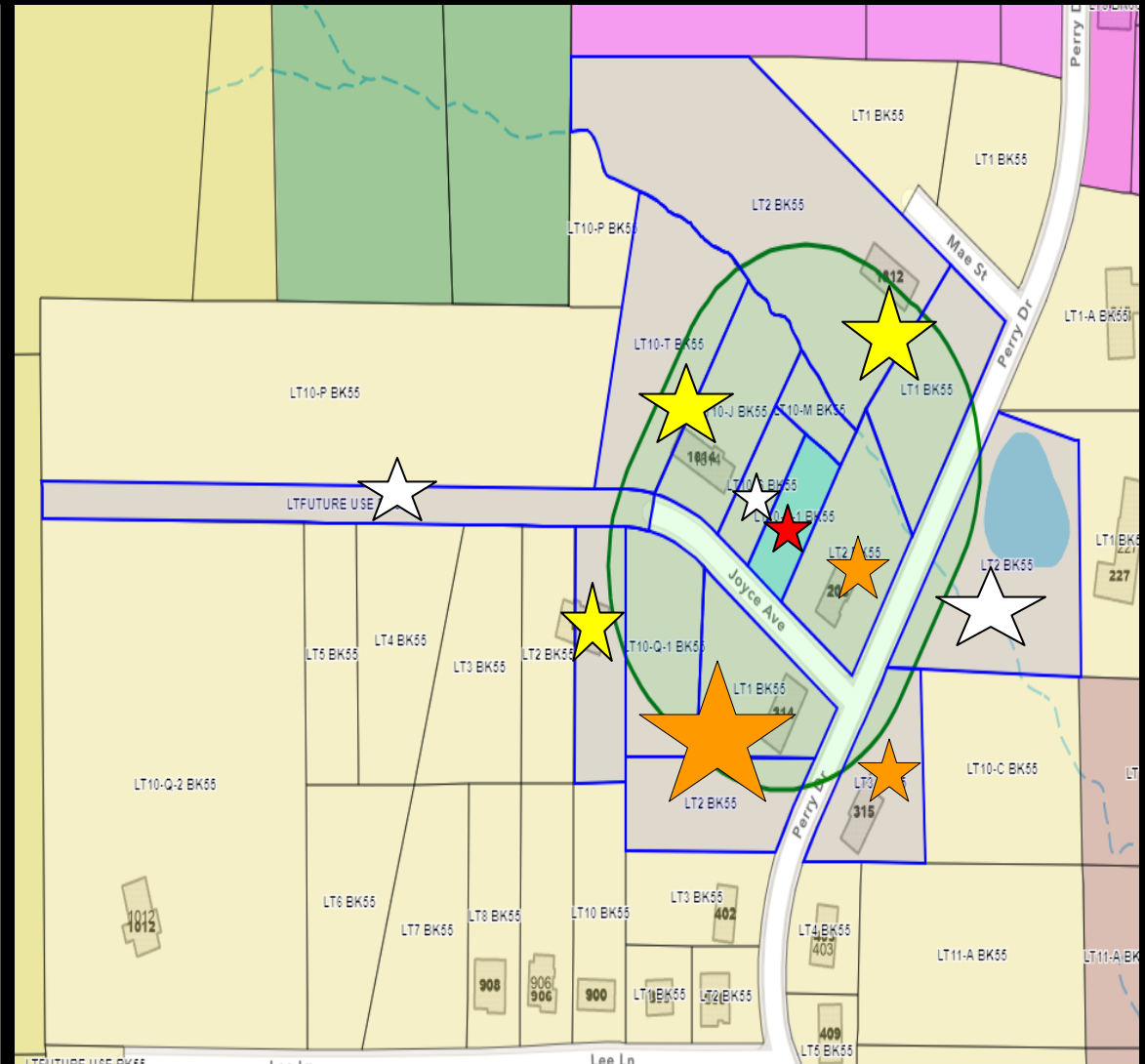
Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

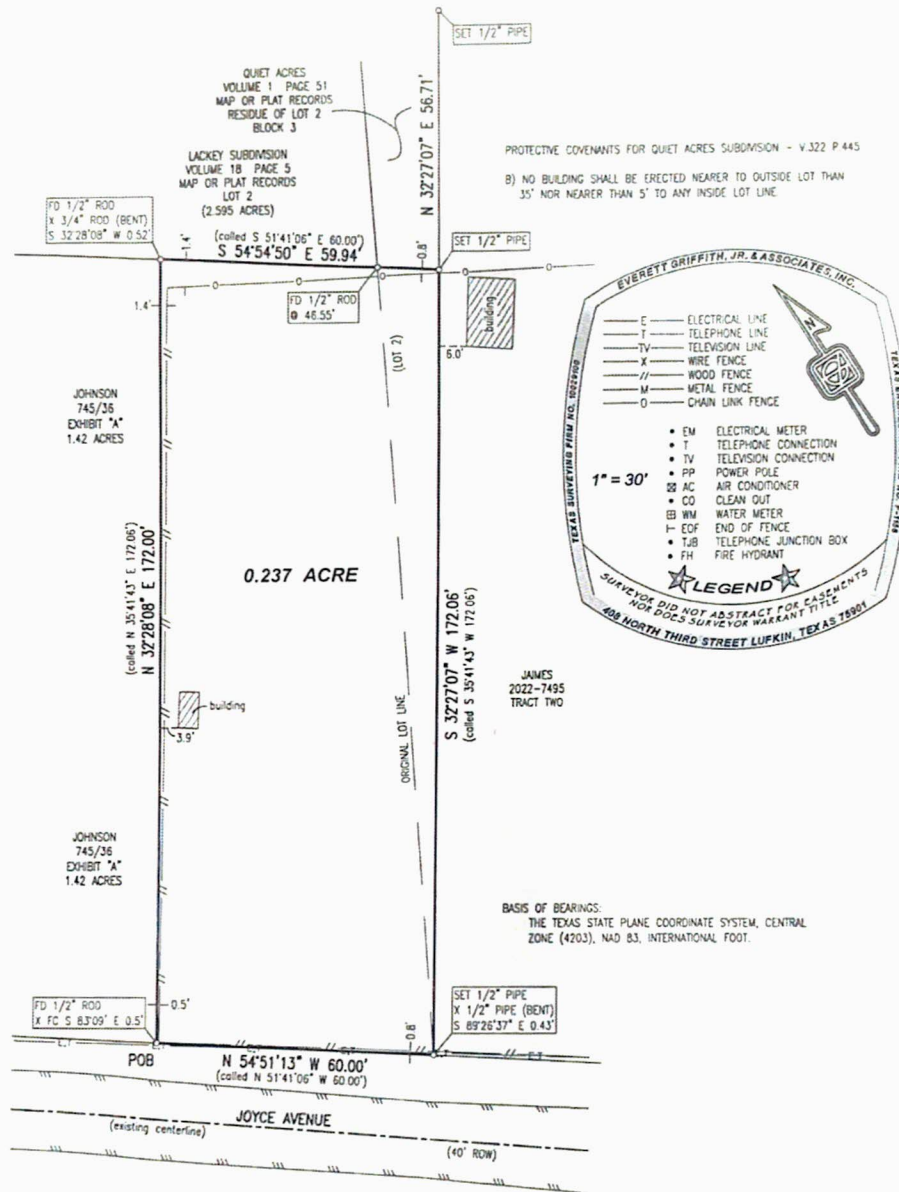
200 Foot Notification Map

ZBA2023-10: Joyce Avenue

Legend

-  200 Foot Buffer
-  Proposed Variance
-  Single Family- Owner Occupied
-  Single Family- Rental
-  Undeveloped





AS-BUILT SURVEY FOR CARIME JAIMES

I, Errol A. Collins, Registered Professional Land Surveyor, do hereby certify that the attached plat is a true and correct plat showing all that certain tract or parcel of land described as follows:

BEING all that certain tract or parcel of land lying and situated in Nacogdoches County, Texas, out of the J. L. BODEN SURVEY, ABSTRACT NO. 81, and being all of that certain tract of land-TRACT TWO described in a deed conveyed from Monty Clell Sparks, et ux to Carime Jaimes dated August 25, 2022 and recorded in Document # 2022-7495 of the Official Public Records (being a part or portion of Lot No. 2, Block No. 3 of QUIET ACRES, a subdivision within the City of Nacogdoches, Texas as reflected on the plat recorded in Volume 1 on Page 51 of the Map or Plat Records), all of Nacogdoches County, Texas (being a part of Lot No. 10-S of Block 55 of the City of Nacogdoches), to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron rod found, on the Northeast Right-of-Way line of Joyce Avenue (40 feet wide ROW), for the West corner of the said Jaimes TRACT TWO and the South corner of that certain 1.42 acre tract-EXHIBIT "A" described in a deed conveyed from Jimmie Langston, et ux to LaSalle Johnson, et ux dated December 8, 1989 and recorded in Volume 745 on Page 36 of the Real Property Records of the said County, from which a fence corner post bears S 83° 09' E at 0.5 feet;

THENCE, along the Northwest boundary line of the said Jaimes TRACT TWO, along the most Southerly Southeast boundary line of the said 1.42 acre tract, N 32° 28' 08" E at 172.00 feet (called N 35° 41' 43" E at 172.06 feet) a 1/2" iron rod found for the North corner of the said Jaimes TRACT TWO and the most Southerly East corner of the said 1.42 acre tract, on the most Southerly Southwest boundary line of Lot No. 2 (2.595 acres) of the LACKEY SUBDIVISION, a subdivision within the City of Nacogdoches, Texas as reflected on the plat recorded in Volume 18 on Page 5 of the said Map or Plat Records, from which a 3/4" iron rod (bent) found for reference, bears S 32° 28' 08" W at 0.52 feet;

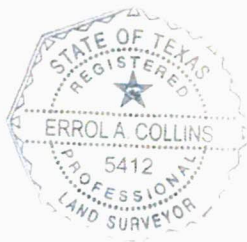
THENCE, along the Northeast boundary line of the said Jaimes TRACT TWO and in part along the most Southerly Southwest boundary line of the said Lot No. 2 (LACKEY SUBDIVISION), in part within the aforesaid referred to Lot No. 2, Block No. 3 of QUIET ACRES, S 54° 54' 50" E (called S 51° 41' 06" E), at 46.55 feet pass on line a 1/2" iron rod found for the South corner of the said Lot No. 2 (LACKEY SUBDIVISION), on the Northwest lot line of the said Lot No. 2, Block No. 3 of QUIET ACRES, at a total distance of 59.94 feet (called 60.00 feet) a 1/2" iron pipe set for the East corner of the said Jaimes' TRACT TWO, on the Northwest boundary line of that certain tract of land-TRACT ONE described in a deed conveyed from Monty Clell Sparks, et ux to Carime Jaimes dated August 25, 2022 and recorded in Document # 2022-7495 of the said Official Public Records, from which a 1/2" iron pipe set for the North corner of the said Jaimes TRACT ONE, bears N 32° 27' 07" E at 56.71 feet;

THENCE, along the Southeast boundary line of the said Jaimes TRACT TWO, along the Northwest boundary line of the said Jaimes TRACT ONE, across the said Lot No. 2, Block No. 3 of QUIET ACRES, S 32° 27' 07" W at 172.06 (called S 35° 41' 43" W at 172.06 feet) a 1/2" iron pipe set, on the Northeast ROW line of Joyce Avenue, for the South corner of the said Jaimes TRACT TWO and the West corner of the said Jaimes TRACT ONE and the said Lot No. 2, Block No. 3 of QUIET ACRES, from which a 1/2" iron pipe (bent) found for reference, bears S 89° 26' 37" E at 0.43 feet;

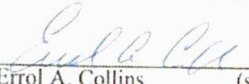
THENCE, along the Southwest boundary line of the said Jaimes' TRACT TWO and in part along the Northeast ROW line of Joyce Avenue, N 54° 51' 13" W at 60.00 feet (called S 51° 41' 06" W at 60.00 feet) to the POINT AND PLACE OF BEGINNING and containing 0.237 acre of land, more or less.

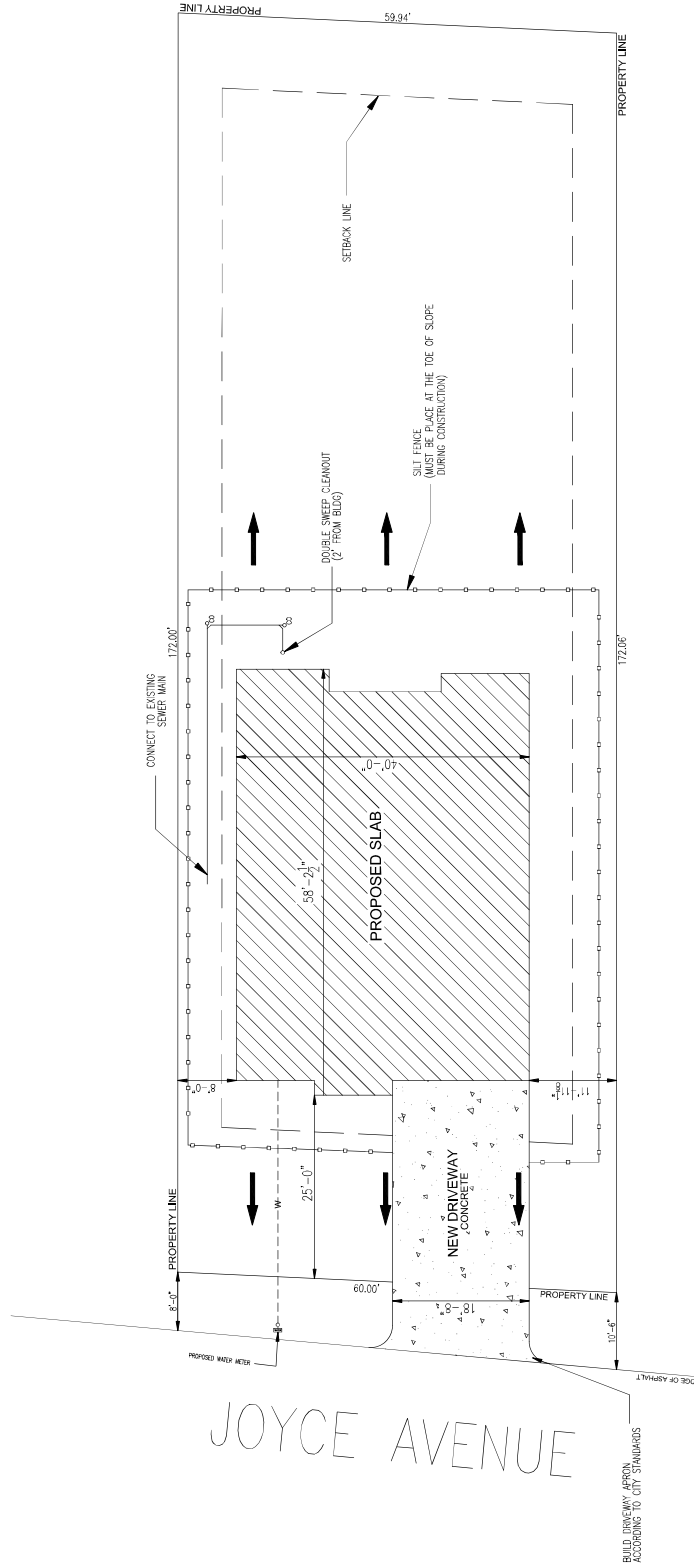
Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83, International Foot.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon, and is correct, and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way, except as shown hereon.



EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying


Errol A. Collins (signature in blue ink)
Registered Professional Land Surveyor No. 5412
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
May 16, 2023



NOTE:
GRADE TO DRAIN AWAY FROM BUILDING ON ALL SIDES

TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS
DRAWN TO COMPLY WITH THE OWNERS SPECIFICATIONS.
EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION
OF DRAWINGS AND SPEC'S TO AVOID MISTAKES.
CONTRACTOR AND/OR OWNERS SHALL VERIFY ALL
DIMENSIONS, DETAILS AND SPEC'S.
DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR
AFTER CONSTRUCTION IS STARTED.



Cloutier, Aimee <cloutiera@nactx.us>

Response for ZBA Variance

Bobby Jones <jonbobjones163@gmail.com>
To: "Cloutier, Aimee" <cloutiera@nactx.us>

Thu, Oct 12, 2023 at 12:22 PM

Bobby Jones, [1821 Joyce Avenue, Nacogdoches, Tx 75964](#) Cell # 936 465 7437.

RE: Regarding the variance at Joyce Avenue, my concern is that when the new construction STARTS that my DRIVEWAY and the STREET is not BLOCKED (OR) OBSTRUCTED to through traffic.

[Quoted text hidden]

Response for ZBA Variance

Nannie johnson <npj1014@hotmail.com>
To: "Cloutier, Aimee" <cloutiera@nactx.us>

Thu, Oct 12, 2023 at 1:08 PM

My name is Nannie Johnson My home address is [1814 Joyce Ave Nacogdoches](#). Our street is narrow with ditches on both sides and we are concerned about parking on the street. Joyce Ave is a dead end we wanted to see if we could get No Parking Anytime Signs put up for residents. If parking on the street my neighbors and I would be unable to drive down the street to get in or out also garbage pickup would not be able to get in

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From: Cloutier, Aimee <cloutiera@nactx.us>
Sent: Thursday, October 12, 2023 11:24:34 AM
To: [npj1014@hotmail.com](#) <npj1014@hotmail.com>
Subject: Response for ZBA Variance

[Quoted text hidden]

ZBA 2023-10 Site Photos





Adjacent residential
home to the east.

Adjacent
residential home
to the west.

