

**RECOMMENDATION ON THE VARIANCE APPLICATION OF  
FANTIS REALTY/ADDITION, SUBDIVISION, AND VARIANCE**

**File #11-133**

**I. INTRODUCTION**

An application for three bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Jerry Makris of Fantis Realty LLC, for the premises located at 50 and 60 Triangle Boulevard, Block 126, Lots 15 and 14, respectively, in the Borough of Carlstadt, New Jersey. Said premises are located in the Commission's Light Industrial B zone. The variances are sought in connection with the applicant's proposal to connect an existing 49,740 square foot building to an existing 51,085 square foot building with a 6,312 square foot addition.

Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-5.84(a)1, which requires a maximum lot coverage of 50 percent. The applicant is proposing a lot coverage of 62 percent.
2. N.J.A.C. 19:4-5.84(a)2, which requires a minimum open space of 15 percent. The applicant is proposing open space of 11 percent.
3. N.J.A.C. 19:4-5.84(a)3iii, which requires a minimum rear yard setback of 30 feet. The applicant is proposing a rear yard setback of 15.5 feet.

Notice was given to the public and all interested parties as required by law. Public notice of this application was published in The Record newspaper. One written comment was received from Jane Fontana, Borough of Carlstadt Business Administrator, 500 Madison Street, Carlstadt, New Jersey during the public comment period. All information submitted to the Division of Land Use

Management relative to this application is made part of the record of this recommendation.

## II. GENERAL INFORMATION

### A. Existing and Proposed Use

The properties in question are adjacent properties located on Triangle Boulevard in Carlstadt. 50 Triangle Boulevard, located on Block 126, Lot 15, contains a 49,740 square foot building. The building use on 50 Triangle Boulevard is entirely warehouse space. 60 Triangle Boulevard, located on Block 126, Lot 14, contains a 51,085 square foot building. The building use on the 60 Triangle Boulevard is 2,520 square feet of office space and 48,565 square feet of warehouse space. The existing lot coverages, open spaces, and rear yard setbacks on 50 and 60 Triangle Boulevard are 59 and 57 percent, 8 and 19 percent, and 9.8 and 12.2 percent, respectively. Fantis Foods operates a food distribution business on both properties, and has been in the neighborhood for approximately 23 years. Currently, the business transfers products back and forth between the two properties by trucks utilizing the public road. The existing drainage is piped and flows off of the property from north to south, directly into the existing municipal system on Triangle Boulevard.

The proposed business and use are the same as existing as Fantis Foods intends to remain on both sites. Fantis Foods has proposed to combine Lot 14 and Lot 15 into a single proposed lot, designated as Lot 14.01. Fantis Foods is also proposing to create a 6,312 square foot connection between the buildings. This will result in one mixed-use building, with 2,520 square feet of office space and 104,617 square feet of warehouse space. This addition will allow Fantis Foods to operate its business under one roof, and will eliminate the need for Fantis Foods to utilize the public road to transfer products between two buildings that are directly adjacent to each other. This addition will result in a lot coverage of 62 percent, an open space of 11 percent, and a rear yard setback of

15.5 feet on the proposed Lot 14.01. The proposed drainage will remain as existing, with the addition of one pipe to handle the roof run off from the proposed addition. This additional runoff will be conveyed through a proposed detention basin directly southwest of the proposed addition, as to not increase the amount of flow leaving the site. There are no proposed changes to the utilities that are provided to the site.

**B. Response to the Public Notice**

One written comment, a letter dated October 12, 2012, was received from Jane Fontana, Borough of Carlstadt Business Administrator, 500 Madison Street, Carlstadt, New Jersey. The letter included general engineering/design comments from the Borough Engineer, Neglia Engineering Associates, regarding parking, drainage, and curbing concerns.

**III. PUBLIC HEARING (October 16, 2012)**

A public hearing was held on Tuesday, October 16, 2012. NJMC staff in attendance were Sara Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; and Gabrielle Gornelli, Engineer.

**A. Exhibits**

The following is a list of the exhibits submitted at the public hearing and marked for identification as follows:

<u>Number</u>	<u>Description</u>
A-1	Plan set entitled "Building Addition, Fantis Realty, LLC," comprised of 8 sheets, prepared by LAN Associates, Inc., dated January 9, 2010, and last revised September 25, 2012.

A-2            Photograph exhibit of the property identified as 50 and 60  
                 Triangle Boulevard.

**B. Testimony**

Thomas A. Lodato, Esq., of the firm Alampi & DeMarrais, represented the applicant at the hearing. The following witnesses testified in support of the application:

1. Richard Wostbrock, P.E., LAN Associates
2. George Cascino, P.E., P.P., Cascino Engineering and Planning
3. Jerry Makris, Fantis Realty

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Darlene Kulesa, Certified Court Reporter.

**C. Public Comment**

Ken Cohen, of Pantheon Properties, the agent for 70 Triangle Boulevard, testified at the hearing in support of the application.

#### IV. RECOMMENDATION

**A. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.84(a)1, which permits a maximum lot coverage of 50 percent. The applicant is proposing a lot coverage of 62 percent.**

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. *Concerning bulk variances:*

- i. *The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

The properties in question are located in the Light Industrial B zone, on Triangle Boulevard, in Carlstadt, New Jersey. The buildings on these lots, like many buildings in this area, were built prior to the establishment of the Light Industrial B zone, and prior to the lot coverage requirements. When these lots were purchased by the applicant, in 1989 for 60 Triangle Boulevard and 2009 for 50 Triangle Boulevard, the existing building lot coverage for each building already exceeded the maximum coverage of 50 percent. The existing building lot coverage on 50 Triangle Boulevard and 60 Triangle Boulevard are 59 and 57 percent, respectively. If the lots were joined, the existing lot coverage for the total property would be approximately 58 percent. Due to the existing non-conformities on the lots, even the smallest connection or addition would require a variance from the lot coverage regulations.

In addition, these properties are unique in that one business operates on both sites. To improve the quality and efficiency of the business, without having to relocate, a connection between the two buildings is necessary. For these reasons, the requested variance arises from conditions that are unique to the property in question and are not created by any action of the property owner.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested lot coverage will not adversely affect the rights of neighboring property owners. The business is currently operating in both buildings. The requested lot coverage will allow for the proposed connection between the buildings. The surrounding properties will benefit from this connection as there will no longer be a need for trucks to travel on the municipal street between the two buildings, thus reducing truck traffic on Triangle Boulevard. There are no residents in the immediate vicinity of the subject property.

The business exists on the sites and does not currently affect the ability of the adjacent property owners to continue their current operations. The proposed operation of the building is the same as the existing operation and will be consistent with other properties located in the Light Industrial B zone. There are no changes to the site drainage or utilities that will negatively impact any of the surrounding properties.

*iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the lot coverage regulations will result in peculiar and exceptional practical difficulties to and undue hardship upon the property owner. This application proposes to connect an existing 49,740 square foot building to an existing 51,085 square foot building with a 6,312 square foot addition. Fantis Foods will remain on the site, and will utilize the addition as a connection between the two buildings. The connection will allow the existing business to operate in a more efficient manner. Since the existing buildings do not meet the lot coverage requirements, it would be impossible for the connection between the buildings to be constructed without a variance from the regulations. Without the proposed building addition to connect the two existing structures, the applicant would not be able to create an efficient process for goods movement between the two buildings without having trucks enter and exit the public street on a regular basis.

*iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

There will be no substantial detriment to the public good and no adverse impact to the public health, safety, morals, order, convenience, prosperity, or general welfare by the granting of the requested variance. The proposed 62 percent lot coverage will not negatively impact the general welfare or public safety. The provision of light and air in the neighborhood will not be negatively impacted. The requested variance will allow the creation of an addition between

the two existing buildings and will eliminate the need for trucks to travel on the street to go back and forth between the buildings and will, therefore, create a quieter community. A reduction of trucks on the road will strongly benefit the surrounding properties. Additionally, the construction of the proposed addition will allow a viable business to remain at its existing location, which will promote neighborhood stability and prosperity.

*v. The variance will not have a substantial adverse environmental impact.*

The granting of the requested variance will not have any adverse environmental impacts. The proposed lot coverage will not exceed NJMC category B performance standards in regard to noise, vibrations, glare, air emissions, hazardous or radioactive materials, wastewater, or traffic. Additionally, the requested variance will significantly decrease the noise levels and emissions that are currently on site. Trucks currently have to travel back and forth between each property, and the proposed addition will eliminate this need, reducing noise levels and emissions.

*vi. The variance represents the minimum deviation from the regulations that will afford relief.*

The proposed lot coverage represents the minimum deviation from the regulations that will afford relief. The requested 62 percent lot coverage is a minimum deviation from the Light Industrial B zone's maximum permitted 50 percent lot coverage, and an even smaller minimum deviation from the existing 57 and 59 percent lot coverages. The proposed lot coverage resulting from the 6,312 square foot addition is necessary to allow the existing business to successfully operate under one roof with multiple operational

access points between the two buildings. Decreasing the lot coverage on the site would result in a smaller addition. A smaller addition would not allow the business to successfully operate at its existing location. For these reasons, this variance represents the minimum deviation from the regulations that will afford relief.

*vii. Granting the variance will not substantially impair the intent and purpose of these regulations.*

The requested variance to allow a 62 percent lot coverage will not impair the intent and purpose of these regulations. The Light Industrial B zone was designed to accommodate a wide range of industrial distribution and commercial uses while minimally affecting the surrounding environment. Allowing this business to operate under one roof will significantly benefit both the surrounding properties and the Fantis Foods operation. It is anticipated that the surrounding neighborhood will hardly notice the minimal lot coverage increase, and should instead notice the reduction of trucks on the road. For these reasons, this proposal supports the purpose of the NJMC zoning regulations to “promote development in accordance with good planning practices that relates the type, design, and layout of such development to both the particular site and surrounding environs.”

**B. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.84(a)2, which requires a minimum open space coverage of 15 percent. The applicant is proposing an open space coverage of 11 percent.**

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. *Concerning bulk variances:*

- i. *The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

The properties in question are located in the Light Industrial B zone, on Triangle Boulevard, in Carlstadt, New Jersey. The buildings on these lots, like many buildings in this area, were built prior to the establishment of the Light Industrial B zone, and prior to the open space requirements. The existing open space coverage on 50 and 60 Triangle Boulevard are 19 percent and 8 percent, respectively. If the lots were joined, the existing open space coverage for the total property would be 13.6 percent. Due to the existing non-conformities on the lots, even the smallest connection or addition proposed to be located between the two buildings would require a variance from the open space regulations. In addition, these properties are unique in that one business operates on both sites. To improve the quality and efficiency of the business, without having to relocate, a connection between the two buildings is necessary. The only available location to create this addition is over an existing patch of grass and concrete that is located between the two existing buildings. This addition also requires the creation of four additional parking stalls on the site. If the applicant attempted to add open space somewhere else on the site, it would result in the removal of required parking stalls. For these reasons, the requested variance arises from conditions that are unique to the

property in question and are not created by any action of the property owner.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested open space coverage will not adversely affect the rights of neighboring property owners. The open space that will be removed will hardly be noticed by the neighboring property owners and residents. The open space that is proposed to be removed is a small strip of grass and concrete that is located between two warehouses. The removal of the open space in this area will allow for the creation of an addition between two existing buildings. Connecting the buildings can only benefit the surrounding properties as there will no longer be a need for trucks to travel on the municipal street between the two buildings, thus reducing truck traffic on Triangle Boulevard. This reduction in truck traffic on the street will be noticeable to the neighboring property owners. There are no residents in the immediate vicinity of the subject property.

The business exists on the sites and does not currently affect the ability of the adjacent property owners to continue their current operations. The proposed operation of the building is the same as the existing operation and will be consistent with other properties located in the Light Industrial B zone. There are no changes to the site drainage or utilities that will negatively impact any of the surrounding properties.

*iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the lot coverage regulations will result in peculiar and exceptional practical difficulties to and undue hardship upon the property owner. This application proposes to connect an existing 49,740 square foot building to an existing 51,085 square foot building with a 6,312 square foot addition. Fantis Foods will remain on the site, and will utilize the addition as a connection between the two buildings. The connection will allow the existing business to operate in a more efficient manner by reducing the need for truck travel between the two adjacent buildings. The only available location for this addition is over an existing grass and concrete open space area. The applicant looked into adding additional open space on the site, but this was determined to be unfeasible due to the parking requirements. The proposed building addition requires the addition of four parking stalls on the site, and it would be impossible for the applicant to meet the parking requirement if open space was proposed in lieu of some of the existing paving. The strict application of the regulations will not allow Fantis Foods to construct the connector between the two structures.

*iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

There will be no substantial detriment to the public good and no adverse impact to the public health, safety, morals, order, convenience, prosperity, or general welfare by the granting of the

requested variance. The proposed 11 percent open space coverage will not negatively impact the general welfare or public safety. The open space that is being eliminated from the site will not be noticeable, as it is currently a narrow grass and concrete area that is located between two existing warehouses. The provision of light and air in the neighborhood will not be negatively impacted since the addition is between the two buildings owned by the applicant. The requested variance will allow the creation of an addition between the two existing buildings and will eliminate the need for trucks to travel on the street to go back and forth between the buildings and will, therefore, create a quieter community. A reduction of trucks on the road will strongly benefit the surrounding properties. Additionally, the construction of the proposed addition will allow a viable business to remain at its existing location, which will promote neighborhood stability and prosperity.

*v. The variance will not have a substantial adverse environmental impact.*

The granting of the requested variance will not have any adverse environmental impacts. The proposed open space will not exceed NJMC category B performance standards in regard to noise, vibrations, glare, air emissions, hazardous or radioactive materials, wastewater, or traffic. Additionally, the requested variance will significantly decrease the noise levels and emissions that are currently on site. Trucks currently have to travel back and forth between each property, and the proposed addition will eliminate this need, reducing noise levels and emissions.

*vi. The variance represents the minimum deviation from the regulations that will afford relief.*

The proposed open space represents the minimum deviation from the regulations that will afford relief. The requested 11 percent open space is a minimum deviation from the Light Industrial B zone's minimum 15 percent open space requirement. The proposed open space coverage is necessary to allow the existing business to operate under one roof with multiple operational access points between the two buildings. Increasing the open space on the site would result in a smaller addition. A smaller addition would not allow the business to successfully operate at its existing location. The 6,312 square foot addition also requires the addition of four parking stalls on the site, and it would not be possible to propose open space in lieu of existing pavement due to this parking requirement. For these reasons, this variance represents the minimum deviation from the regulations that will afford relief.

*vii. Granting the variance will not substantially impair the intent and purpose of these regulations.*

The requested variance to allow an open space coverage of 11 percent will not impair the intent and purpose of these regulations. The Light Industrial B zone was designed to accommodate a wide range of industrial distribution and commercial uses while minimally affecting the surrounding environment. Allowing this business to operate under one roof will significantly benefit both the surrounding properties and the Fantis Foods operation. It is anticipated that the surrounding neighborhood will hardly notice the 11 percent of open space, and should instead notice the reduction of trucks on the road. For these reasons, this proposal supports the purpose of the NJMC zoning regulations to "promote development in accordance with good planning practices that relates the type, design, and layout of

such development to both the particular site and surrounding environs.”

**C. Standards for the Granting of a Bulk Variance from the Provisions of N.J.A.C. 19:4-5.84(a)3iii, which requires a minimum rear yard setback of 30 feet. The applicant is proposing a rear yard setback of 15.5 feet.**

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. *Concerning bulk variances:*

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant.*

The properties in question are located in the Light Industrial B zone, on Triangle Boulevard, in Carlstadt, New Jersey. The buildings on these lots, like many buildings in this area, were built prior to the establishment of the Light Industrial B zone, and prior to the minimum rear yard setback requirements. The existing rear yard setbacks on 50 Triangle Boulevard and 60 Triangle Boulevard are 12.2 feet and 9.8 feet, respectively. These properties are unique in that one business operates on both sites. To improve the quality and efficiency of the business, without having to relocate, a connection between the two buildings is necessary. To create an addition that meets the setback requirement of 30 feet would not be feasible under these circumstances as internal operations of the facility would be compromised by such an offset in the building line. For these reasons, the requested variance arises from

conditions that are unique to the property in question and are not created by any action of the property owner.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents.*

The granting of the requested 15.5 foot rear yard setback will not adversely affect the rights of neighboring property owners or residents. The setbacks on the existing buildings on 50 and 60 Triangle Boulevard are 12.2 feet and 9.8 feet, respectively. The requested setback for the addition is smaller than the existing setbacks and will not be noticeable to neighboring property owners as the addition will be located between two existing buildings that are closer to the property line. There are no residents in the immediate vicinity of the subject property. Connecting the buildings will benefit the surrounding properties as there will no longer be a need for trucks to travel on the municipal street between the two buildings, thus reducing truck traffic on Triangle Boulevard.

The business exists on the sites and does not currently affect the ability of the adjacent property owners to continue their current operations. The proposed operation of the building is the same as the existing operation and will be consistent with other properties located in the Light Industrial B zone. There are no changes to the site drainage or utilities that will negatively impact any of the surrounding properties.

*iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the rear yard setback requirements will result in peculiar and exceptional practical difficulties to and undue hardship upon the property owner. This application proposes to connect an existing 49,740 square foot building to an existing 51,085 square foot building with a 6,312 square foot addition. Fantis Foods will remain on the site, and will utilize the addition as a connection between the two buildings. The connection will allow the existing business to operate in a more efficient manner. Due to the nature of the business, multiple access points between each building will be necessary with this proposed addition. To meet the rear yard setback requirement, it would require the proposed addition to be shortened an additional 14.5 feet. This would result in the removal of at least one access point between the buildings. The removal of an access point between the existing buildings would not allow Fantis Foods to operate its business successfully from this location.

*iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

There will be no substantial detriment to the public good and no adverse impact to the public health, safety, morals, order, convenience, prosperity, or general welfare by the granting of the requested variance. The proposed 15.5 rear yard setback will not negatively impact the general welfare or public safety. The provision of light and air in the neighborhood will not be negatively impacted.

The requested variance will allow for the proposed addition between the two existing buildings and will eliminate the need for trucks to travel on the street to go back and forth between the buildings and will, therefore, create a quieter community. A reduction of trucks on the road will strongly benefit the surrounding properties. Additionally, the construction of the proposed addition will allow a viable business to remain at its existing location, which will promote neighborhood stability and prosperity.

*v. The variance will not have a substantial adverse environmental impact.*

The granting of the requested variance will not have any adverse environmental impacts. The proposed rear yard setback will not exceed NJMC category B performance standards in regard to noise, vibrations, glare, air emissions, hazardous or radioactive materials, wastewater, and traffic. Additionally, the requested variance will significantly decrease the noise levels and emissions that are currently on site. Trucks currently have to travel back and forth between each property, and the proposed addition will eliminate this need, reducing noise levels and emissions.

*vi. The variance represents the minimum deviation from the regulations that will afford relief.*

The proposed rear yard setback represents the minimum deviation from the regulations that will afford relief. The requested 15.5 foot rear yard setback is a minimum deviation from the Light Industrial B zone's minimum required rear yard setback requirement of 30 feet, and an even smaller deviation from the existing 12.2 foot and 9.8 foot rear yard setbacks. The 15.5 foot rear yard setback will allow Fantis Foods to operate successfully under one roof. To

increase the rear yard setback would result in a smaller addition with fewer access points between the two existing buildings, which would hamper internal operations within the warehouse. For these reasons, this variance represents the minimum deviation from the regulations that will afford relief.

*vii. Granting the variance will not substantially impair the intent and purpose of these regulations.*

The requested variance to allow a 15.5 foot rear yard setback for a proposed addition that will act as a connection between two existing buildings will not impair the intent and purpose of these regulations. The Light Industrial B zone was designed to accommodate a wide range of industrial distribution and commercial uses while minimally affecting the surrounding environment. Allowing this business to operate under one roof will significantly benefit both the surrounding properties and the Fantis Foods operation. It is anticipated that the surrounding neighborhood will not notice the 15.5 foot rear yard setback, as it is a greater setback than currently exists for the existing two buildings. The surrounding neighborhood should, however, notice the reduction of trucks on the road. For these reasons, this proposal supports the purpose of the NJMC zoning regulations to “promote development in accordance with good planning practices that relates the type, design, and layout of such development to both the particular site and surrounding environs.”

V. SUMMARY OF CONCLUSIONS

A. N.J.A.C. 19:4-5.84(a)1, which permits a maximum lot coverage of 50 percent. The applicant is proposing a lot coverage of 62 percent.

Based on the record in this matter, the bulk variance application to connect an existing 51,085 square foot building to a 49,740 square foot building with a 6,312 square foot addition with a lot coverage of 62 percent, whereas a maximum lot coverage of 50 percent is required, is hereby recommended for approval.

APPROVAL

Recommendation on  
Variance Request

1-4-13

Date



Sara J. Sundell, P.E., P.P.  
Director of Land Use Management

Approval

Recommendation on  
Variance Request

1/4/13

Date



Marcia A. Karrow  
Executive Director

B. N.J.A.C. 19:4-5.84(a)2, which requires a minimum open space of 15 percent. The applicant is proposing 11 percent open space.

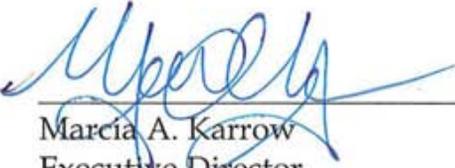
Based on the record in this matter, the bulk variance application to connect an existing 51,085 square foot building to a 49,740 square foot building with a 6,312 square foot addition with an open space coverage of 11 percent, whereas a minimum open space coverage of 15 percent is required, is hereby recommended for approval.

<u>APPROVAL</u>	<u>1-4-13</u>	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Director of Land Use Management

<u>approval</u>	<u>1/4/13</u>	
Recommendation on Variance Request	Date	Marcia A. Karrow Executive Director

C. N.J.A.C. 19:4-5.84(a)3iii, which requires a minimum rear yard setback of 30 feet. The applicant is proposing a rear yard setback of 15.5 feet.

Based on the record in this matter, the bulk variance application to connect an existing 51,085 square foot building to a 49,740 square foot building with a 6,312 square foot addition with a rear yard setback of 15.5 feet, whereas a minimum rear yard setback of 30 feet is required, is hereby recommended for approval.

<u>APPROVAL</u> Recommendation on Variance Request	<u>1-4-13</u> Date	 Sara J. Sundell, P.E., P.P. Director of Land Use Management
<u>approval</u> Recommendation on Variance Request	<u>1/4/13</u> Date	 Marcia A. Karrow Executive Director