AGENDA

PUBLIC HEARING:

1. **PRANAY & MAYA SHAH** – Change of zone from Residence A to Neighborhood Business to permit change of use from convenience store with beer permit to package store permit at 1 Broad Street.
   - Zone Change (2019-078)

2. **VANLOSE ENTERPRISES, LLC** – Request a special exception per Art. II, Sec. 24.02.01(h) for construction of employee parking lots at 86 Oakland Street and 11 and 25 Edward Street, to be used in conjunction with the Mazda new car dealership located at 80 Oakland Street.
   - Special Exception (2019-051)

NEW BUSINESS:

1. **PRANAY & MAYA SHAH** – Change of zone from Residence A to Neighborhood Business to permit change of use from convenience store with beer permit to package store permit at 1 Broad Street.
   - Zone Change (2019-078)

2. **VANLOSE ENTERPRISES, LLC** – Request a special exception per Art. II, Sec. 24.02.01(h) for construction of employee parking lots at 86 Oakland Street and 11 and 25 Edward Street, to be used in conjunction with the Mazda new car dealership located at 80 Oakland Street.
   - Special Exception (2019-051)

3. **KENNETH BOYNTON** – Proposed 44-lot residential cluster subdivision served by sanitary sewer and public water at 426 Wetherell Street.
   - Inland Wetlands Permit Determination of Significance (2019-036)

4. **SL 80 UTOPIA ROAD LLC** – For construction of an approximately 25,800 sq. ft. commercial building with associated parking, drive aisle, utilities and landscaping improvements at 80 Utopia Road.
   - Erosion & Sedimentation Control Plan (2019-071)
5. **MISAC CORPORATION** – For a garage maintenance building addition and renovation at 8 Rachel Road.
   - Special Exception Modification (2019-074)

6. **WORKOUT HARDER FITNESS** – To add esthetician services at 134 Pine Street, a.k.a. 136 ½ Pine Street.
   - Special Exception Modification (2019-075)

7. **ADMINISTRATIVE REPORTS**

8. **RECEIPT OF NEW APPLICATIONS**
The Planning and Zoning Commission will hold a public hearing on July 15, 2019, at 7:00 P.M. in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut to hear and consider the following petitions:

**VANLOSE ENTERPRISES, LLC – Special Exception (2019-051) –** Request a special exception per Art. II, Sec. 24.02.01(h) for construction of employee parking lots at 86 Oakland Street and 11 and 25 Edward Street, General Business zone, to be used in conjunction with the Mazda new car dealership located at 80 Oakland Street.

**PRANAY & MAYA SHAH – Zone Change (2019-078) –** Change of zone from Residence A to Neighborhood Business to permit change of use from convenience store with beer permit to package store permit at 1 Broad Street.

At this hearing interested persons may be heard and written communications received. A copy of the proposed zoning district change may be reviewed in the Town Clerk’s office, 41 Center Street, during regular business hours, 8:30 a.m. – 5:00 p.m., Monday through Friday, or in the Planning Department, 494 Main Street, during regular business hours, 8:30 – 4:30, Monday through Friday.

Planning and Zoning Commission  
Eric Prause, Chair
Introduction

The applicant is requesting the approval of a zone change for the parcel located at the intersection of Broad Street, Hilliard Street and Westerly Street. The 0.23-acre parcel is occupied by a pre-existing, non-conforming convenience store in the Residence A zone. The applicant is seeking to change the zoning district from Residence A to Neighborhood Business.

The business has driveways on Broad Street and Westerly Street. Broad Street at this location is a Collector Street according to the Town of Manchester Roadway Classification Map. Hilliard Street to the northeast is also a Collector Street but Hilliard Street to the west is a Local Road, as is Westerly Street located to the east. There is a sidewalk across the property frontage on Broad Street. The building is approximately 1,400 square feet in total area.

Zone Change

Article II, Section 23 of the zoning regulations describes of the purpose of the Neighborhood Business zone as follows:

“A Neighborhood Business zone is a commercial district within or adjacent to residential neighborhoods. Its purpose is to provide stores and service establishments for the convenience shopping and service needs of persons residing in the neighborhood and incidentally to others peripheral to the neighborhood.”

Plan of Conservation and Development

In making a decision to change the zoning map, the Commission must take into consideration the Plan of Conservation and Development (POCD) in accordance with Connecticut General Statutes Section 8-3(b).

The Manchester 2020 Plan’s Proposed Character Map identifies the neighborhood in its entirety as Traditional Suburban. The Traditional Suburban Character Area is described as “Mixed-use but primarily residential neighborhoods consisting of single family and duplex housing, with some multifamily buildings. Streets are typically in a grid pattern and are shaded by street trees.
Most streets have sidewalks and most housing is within walking distance of public transit, a neighborhood school and a neighborhood center or corridor. Structures are typically one or two stories. Net residential densities range from 3 to 10 units per acre."

**Staff Review**

Town staff has no comments on this application.

MRB
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Attach.
DISCLAIMER: This map is compiled from other maps, deeds, dimensions and other sources of information. Not to be construed as accurate surveys and subject to final changes as a more accurate survey may disclose. NOTES: Original planimetric and topographic data were compiled by stereophotogrammetric methods from photography dated April 1999 in accordance with ASPR accuracy standards for 1 inch = 40 feet large scale Class I mapping. The updating of the GIS data is performed by the GIS/Maps & Records Unit on a continual basis utilizing the best and most appropriated sources available.

1 inch = 292 feet
Date: 7/8/2019
Author:
PROPOSED CHARACTER MAP
TOWN OF MANCHESTER
PLANNING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Senior Planner

DATE: July 10, 2019

RE: Vanlose Enterprises, LLC – 86 Oakland Street, 11 & 25 Edward Street
Special Exception (2019-051)

Introduction

The applicant is requesting approval of a special exception permit to construct a parking lot at
the above listed addresses in the General Business zone. The proposed lot would provide
parking for employees of the Mazda of Manchester automobile dealership located at 80 Oakland
Street.

The three (3) parcels are located across Edward Street to the north of the Mazda dealership, west
of Oakland Street. A 13-unit Planned Residence Development is located to the north of the
subject parcels on Oakland Street and there are single and multi-family houses on Edward Street
to the northwest. Oakland Street (State Route 83) is classified as an Arterial roadway, and
Edward Street a Local road, according to the Town’s Roadway Classification Map.

The three (3) parcels are owned by Vanlose Enterprises, LLC, the owner of the Mazda dealership
at 80 Oakland Street, and are a combined area of 0.66 acres (29,099 square feet). An existing
vacant single-family house, located at 25 Edward Street, will be removed. The balance of the
site is currently a maintained grassed lawn with a few mature trees. Vegetation lines the
property’s perimeter providing a visual screen to portions of adjacent residentially zoned
properties.

Background

The Planning and Zoning Commission approved a zone change for the subject parcels from
Residence A to General Business on January 7, 2019. The reason for the approval was that the
proposed zone change is consistent with both the Community Corridor, as well as the adjacent
Mixed-Use Center Character Areas as provided in the Plan of Conservation and Development.

The Commission subsequently approved a special exception modification permit for a building
addition at 80 Oakland Street proposed by the applicant to accommodate a branding update by
Mazda. The intent of the proposed improvements on the north side of Edward Street is to
relocate the employee parking spaces displaced by the building addition.
Project Description

Since the original submittal, this application was revised to reduce the overall size of the parking lot. This application proposes to construct a parking lot in two sections at 11 & 25 Edward Street with 36 total spaces. These two parcels will be combined into a single parcel totaling 0.51 acres. 86 Oakland Street is also part of this application but the only activity proposed on this parcel will be landscaping.

The applicant is proposing to construct the parking lot in two sections, each with 18 parking spaces. The lot sections would be connected internally and only one curb cut is proposed on Edward Street.

The proposed increase in impervious surface (bituminous-concrete paved parking lot) requires the applicant to mitigate the increase in stormwater runoff from the site. The proposed management system is designed to infiltrate the entire contributing watershed up to the 100-year storm frequency, so there will not be an increase in runoff due to the construction of the parking lot. Stormwater will be collected in two proposed catch basins and conveyed to a series of infiltration chambers proposed to be installed on 25 Edward Street.

The proposed landscaping plan is designed to screen adjacent residential properties in accordance with Article II, Section 9.07 and to provide an aesthetically pleasing streetscape along Edward Street. Two mature maple trees will need to be removed to complete the proposed improvements.

Special Exception

In accordance with Article II, Section 24.02.01(h), the proposed use is an extension of dealership use in the General Business zone and subject to special exception approval. The Commission should consider the special exception criteria outlined in Article IV, Section 20 in reviewing this application.

The Manchester 2020 Plan includes 86 Oakland Street in the Community Corridor Character Area and the two parcels on Edward Street as Traditional Suburban (see Proposed Character Map attached). 80 Oakland Street is in the Mixed Use Center Character Area.

Staff Review

Staff has reviewed the plans and documents in support of this application and provided the applicant with comments. A report on the status of the review of revised plans will be provided to the Commission at the meeting.
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1 inch = 458 feet

Author:

Date: 5/13/2019
TOWN OF MANCHESTER
PLANNING DEPARTMENT

TO: Inland Wetlands Agency
FROM: Matthew R. Bordeau, Senior Planner
       David Laiuppa, Environmental Planner/Wetlands Agent
DATE: July 10, 2019
RE: Kenneth Boynton – 426 Wetherell Street
    Inland Wetlands Permit Determination of Significance (2019-036)

Introduction

The applicant is proposing a 44-lot cluster subdivision on 30.35 acres at 426 Wetherell Street. The site is located on the south side of Wetherell Street, between the Planned Residence Development (PRD) subdivision on Cougar Drive located to the north and west, and the Residence AA subdivision to the south referred to as Bayberry Heights accessed from Hillstown Road (see attached Location Map). Temporary cul-de-sacs exist at Cougar Drive, Bayberry Road and Round Hill Road that could be utilized to provide access to the parcel. An Eversource right-of-way abuts the subject property’s entire eastern boundary, running north/south from Wetherell Street and eventually to Bush Hill Road.

The Planning and Zoning Commission approved a zoning district change on December 10, 2018 from Rural Residence zone to Residence AA zone. The proposal will require an inland wetlands permit, subdivision plan approval and an erosion and sedimentation control plan certification from the Commission. In accordance with Article III, Section 4 of the Zoning Regulations, the Planning and Zoning Commission, upon receipt of a petition for a cluster subdivision, shall hold a public hearing. It is anticipated that a public hearing may be scheduled for the Commission’s regular meeting on August 12th.

The Commission is being asked to determine the significance of proposed impacts on the regulated wetlands so that, if they are determined to be significant, a public hearing on the inland wetlands permit application can be scheduled in conjunction with the one required for the cluster subdivision as described above. The project applications are currently under review by Town staff.

Project Summary

The proposed single-family residential subdivision is for 44 housing lots on 18.88 acres, which includes proposed roadways, and with 11.47 acres to be conveyed to the Town of Manchester, of which 10.51 acres are designated as open spaces. The parcel is currently a grass field with wooded areas along the perimeter. The 30.35-acre site layout will extend the existing temporary
cul-de-sacs at Wilson Way and Bayberry Road. The proposed lots will be served by sanitary sewer, public water, natural gas and a stormwater management system.

**Regulated Resources**

Within the project limits, wetland scientists, under contract to the applicant, identified four separate wetland systems, none of which had been previously identified or mapped on the site.

Wetland A, which is located in the southwest corner of the site, is a small isolated forested wetland and contains a verified vernal pool. The proposed project does not have any direct impacts to this wetland. There is proposed work, including land grading and a portion of a driveway, within the upland review area of Wetland A. This work will result in direct, permanent impacts to the upland review area. This Wetland and associated Upland Review area are depicted on the third sheet of the attached set (labeled as sheet number 8 of 18).

Wetland B, which is located in the southeast corner of the site, is a large forested wetland and extends beyond the limits of the site as a larger system. The proposed project does not have any direct impacts to this wetland or its associated upland review area. This Wetland and associated Upland Review area are depicted on the second sheet of the attached set (labeled as sheet number 7 of 18).

Wetland C, which is delineated as two separate systems, divided by a former unpaved roadway, is located in the northeast corner of the site. The area designated as Wetland C/1C is an isolated emergent wetland which is adjacent to an earthen berm along its eastern side. The area designated as Wetland 2C/3C is a larger system which has been classified as an emergent / scrub-shrub wetland and extends to the west beyond the limits of the site as a larger system. There is proposed work, which consists of land grading, within the Wetland C/1C portion of the wetland. This work is a direct impact to the wetland. There is proposed work, including land grading, gravel path construction, and the installation of a pipe within the upland review areas for the Wetland C/1C and Wetland C2/3C portions of the wetland. This work is a direct and permanent impact to the upland review area. This Wetland and associated Upland Review area are depicted on the first sheet of the attached set (labeled as sheet number 6 of 18).

Wetland D, which is located at the western edge (incorrectly identified as the eastern edge in the wetland report) of the site, is an isolated emergent wetland with a hydrological connection, via surface drainage, to the uplands to the west of the project limits. The proposed project has a direct and permanent impact to this wetland. The proposed work, including land grading, gravel access road construction, house construction, installation of underground pipes, and the construction of a basin (referred to as a stormwater detention basin in the *Wetland Assessment & Impacts Analysis: Summary of Findings* and a stormwater pond in the *Water System Hydraulic Calculation* report), will result in the total elimination of this wetland. There will be significant direct and permanent impacts to the upland review area, most notably land grading, roadway construction, the construction of several houses and associated driveways, the construction of a public water supply pump house, utility installation, and the construction of a basin (same as mentioned above). This Wetland and associated Upland Review area are depicted on the third sheet of the attached set (labeled as sheet number 8 of 18).
Determination of Significance

As defined in the Regulations, a "Regulated Activity means any operation within or use of a wetland or watercourse or within 100 feet of a wetland or watercourse, involving any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing or removing of material and discharging of stormwater."

According to the application presented to this Commission, the following points are pertinent to this consideration:

1. There will be a direct and permanent impact to roughly 22,400 square feet (~0.51 acres) of wetlands as a result of this project.
2. There will be a direct and temporary impact to roughly 1,100 square feet (~0.025 acres) of wetlands as a result of this project.
3. There is the potential for both permanent and temporary indirect impacts to wetlands as a result of this project. These indirect impacts are anticipated to be associated with erosion and sedimentation resulting from construction activities, disturbance of vegetation in the adjacent uplands, the alteration of hydrology and drainage patterns, and discharge of degraded surface water or groundwater.

When making a determination of significant impacts to wetlands and/or watercourses, the Commission should consider the potential effect of proposed project related activities on those resources that are regulated under the Inland Wetlands and Watercourses Regulations of the Town of Manchester, Connecticut (Regulations). Impacts to regulated resources can be direct or indirect and can be permanent or temporary.

Significant Impact means any activity, including, but not limited to, the following activities which may have a major effect:

a. Any activity involving a deposition or removal of material which will or may have a substantial adverse effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed; or
b. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system; or
c. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support aquatic, plant or animal life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space or perform other functions; or
d. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse; or
e. Any activity which causes a substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse; or
f. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse; or
g. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

As outlined in section 5.2(a) of the Regulations “the Agency shall not hold a public hearing on an application unless (among other things) the Agency determines that the proposed activity may have a significant impact on wetlands or watercourses, or a petition signed by at least twenty-five persons who are eighteen years of age or older and who reside in the municipality in which the regulated activity is proposed requesting a hearing is filed with the agency not later than fourteen days after the receipt of such application, or the Agency finds that a public hearing regarding such application would be in the public interest....”

As outlined in Section 4.4 of the Regulations it is a requirement that “if the Agency finds the activity applied for involves or may involve a significant impact or major effect on the wetland or watercourse, the applicant shall submit additional information including but not limited to:

(a) Soil Sample Data if the parcel lies within or partly within an area believed to contain poorly drained, alluvial and/or floodplain soils. The data shall show precisely where each specific soil type is found. Soil types identified shall be consistent with the categories established by the National Cooperative Soils survey of the U.S. Natural Resources Conservation Service.

(b) Description of the ecological communities and functions and values of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions.

(c) Description of any alternatives considered which would cause less or no environmental impact to wetlands or watercourses, and a description of how the proposed activity and each of the alternate scenarios would change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application. Applicant shall also provide a description of why each alternative considered was deemed neither feasible nor prudent.

(d) Analysis of chemical or physical characteristics of any fill material.”

Staff Review

As noted above, Town staff is currently reviewing the plans and documents in support of the various project applications. It is anticipated that some plan revisions may be required as a result of the staff’s review. In spite of the ongoing application review, staff recommends the Inland Wetlands Agency consider the impacts of the activity as proposed for the purpose of determining whether or not a public hearing is warranted so that should a public hearing be held, public testimony, which could result in additional plan revision, can be considered as well.
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1 inch = 500 feet

Author:
TOWN OF MANCHESTER
PLANNING DEPARTMENT

TO: Planning and Zoning Commission
FROM: Matthew R. Bordeaux, Senior Planner
DATE: June 25, 2019
RE: SL 80 Utopia Road LLC – 80 Utopia Road
     Erosion and Sedimentation Control (2019-071)

Introduction

The applicant is proposing to construct a new, approximately 25,800 sq. ft., commercial building with associated parking, drive aisles, utilities and landscaping at 80 Utopia Road. The site is 3.97 acres in area and is abutted by residential development to the north and industrial buildings to the east, south and west. A portion of the proposed building will be occupied by Cox Communication’s maintenance fleet.

Project Description

The site is presently vacant land occupied by ground cover vegetation and mature trees along the northern property limits. There is an existing 30’ wide mutual access and storm drainage easement centered on the southern property line. Approximately fifteen feet of bituminous pavement extends onto the site within the easement limits. Keystone Automotive, located to the south, currently uses this access easement and pavement for their delivery vehicles.

Under existing conditions, the majority of the stormwater runoff flows overland to the south into two existing catch basins located along the southern property boundary. Stormwater runoff from the eastern portions of the site flows overland to Utopia Road. As a part of the Manchester Industrial Park III subdivision, stormwater infrastructure including three retention basins has been designed and installed to service the twelve-lot industrial park.

The proposed development of the site includes the construction of an approximately 25,800 sq. ft. commercial building with associated drive aisle, 55 parking spaces, utilities and landscaping. Under proposed conditions, stormwater runoff will be collected by deep sump catch basins and conveyed to hydrodynamic separators prior to discharging into the existing drainage pipe system in Utopia Road.

The applicant is proposing to utilize existing vegetation to satisfy the residential zone screening requirements of Article II, Section 16.06. The applicant is requesting the Commission utilize the provision of Section 16.06.02 and accept the existing conditions of the northern property boundary. Please see the image below of the existing treeline along the northern property boundary.
Erosion and Sedimentation Control

The applicant has prepared an erosion and sedimentation control plan in accordance with the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended. The plan includes an anti-tracking pad construction entrance proposed at the new driveway, silt sacks installed in catch basins and temporary stockpile management areas as needed. Silt fence is proposed to be installed along the northerly property line to limit sediment migration to neighboring properties. Improvement of the site is proposed to occur in a single phase and approximately 3.5 acres of the site will be disturbed during construction. Earthwork is anticipated to commence in fall 2019 and be completed in spring 2020.

Staff Review

Town staff has reviewed the plans and documents submitted with this application and provided the applicant with comments. A report on the status of those comments will be provided at the meeting.

MRB
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TOWN OF MANCHESTER
PLANNING DEPARTMENT

TO: Planning and Zoning Commission

FROM: Matthew R. Bordeaux, Senior Planner MRB

DATE: July 11, 2019

RE: MISAC Corporation – 8 Rachel Road
Special Exception Modification (2019-074)

Introduction

The applicant is proposing to construct a building addition to an existing maintenance garage and improve the paved area around the building for access accordingly. The proposed activity occurs at the Beechwood Apartments operated by the MISAC Corporation, a non-profit. Rachel Road is located on the east side of Oakland Street, north of Sheldon Road, in the Residence A zone.

Project Description

The site has an existing 22’ x 32’ garage. The applicant is proposing to construct a new 20’ x 32’ addition with a single overhead door to be accessed by a new paved area approximately 400 sq. ft. in area.

The Commission should consider the provisions of Article IV, Section 20 in review of this application.

Staff Review

Town staff has reviewed this application and provided the applicant with comments. Plans have been revised to the satisfaction of staff and there are no outstanding comments.
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1 inch = 417 feet
Date: 7/8/2019
Author:
TO: Planning and Zoning Commission
FROM: Matthew R. Bordeaux, Senior Planner
DATE: July 10, 2019
RE: Workout Harder Fitness – 134 Pine Street (a.k.a. 136 ½ Pine Street)
Special Exception Modification (2019-075)

Introduction

The applicant is requesting to add a new service to the existing wellness and motivational center at 134 Pine Street. The existing operation, Workout Harder Fitness, received a special exception permit approval from the Planning and Zoning Commission on November 6, 2017 to occupy a space in the Historic zone with a recreational facility in accordance with Article II, Section 18.03.05 of the zoning regulations. The current proposal is to utilize space on the second floor of the building for a personal service (esthetician) in accordance with Article II, Section 18.03.01 (b).

Special Exception Modification

The current occupant, Workout Harder Fitness, Wellness & Motivational Center, offers small group training classes with a maximum of 15 members per class. The small group training classes are offered throughout the day between 5 a.m. and 8 p.m. The proposed esthetician services will be offered at those same hours and scheduled around the fitness/wellness classes. The applicant states that the additional esthetician services will mainly focus on providing waxing services to the local community. The applicant has stated that this service is anticipated to increase traffic by one additional car per 30 minute time block.

In accordance with Article II, Section 18.03, an esthetician is a personal service and subject to the provisions of the Special Exception Criteria and Application Requirements of Article IV, Section 20.

Staff Review

Staff has reviewed the application and has no outstanding comments. The applicant has been informed that a building permit will be required to satisfy code improvements necessary to occupy the existing second-floor space. An application to satisfy the Health Department’s Cosmetology Inspection Program Policy will also be required.
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1 inch = 375 feet

Date: 7/11/2019
Author:
Scale
\[
\frac{\text{\textquotedbl}}{16} = 1 \text{ Foot}
\]

Building

Concrete Pads

Concrete Pad

37' x 37'

100' x 100'

Concrete Pad

37' Down T 24"