

AGENDA
BOARD OF ADJUSTMENT
JANUARY 18, 2024 AT 2:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the October 19, 2023, regular meeting.
2. Consideration of approval of the 2024 BOA scheduled meetings calendar.
3. Staff Report | BOA01-24 | Public hearing and consideration of a request for a variance for a reduction of the side yard setback for an accessory structure on the property located at 15504 Patterson Road.
4. Community Development Department Updates
5. Board Members' Comments
6. Adjournment

Respectfully submitted,



Rachel Clyne, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

SHAWNEE BOARD OF ADJUSTMENT

DATE: October 19, 2023

Regular meeting - *DRAFT Minutes*

The Board of Adjustment of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on October 19, 2023, at 2:30 PM, according to notice duly posted as prescribed by law.

Board Member Austin called the meeting to order at 2:30 PM. Community Development Director Rian Harkins called roll and stated a quorum was present.

The following Commissioners were present:

Present: Austin, Dyer, Kelly

Absent: Gordon (Chair), Richardson

Item 1: Approval of Minutes – Regular meeting

Consideration of the minutes from the regular meeting of July 20, 2023. Board Member Austin asked for questions or corrections to the minutes.

Board Member Dyer made a motion to **Approve** the minutes as presented, which Board Member Kelly seconded. Motion **passed 3-0-0**.

Aye: Austin, Dyer, Kelly

Nay: None

Abstain: None

Item 3. Case No. BOA12-23 Public hearing and consideration of a request for a variance to allow a reduction in street frontage for the property located at 16216 Patterson Road.

Board Member Austin read Agenda Item 3 and asked for a staff report. City Planner, Rachel Clyne, reviewed the information on the staff report for BOA12-23 with the following information The subject property is located at 16216 Patterson Road. The property is zoned A-1 (Rural Agricultural District.) The request was a variance to the Zoning Code, Sec. 22-262. – Dimensional Standards., which discusses the density and dimensional standards such as minimum lot size, minimum street frontage, and yard setbacks. Table 22-262. Agricultural Dimensional Standards indicate the minimum street frontage for properties in A-1 zoning is 330'. This means to develop the A-1 land, there should be 330' of property on the adjacent street.

Planner Clyne reviewed **Oklahoma Statute 11 O.S. 44-107, Section 22-571 of the Shawnee Zoning Code** (Code), the Board of Adjustment (Board) may approve variances only after determining that certain conditions exist.

- 1) The application of the code to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;
- 3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the code or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Planner Clyne noted that *financial hardship* to the applicant is not a consideration in determining a variance request.

Relating to the four conditions for granting a variance, staff's comments were:

- 1) The application of the code to the subject property creates a hardship as the street frontage of the property is 20'.
- 2) The subject property is different from the surrounding properties because the narrow, 20' strip of land prevents development.

- 3) Granting the variance would not cause substantial detriment to the public good and impair the intent and spirit of the Zoning Code and Comprehensive Plan.
- 4) Allowing a reduction of street frontage from 330' to 20' would be the minimum necessary to alleviate the hardship if granted.

Staff recommended **Approval** by the Board of Adjustment for **BOA12-23**, a **Variance** to allow a reduction in street frontage for the property located at 16216 Patterson Road by 310' with the following requirements acknowledged by the applicant.

- Acknowledgment by the applicant that this determination does not negate or circumvent the other requirements of development as stated in the City Codes, which include the Zoning Code and the adopted Building Codes.
- Acknowledgment by the applicant that additional permits may be required and standard inspections may be conducted.

Options:

- Approval of Case No. BOA12-23 allows a reduction in street frontage for the property located at 16216 Patterson Road.
- Denial of the application for BOA12-23, thus rendering the subject property unbuildable.
- Deferral of Case No. BOA12-23 with a request for additional and specific information to a certain date.

The public hearing was opened. The applicant was present and available for questions. After no others came forward to speak, the public hearing was closed.

Following discussion amongst the BOA and staff, Board Member Dyer made a motion to Approve Case No. BOA12-23 with the conditions presented by staff, which Board Member Kelly seconded.

The motion passed 3-0-0.

AYE: Austin, Dyer, Kelly

NAY: None

ABSTAIN: None

Item 4: Case No. **BOA13-23** Public hearing and consideration of a request for a variance to allow a storm shelter in the side yard of the property located at 18 Kiowa Street.

Board Member Austin read Agenda Item 4 and asked for a staff report. Planner Clyne reviewed the staff report. The subject property is located at 18 Kiowa Street. The property is zoned R-1 (Single-Family Residential District.) The request is a variance to the Zoning Code, **Sec. 22-293. – Dimensional Standards.**, which discusses the density and dimensional standards such as minimum lot size, street frontage, and yard setbacks. **Table 22-293. Density and Dimensional Standards by Zone** indicate in R-1 zoning the minimum side yard setback is five feet (5'). For accessory uses, such as a storm shelter, the side and rear yard setbacks are ten feet (10'). That means no accessory structure is to be placed in the yard unless it is ten feet (10') from the side property line and ten feet (10') from the rear property line.

Relating to the four conditions for granting a variance, staff's comments were:

- 1) The application of the code to the subject property creates a hardship since the storm shelter cannot be located in the rear yard of the subject property.
- 2) The subject property is similar to the surrounding properties; however, a large, old tree grows near the gate into the rear yard. The storm shelter company's machinery could not navigate the yard.
- 3) Granting the variance would not cause substantial detriment to the public good and impair the intent and spirit of the Zoning Code and Comprehensive Plan.
- 4) Allowing a storm shelter to encroach on the minimum side yard setback would be the minimum necessary to alleviate the hardship if granted.

The public hearing was opened. The applicant was present and available for questions. After no others came forward to speak, the public hearing was closed.

Following discussion amongst the BOA and staff, Board Member Austin made a motion to Approve Case No. BOA13-23 with the conditions presented by staff, which Board Member Dyer seconded.

The motion passed 3-0-0.

AYE: Austin, Dyer, Kelly

NAY: None

ABSTAIN: None

Item 5: Community Development Department Updates

Community Development Director Rian Harkins updated the Board on the Unified Development Code, stating that staff was currently reviewing a rough draft. An update to the UDC would be presented by the consulting firm at the November City Commission meeting. The Twin Lakes Master Plan will be presented at the December City Commission meeting. He advised the Santa Fe Depot roof and exterior updates were at the bidding stage. Lastly, Director Harkins advised that the second year of the Love Your Block (LYB) program was wrapping up.

Item 6: Board Members' Comments

Board Member Dyer thanked everyone for attending.

Item 7: Adjournment

The meeting was adjourned by the power of the Chair at 2:49 PM.

Chair/Vice-Chair

Date

Secretary/City Planner

Date

2024 CALENDAR YEAR

Schedule of Regular Meetings

BOARD OF ADJUSTMENT, SHAWNEE, OK

<u>DATE</u>	<u>TIME</u>	<u>PLACE OF MEETING</u>
January 18, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
February 15, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
March 21, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
April 18, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
May 16, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
June 20, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
July 18, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
August 15, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
September 19, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
October 17, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
November 21, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
December 19, 2024	2:30 PM	Commission Chambers City Hall, 16 W. 9 th St.

Rachel Clyne, City Planner
16 W. 9th St., Shawnee, OK 74801
405-878-1672

Filed in the office of the municipal clerk at 11:46 am/pm on October 11th, 2023.

Signed 
Clerk/Deputy Clerk



Board of Adjustment Meeting – 1.18.2024 – City of Shawnee, Oklahoma

Staff Report | BOA01-24 | Side Yard Setback | 15504 Patterson Road

To: Shawnee Board of Adjustment

From: Rachel Clyne, City Planner

Date: January 11, 2024

Subject: Staff Report -- Public hearing and consideration of a request for a variance for a reduction of the side yard setback for an accessory structure on the property located at 15504 Patterson Road.
Case No.: **BOA01-24** | Applicant: Richard & Charlene Rudebock

Discussion

The subject property is located at 15504 Patterson Road. The property is zoned A-1 (Rural Agricultural District.) The request is a variance to the Zoning Code, **Sec. 22-262. – Dimensional Standards.**, which discusses the density and dimensional standards such as minimum lot size, street frontage, and yard setbacks. **Table 22-262. Density and Dimensional Standards by Zone** indicate in A-1 zoning that the minimum side yard setback is thirty feet (30'). For accessory structures, the side setback is ten feet (10'). This variance request is to reduce the side yard setback by five feet (5') to allow the construction of an accessory structure.

The applicants considered expanding the existing (23' x 24') accessory structure on the property. However, it is a non-conforming structure because it sits one foot (1') from the west property line. Following consultation with a building contractor, it was determined the construction of a new accessory structure would be significantly less complicated than an expansion. Due to the narrow width of the lot, the placement of the proposed accessory building would line up with the existing building on the east side. Building the proposed 18' x 24' accessory building requires a reduction of the side yard setback by five feet (5').

In accordance with **Oklahoma Statute 11 O.S. 44-107, Section 22-571** of the Shawnee Zoning Code (Code), the Board of Adjustment (Board) may approve variances only after determining that certain conditions exist.

- 1) The application of the code to the particular piece of property would create an unnecessary hardship;
- 2) Such conditions are peculiar to the particular piece of property involved;
- 3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the code or the comprehensive plan; and
- 4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Note that *financial hardship* to the applicant is not a consideration in determining a variance request.

Relating to the four conditions for granting a variance, staff's comments are:

- 1) The application of the code to the subject property creates a hardship as the existing accessory structure is non-conforming and it cannot be increased in size.
- 2) The subject property is narrow in width ($\pm 80'$), which significantly limits the area to locate an accessory building. The existing accessory building is non-conforming. A variance to increase its size would require a variance.
- 3) Granting the variance would not cause substantial detriment to the public good or impair the intent and spirit of the Zoning Code and Comprehensive Plan.
- 4) Allowing an accessory structure to encroach on the side yard setback by five feet (5') would be the minimum necessary to alleviate the hardship if granted.

Section 22-572 of the Code indicates that the *burden of truth* is on the applicant seeking a variance to explain what hardship exists and how granting the variance is necessary to relieve the hardship. In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions and safeguards.

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. A public hearing notice was also published in The County Democrat weekly newspaper. Of the three (3) individual property owners notified, two (2) contacted staff to express support for the variance request.

Recommendation

Staff recommends **Approval** by the Board of Adjustment for **BOA01-24**, for a reduction of five feet (5') of the side yard setback for an accessory structure on the property located at 15504 Patterson Road with the following requirements acknowledged by the applicant.

- Acknowledgment by the applicant that this determination does not negate or circumvent the other requirements of development as stated in the City Codes, which include the Zoning Code and the adopted Building Codes.
- Acknowledgment by the applicant that additional permits may be required and standard inspections may be conducted.

Options:

- Approval of Case No. BOA01-24 allows a variance of five feet (5') from the ten feet (10') side yard setback with recommended acknowledgments.
- Denial of the application for BOA01-24, thus preventing the construction of the accessory structure.
- Deferral of Case No. BOA01-24 with a request for additional and specific information to a certain date.
- Approval of Case No. BOA01-24 allows a variance of five feet (5') from the ten feet (10') side yard setback and subject to conditions assigned by the Board of Adjustment.

COMMUNITY DEVELOPMENT DEPT.
16 W. 9th STREET
SHAWNEE, OK 74801



PHONE: (405) 878-1672

Received
Comm Dev
12/18/23
- RC

BOARD OF ADJUSTMENT

PROJECT NO. _____ **CASE NO.** BOA01-24

NAME OF PROPERTY OWNER: Richard & Charlene Rudebock

ADDRESS: 1909 Bella Vista Dr.

CITY: Edmond **STATE:** OK **ZIP CODE:** 73013

TELEPHONE: (405) 833-8956 **EMAIL:** crudebock@uco.edu

APPLICANT'S NAME: Richard & Charlene Rudebock

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] **SAME** ☒ **AGENT** ☐

APPLICANT'S ADDRESS: 1909 Bella Vista Dr

CITY: Edmond **STATE:** OK **ZIP CODE:** 73013

TELEPHONE: (405) 833-8956 **EMAIL:** crudebock@uco.edu

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

74801

PROPERTY LOCATION (ADDRESS): 15504 Patterson Rd. Shawnee, OK

LEGAL DESCRIPTION: Lot 1 of Shawnee School Land Plat & Part of the SW/4 of Sec. 15, T10N, R2E 0.77 Acres Total

(DIMENSIONS OF PROPERTY) **AREA:** 0.77 acres **WIDTH:** 66' to 80'

LENGTH: 407' **FRONTAGE:** 66'

CURRENT ZONING: _____ **CURRENT USE:** Residential

VARIANCE REQUESTED: Request a reduction in The side yard set back

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE
AGENDA.

Charlene Diane Rudebock
Richard Rudebock

APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Received this 18 day of, Dec 20 23

FILING FEE: \$90 + SIGN FEE: \$50

RECEIPT NO: _____

BOA DECISION: _____

R. Cloyne
BOARD OF ADJUSTMENT SECRETARY

Publish December 29, 2023

NOTICE OF PUBLIC HEARING
Variance Request (BOA01-24)

It is hereby noticed that the City of Shawnee Board of Adjustment will hold a public hearing on January 18, 2024, at 2:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The Board of Adjustment (BOA) will consider a variance request (**BOA01-24**) to allow a reduction on a side yard setback for the property located at 15504 Patterson Road and described as:

Lot One (1), SHAWNEE SCHOOL LAND, to Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

The public hearing will be held at the above time and date. All residents and parties in interest shall have an opportunity to be heard regarding the request above.



Date: December 18, 2023

To: City of Shawnee, Board of Adjustment

Re: Application Request for Variance Sec. 22-571 & Sec. 22-572

Property Owners: Charlene Diane & Richard Rudebock

Property Address for requested variance: 15504 Patterson Road, Shawnee, OK 74801

Dear Board of Adjustment Members,

We are requesting a variance to locate a new accessory structure five (5) feet from our west property line. The current City Code of Shawnee requires that structures be 10' from the property line. We are requesting a variance to allow a five foot (5') setback for this new structure. This additional space is important to us since we would like to move to the lake full time and be contributing members to the Shawnee community. This is especially important to me (Charlene Diane) as my mother was raised in Shawnee and graduated from Oklahoma Baptist University where my husband, Richard, has been a professor in the School of Business for 22 years. There are no easements on the west side of the property. The neighboring house to the west, at 15500 Patterson Road, sets approximately 65' from the west shared property line.

VARIANCE Application Submittal Checklist

- A. I met with Rachel Clyne, City Planner, on November 6, 2023, to begin the process of this variance request. I had several phone conversations and email exchanges and we met again on December 18, 2023.
- B. Application for Variance to the Board of Adjustment is attached.
- C. A copy of the Patent (Deed) No. 6458, Account No. CS 2004208 for 15504 Patterson Rd
- D. Included is the Certified List of Property owners, prepared by First American Title within a 300' radiance of the property at 15504 Patterson Road, Shawnee, OK.
- E. Written description of request and responses to four (4) hardship qualifiers
- F. Fees - any applicable fees required will be submitted at time of submittal.

In addition, also included in the Application are:

- a. Mortgage Inspection Report showing the lot dimensions and existing brown non-conforming building(#1) and the 2-story dwelling.
- b. Site Plan line drawing of the property lot showing existing buildings and proposed modification, etc.
- c. A picture of aerial photo received from First American Title in Shawnee that shows our unusually shaped, narrow lot at 15504 Patterson Road, which was formerly the road bed of Patterson Road. Red line is the west property line and the yellow line is the east property line of the lot.
- d. Pictures of the property and area in the grove of trees where the new accessory structure, if the variance is approved would be located on the lot.

Written Description of request and responses to four (4) hardship qualifiers.

Application Request for Variance Sec. 22-571 & Sec. 22-572

1. **YES**, "the application of the code to the particular piece of property" at 15504 Patterson Road, Shawnee, OK 74801 "would create an unnecessary hardship" due to the narrow width-size of the lot. **This lot is located where Patterson Road dead-ends at the corner of Patterson Road and Hornbeck Rd. The Shawnee City Code for the property located at Shawnee Twin Lakes requires a 10' set back from the property line for new structures. We are requesting a variance to construct an accessory dwelling approximately 18x24 feet that would sit five feet (5') from the west property line and would provide space that would be climate controlled and allow for additional storage. This modification is requested since our desire is to move and live at the lake full time.**
2. **Yes**, "such conditions are peculiar to the particular piece of property involved" due to the long, narrow lot which was previously the old road bed. **The said property is an unusual shape - 66' wide at the north end, widening to 83' across then narrowing to 80' wide at the lake side. The lot is 404' in length. There is no other space on the property to locate an accessory building**
3. **No**, "relief, if granted, would not cause substantial detriment to the public good, or impair purposes and intent of the code or the comprehensive plan.
4. **Yes**, "the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship" **due to the particular dimensions of the piece of property which is a long (404') and narrow (66' at north end and 80' at the lake side) lot since there is no other space available to locate this new accessory storage building.**

Allowing the variance for the new accessory building to sit five feet (5') inside the west side of the property line instead of the required 10' would provide needed space for climate-controlled storage on this unusually shaped, narrow lot and **would not cause a substantial detriment to the public good or impair the purposes and intent of the code or the comprehensive plan. The variance, if granted would be the minimum necessary** to alleviate the unnecessary hardship of the 10' set back from the property line due to the lot shape and size.

Thank you for your consideration of our request to allow a variance to the City of Shawnee Zoning Code to allow us to create an accessory building five feet (5') from the west property line.

Sincerely,

Charlene Diane Rudebock Richard Rudebock
Charlene Diane & Richard Rudebock

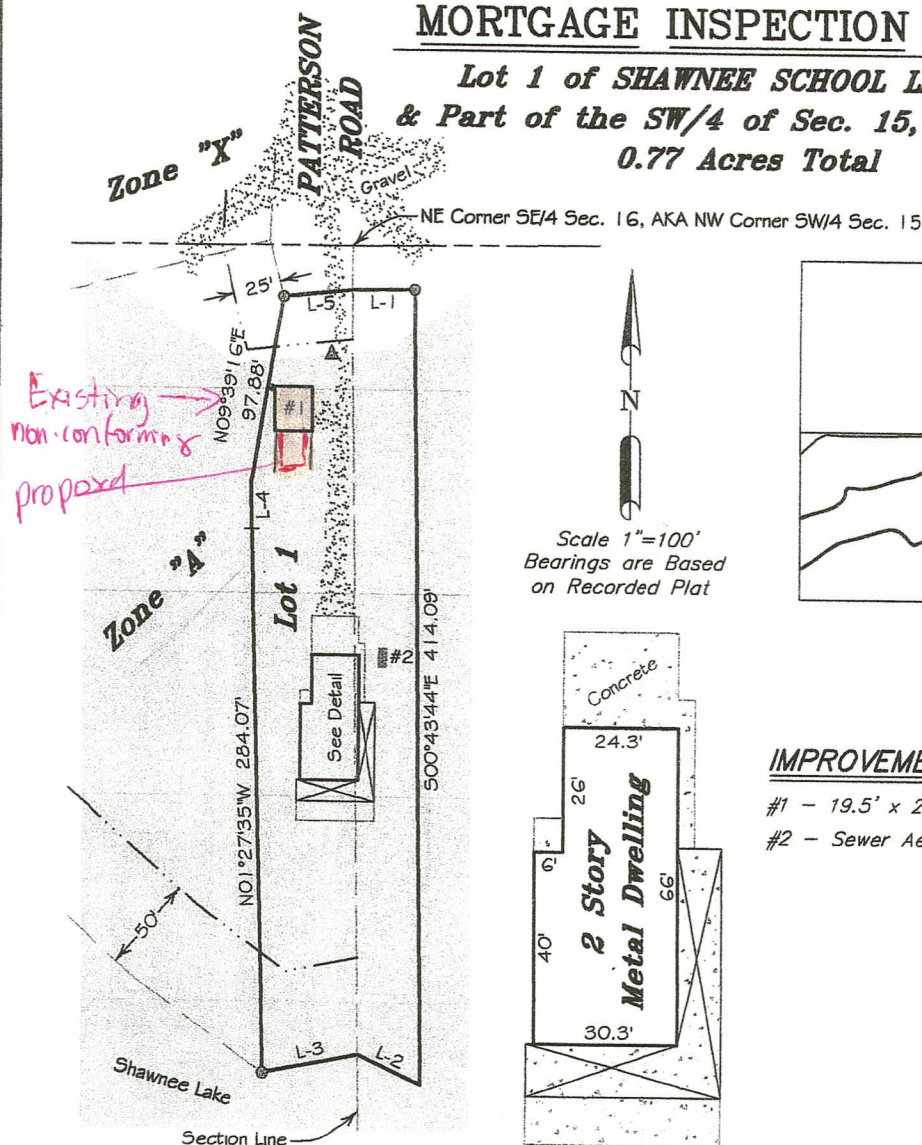
405.833.8956

Property 15504 Patterson Road, Shawnee, Oklahoma

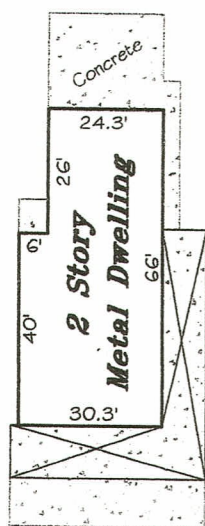
Mailing address and permanent residence: 1909 Bella Vista Drive, Edmond, OK 74801

MORTGAGE INSPECTION REPORT

**Lot 1 of SHAWNEE SCHOOL LAND PLAT
& Part of the SW/4 of Sec. 15, T10N, R2E
0.77 Acres Total**



Scale 1"=100'
Bearings are Based
on Recorded Plat



HOUSE DETAIL

NTS

LEGAL DESCRIPTION

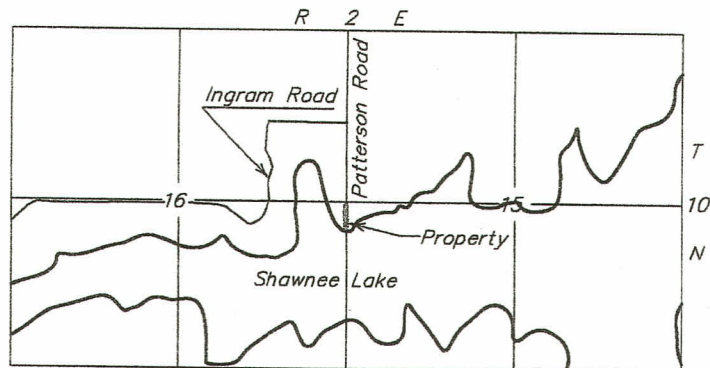
This Foundation Inspection Report was prepared for FIRST UNITED BANK. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other further improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of this inspection, and the linear and angular values shown on this sketch, if any, are based on recorded plat or deed information and have not been verified unless noted.

Lot One (1), SHAWNEE SCHOOL LAND PLAT, a part of the South Half (S/2) and the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Sixteen (16), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, AND a tract of land lying in Section Fifteen (15), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, said tract being more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW/4) of Section Fifteen (15), said point being a 3/8" iron pin with plastic cap; thence S00°43'44"E on the West line of said Southwest Quarter (SW/4) a distance of 22.50 feet to a 5/8" iron pin with plastic cap, said point being the place of beginning; thence N89°16'16"E a distance of 33.00 feet to a 5/8" iron pin with plastic cap; thence S00°43'44"E on a line parallel to and 33.00 feet East of the West line of said Southwest Quarter (SW/4) a distance of 414.09 feet to a 5/8" iron pin with plastic cap; thence N65°26'17"W a distance of 36.50 feet to a point on the West line of said Southwest Quarter (SW/4), said point being a 5/8" iron pin with plastic cap; thence N00°43'44"W along said West line a distance of 398.50 feet to the point of place of beginning.

FLOOD INFORMATION

A Flood Zone "A" (No Base Flood Elevation Determined) Affects the property shown above as indicated by the Flood Insurance Rate Map, Panel 180 of 550, Map Number 40125C0180 H with an effective date of September 3, 2010.

EASEMENTS



LOCATION MAP

LEGENDS

- ⊙ Existing Iron Pins
- ▲ Water Well
- Property Line
- - - Platted Lot Line
- Building Line
- - - 1/4 Section Line

IMPROVEMENT DETAIL

- #1 - 19.5' x 23.6' Metal Bldg.
- #2 - Sewer Aerobic System

LINE TABLE

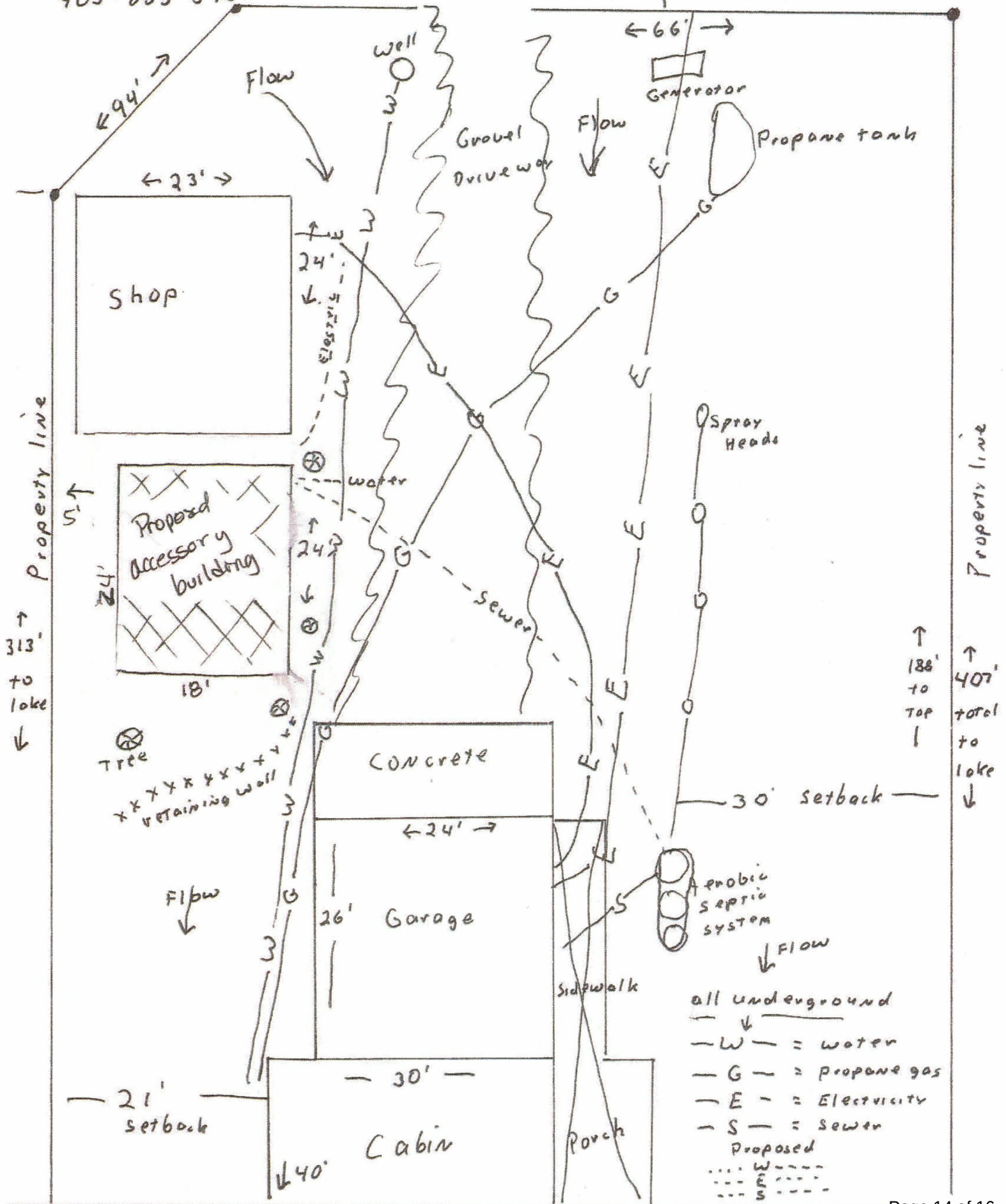
L-1	N89°13'02"E	33.00'
L-2	N65°26'17"W	36.50'
L-3	S78°36'25"W	50.35'
L-4	N01°17'25"W	24.21'
L-5	N84°01'15"E	35.85'

15504 Patterson Rd
Diane + Rich Rudebock
405-833-8956

N Patterson Rd

Hornbeck Rd

15' easement



C. Diane & Rich Rudebock
15504 Patterson Road, Shawnee, OK 74801
Mailing address: 1909 Bella Vista Drive, Edmond, OK 73013
Phone: 405.833.8956
Email: crudebock@uco.edu

Pictures of area where we are requesting a variance to modify a non-conforming existing building that sits one foot (1') from the west property line. This building was located on the property when we first leased the property from The City of Shawnee in 2000. This lot was surveyed in 2016, and this building was in place at the time of the survey.

This aerial photo shows lots within 300 feet of our property 15504 Patterson Rd, with the exception of the far northern lot (on the left) which is 420' from the north edge of our property line. (See Certified List from First American Title Company.)



Brown existing building, 23' x 24', sits one foot (1') from the west property line. The existing neighbor's house to the west, 15500 Patterson Road, is approximately 65 feet west of the property line. Their driveway is between their house and the property line of the lot.



View of 15504 Patterson Road lot, looking south, shows the existing brown non-conforming building which sits one foot (1') from the west property line of the lot and placement of the proposed expansion to the south if approved.

BUILDING (Kc)

