

The agenda for the *meeting* will include the following items:

- #1 Call to order
- #2 Roll call
- #3 Approval of agenda for April 19, 2023
- #4 Approval of Minutes:
 - 4a. January 18, 2023
- #5 Public Hearings
 - 5a. 4629 Winding Way – variance request for: dimensional setback.
- #6 Old Business
 - 6a. None
- #7 New Business
 - 7a. 4629 Winding Way - Variance Review.
- #8 Other matters to be reviewed by the ZBA
 - 8a. Comments from the public on matters not already addressed.
 - 8c. Zoning Board of Appeals members' comments.
 - 8d. Report of the Planning Commission member.
- #9 Adjournment

Public Hearings. The following rules of procedure shall apply to public hearings held by the ZBA:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes procedures/rules to be followed during the hearing.
3. Township zoning administrator/planning consultant presents a summary or analysis of the request.
4. Applicant presents request.
5. Persons wishing to comment on the request are recognized.
6. Chairperson closes public hearing.

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**Charter Township of Kalamazoo
Minutes of a Zoning Board of Appeals Meeting
Held on January 18, 2023**

A regular meeting of the Kalamazoo Charter Township Zoning Board of Appeals was conducted on January 18, 2023, commencing at 6:00 p.m. at the Township Hall.

Present were:

Nicolette Leigh
Fred Nagler
Shawn Blue
Lisa Moaiery—Alternate

Absent was:

Also present were Township Zoning Administrator Kyle Mucha; Township Manager Dexter Mitchell; Township Attorney Seth Koches; and, eight (8) members of the audience.

Call to Order.

Nagler called the meeting to order at 6:00 p.m. and called the roll.

Approval of the Agenda for the January 18, 2023 Zoning Board of Appeals Meeting.

The ZBA members received the agenda in their meeting packets. No additions or revisions were made. Moaiery moved, supported by Blue to approve the agenda. The motion passed 4-0.

Approval of Zoning Board of Appeals' Meeting Minutes of the December 21, 2022.

The next item on the agenda was approval of the December 21, 2022 Zoning Board of Appeals' meeting minutes. Copies of the draft meeting minutes were provided to the Members in their agenda packets. Leigh recommended several revisions to the draft minutes.

Blue moved, supported by Nagler to approve the minutes as revised. The motion passed 4-0.

Public Hearings.

The next item on the agenda was the public hearing for Graphic Packaging International, 2016 N. Pitcher Street for a variance request for a dimensional setback and height modification. Leigh opened the public hearing and invited any interested person to speak in support of or in opposition to the variance requests. Mucha prepared a staff report which was provided to the Members in their meeting packet. Mucha said that the applicant is proposing to obtain relief from the Zoning Ordinance standards as it relates to the minimum setback requirements in the I-2 General Industrial District Zoning Classification where the existing setback requirement is 150'. The subject property is approximately 52.6 acres in size. The property is currently being used as a staging area for construction material. Mucha said that the applicant is requesting a variance to allow for a 50' setback where the ordinance requires a 150' setback for outside storage (a variance of up to 100'); and to allow for a 6' landscaping berm where the ordinance requires a

1 3' maximum landscaping height (a variance of 3'). Section 5.03.C.1 and 5.03.C.3 regulates berm height
2 standards. Section 20.03.A.3a regulates outside storage and setback requirements for the I-2 District
3 Zoning Classification.

4
5 Tom Alstead addressed the ZBA on behalf of the applicant. Alstead discussed the application and nature
6 of the request. Alstead said that Graphic Design makes boxes that hold products at grocery stores and
7 typically processes 3,000 tons of product per day. Alstead said that the applicant submitted the request
8 for a variance to improve business operations and introduced other members of his team who were
9 present.

10
11 Todd Hurley discussed the site design and site plan. Hurley confirmed that a traffic study was complete
12 and described the proposed layout of the site depicted in the site plan. Hurley said that the trailers that
13 are used to house the materials will be parked and the increased berm height will provide for better
14 screening. Mucha confirmed that the berm located on the northern portion of the plan is not part of the
15 variance request. Mucha said that the requested variance regarding berm height was applicable along
16 Pitcher Street (the south side of the property). Leigh asked whether the trailers on the property will be
17 there permanently. The applicant confirmed that the trailers will be moved in and out of the site, noting
18 that the site plan design will reduce traffic.

19
20 Leigh invited any interested party to speak in support of or in opposition to the applicant's request for a
21 variance. Hearing no public comment, Leigh closed the public hearing.

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23 **Old Business.**

24
25 None.

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27 **New Business.**

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29 **2016 N. Pitcher Street – Graphic Packaging – Variance Review.**

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31 The next item on the agenda was the variance review for Graphic Packaging International. Mucha said
32 that the public hearing was closed and the ZBA Members enter into deliberations regarding the applicant's
33 request for variances.

34
35 Section 26.05.B.4.a of the Township Zoning Ordinance, titled "Variances" provides that,

36
37 "The ZBA shall have authority in specific cases to authorize one or more dimensional or
38 "non-use" variances from the strict letter and terms of this Ordinance by varying or
39 modifying any of its rules or provisions so that the spirit of this Ordinance is observed,
40 public safety secured, and substantial justice done. A dimensional or non-use variance
41 allows a deviation from the dimensional (i.e., height, bulk, setback) requirements of the
42 Ordinance. A use variance authorizes the establishment of a use of land that is otherwise
43 prohibited in a zoning district. The ZBA is not authorized to grant use variances by this
44 Ordinance.

45
46 Such authority shall be exercised in accordance with the following standards.

1 a. The ZBA may grant a requested "non-use" variance only upon a finding that
2 practical difficulties exist and that the need for the variance is due to unique
3 circumstances peculiar to the property and not generally applicable in the area or
4 to other properties in the same zoning district. In determining whether practical
5 difficulties exist, the ZBA shall consider the following factors:
6

7 (1) Strict compliance with restrictions governing area, setback, frontage,
8 height, bulk, density or other non-use matters, will unreasonably prevent
9 the owner from using the property for a permitted purpose or will render
10 ordinance conformity unnecessarily burdensome.
11

12 (2) The variance will do substantial justice to the applicant, as well as to other
13 property owners.
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15 (3) A lesser variance than requested will not give substantial relief to the
16 applicant and/or be consistent with justice to other property owners.
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18 (4) The problem and resulting need for the variance has not been self-created
19 by the applicant and/or the applicant's predecessors. (For example, a
20 variance needed for a proposed lot split would, by definition, be self-
21 created, so such a variance typically would not be granted.)
22

23 b. In all variance proceedings, it shall be the responsibility of the applicant to provide
24 information, plans, testimony and/or evidence from which the ZBA may make the required
25 findings. Administrative officials and other persons may, but shall not be required to, provide
26 information, testimony and/or evidence on a variance request."
27

28 Mucha said that the applicant submitted no supporting documents regarding the first standard. Regarding
29 the second standard, Mucha said that the variance request, if granted, should not significantly impact
30 neighboring properties. Mucha confirmed that granting the requested variances will provide a greater
31 buffer (screening) and reduce trailer traffic in and out of the site. Regarding the third standard, Mucha
32 said that a lesser variance for berm height (a 3' variance request) will not give substantial relief. Mucha
33 said that pertaining to the setback variance request, a lesser variance would still permit an increase in
34 trailer storage/warehousing and may still provide some relief to the applicant. Regarding the fourth
35 standard, Mucha concluded that the applicant's request is self-created, but noted that any impact on
36 adjacent properties is minimal.

37 The ZBA Members considered each variance request separately and first discussed the applicant's request
38 for a 3' variance to allow for a berm up to 6' in height. Section 5.03.A.3 states that, "[a] berm may be used
39 to screen off-street parking from view of the road, in which case the berm shall be a maximum of three
40 (3) feet in height and shall be planted in accordance with Section 5.02, sub-section B. The berm shall be
41 located totally on private property, adjacent to the road right-of-way." Leigh agreed that the request is
42 self-created. Blue said that the increased berm height helps screen the property from public view. The
43 members agreed that standards 2 and 3 were satisfied. Koches said that the ZBA may weigh the standards

1 of review when making a decision. Nagler felt that two standards were met and two standards were not
2 met.

3 Blue moved, supported by Nagler to approve the request of Graphic Packaging International, 2016 N.
4 Pitcher Street, variance request to allow the construction of landscaping berms that are six (6) feet in
5 height where a maximum of three (3) feet pursuant to Section 5.03.A.3 of the Zoning Ordinance because
6 granting the request will do substantial justice to the applicant and/or be consistent with justice to other
7 property owners; and, a lesser variance than requested will not give substantial relief to the applicant
8 and/or be consistent with justice to other property owners, with the following condition:

- 9 1. That the applicant obtains site plan approval from the Planning Commission.

10
11 The motion passed 4-0.

12
13 The ZBA members discussed the applicant’s second request for a variance regarding whether to approve
14 variance of up to 100’ of the 150’ required setback pursuant to Section 20.A.3.a. Section 20.A.3.a states
15 that, “[o]utside storage areas shall be located no closer than one hundred fifty (150) feet to any street
16 right-of-way line and no closer than twenty (20) feet to all other property lines.” The Members analyzed
17 the four standards of review. Blue noted that a 150’ setback is a large setback requirement; Nagler agreed.
18 The Members concluded that the request was not self-created because the setback provision was
19 excessively large and the impact to reduce traffic ingress and egress is consistent with the Township’s
20 climate policy to reduce emissions throughout the Township. The Members agreed that standards 2, 3
21 and 4 were satisfied.

22 Nagler moved, supported by Moaiery to approve the request of Graphic Packaging International, 2016 N.
23 Pitcher Street, variance request to allow for a setback of fifty (50) feet where a minimum of 150 feet is
24 required in the I-2 District Zoning Classification pursuant to Section 20.A.3.a of the Zoning Ordinance
25 because granting the request will do substantial justice to the applicant and/or be consistent with justice
26 to other property owners; a lesser variance than requested will not give substantial relief to the applicant
27 and/or be consistent with justice to other property owners; and, the need for the variance has not been
28 self-created by the applicant, with the following condition:

- 29 1. That the applicant obtains site plan approval from the Planning Commission.

30
31 By roll call vote, the motion passed 4-0.

32 **Comments from the public.**

33 None.

34 **Correspondence received.**

35 None.

1 **ZBA Member Comments.**

2 None.

3 **Report of Planning Commission Member.**

4 Nagler discussed updates from recent Planning Commission meetings

5 **Adjournment.**

6 Moaiery moved, supported by Nagler to adjourn the meeting at 8:25 p.m. The motion passed 4-0.

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8

SYNOPSIS OF ACTIONS

9

10 The Kalamazoo Township Zoning Board of Appeals undertook the following actions at the January
11 18, 2023 meeting:

12

13 1. Approved the request of Graphic Packaging International, 2016 N. Pitcher Street, variance
14 request to allow the construction of landscaping berms that are six (6) feet in height where
15 a maximum of three (3) feet is permitted, with conditions.

16

17 2. Approved the request of Graphic Packaging International, 2016 N. Pitcher Street, variance
18 request to allow for a setback of fifty (50) feet where a minimum of 150 feet is required,
19 with conditions.

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Recording Secretary

April 19, 2023

Hon. Members of the Zoning Board of Appeals
Kalamazoo Charter Township
1720 Riverview Drive
Kalamazoo, Michigan 49004

SUBJECT: ZBA Report

#23-02 Variance Request - Setback

APPLICANT: Vincent Marsilio (property owner)

SECTION: Section 25.02 – Schedule of Regulations

LOCATION: 4629 Winding Way, Kalamazoo MI 49006 (Parcel ID: 06-06-105-076)

REQUEST: To obtain relief from the rear yard setback requirement in the RM-2, Multi-Family/Mixed Use District of 30 feet to facilitate construction of additional attached accessory structure and principal living space.

Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application regarding the variance request pertaining to the construction of additional living and accessory square footage at 4629 Winding Way and offer the following for consideration.

VARIANCE REQUEST SUMMARY

The applicant, Vincent Marsilio, is proposing to obtain relief from the Kalamazoo Township Zoning Ordinance’s Schedule of Regulations (Section 25.02) as it pertains to setback requirements for the rear yard in the RM-2, Multi-Family/Mixed Use District.

The applicant proposes to construct additional living space and an associated attached accessory building on the property at 4629 Winding Way.



EXISTING SITE CONDITIONS

The subject parcel is approximately 7.95 acres in size. The site is currently zoned RM-2, Multi-Family/Mixed Use. A single-family dwelling is a permitted use within the RM-2 District, per Section 14.02.A. of the Kalamazoo Township Zoning Ordinance. The site is currently improved with a two-story single family dwelling, approximately 1,152 square feet in area. The subject site also includes an attached accessory building, estimated at 576 square feet. Based on aerial photographs, there also appears to be detached accessory buildings located to the east and south of the principal dwelling.

The subject site shares a municipal boundary with Oshtemo Township, located to the immediate west. An approximate 1.9 acres of the subject property is located within Oshtemo Township, with 6.44 acres located within Kalamazoo Township.

STANDARDS FOR VARIANCE APPROVAL

Section 26.05.B.4.a, of the Zoning Ordinance provides criteria for the review of variance requests by the Zoning Board of Appeals. The following are those criteria and how they relate to this request:

- a. *The ZBA may grant a requested "non-use" variance only upon a finding that practical difficulties exist and that the need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district. In determining whether practical difficulties exist, the ZBA shall consider the following factors:*
- (1) *Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.*

Applicant Statement: "Yes. Because the house sits on the back corner of the property, the only logical area for an addition is on the west side of the existing building. The land in the area of the addition has the appropriate height to make the second floor suitable as living quarters with an attached garage for elderly people which could develop walking conditions in the future."

We noted several alternatives in our review that the applicant could pursue, which would negate the need for the variance:

1. Convert the existing attached garage into living space and expand the building footprint to the east, which would not require variance approval. The applicant could then seek to either construct an attached accessory building or a detached accessory building.
2. Install an indoor elevator to access the second floor of the home.
3. Install a chair lift to navigate stairwells.
4. Construct a new home on the subject property that meets all dimensional requirements.
5. Expand the existing dwelling to the south and/or southeast to meet all applicable zoning setback requirements for the RM-2 District.
6. Provide a site survey to clearly delineate where the municipal boundary is located in relation to the existing structure. There is potential that the municipal boundary line is east/west of where the applicant has shown it on their supporting documentation. Official determination of the boundary line will better aid in determining the applicable setback variance request.

While the applicant indicates that the logical area for the expansion is to the west of the existing dwelling, adjacent to the municipal boundary line, no supporting documentation from a licensed builder/contractor has been provided to lend credence to this claim; staff cannot substantiate the applicants claim.

Therefore, we find that strict compliance with restrictions governing area, setback or other non-use matters **would not** unreasonably prevent the owner from using the property for a permitted purpose, nor would the Kalamazoo Township Zoning Ordinance unnecessarily render conformity burdensome.

(2) *The variance will do substantial justice to the applicant, as well as to other property owners.*

Applicant statement: “Yes. It will greatly help us reach our goal of making the upper level of the house more suitable for elderly residents with potential future walking issues. The Kalamazoo and Oshtemo Township properties join to comprise approximately 10 acres, not really being an issue to neighbors.”

It is not anticipated that granting the variance request will greatly impact property owners to the west or north due to the extensive natural vegetation that exists on the subject property, as shown in the below image.



Because alternatives exist for the applicant in regards to constructing additional living space that meets the Zoning Ordinance, staff finds that the variance will not provide substantial justice. Alternative conformities exist that the applicant has not explored, therefore, staff finds that granting the variance would overrule conforming alternatives.

(3) *A lesser variance than requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.*

Applicant statement: “Yes. A lesser variance would not allow the building to be built with the purpose of making the house more user friendly in old age.”

The applicant has not provided a site survey delineating the property boundaries and municipal divider. Until such a survey is presented, this provision remains unaddressed. It is conceivable that a lesser variance would give substantial relief to the applicant.

Staff has no records of past rear yard dimensional variance approvals to offer further guidance on whether a lesser variance would be consistent with justice to other property owners.

- (4) *The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessors. (For example, a variance needed for a proposed lot split would, by definition, be self-created, so such a variance typically would not be granted.)*

Applicant statement: "Yes. The problem is the way the Township line fall, dividing the land and the water into two Townships for one owner."

The need for the variance is entirely self-created. As previously indicated, the applicant has alternative conforming options that should be explored, such as expanding to the east or south of the existing parcel.

Township records indicate the home was constructed in 2001 (prior to the current owner having possession). The municipality boundary line was in existing prior to the home being constructed, therefore staff does not agree with the applicants statement that the problem is due to the way the Township boundary line "falls".

Further, Township records indicate the property owner purchased the home in 2018, again, after the municipal boundary line had already been established. Therefore, staff does not find that a hardship is in existence regarding this provision.

- b. *In all variance proceedings, it shall be the responsibility of the applicant to provide information, plans, testimony and/or evidence from which the ZBA may make the required findings. Administrative officials and other persons may, but shall not be required to, provide information, testimony and/or evidence on a variance request.*

The applicant has provided an application, brief description as it relates to the four review criteria, and a conceptual site design for the proposed home expansion. No site survey has bene provided, nor any definitive dimensions from property lines to the proposed new construction.

Conditions

The ZBA may impose reasonable conditions in connection with an affirmative decision on an appeal, interpretation or variance request.

We find that additional/reasonable conditions in connection with the variance request are not applicable at this time due to the applicant having conforming alternatives that would negate the need for the variance.

STAFF FINDINGS

We offer the following for consideration by the Zoning Board:

1. The need for the variance is self-created. The applicant has alternative conforming options that would negate the need for the variance.
2. Alternative conforming options have not been explored, to staff’s knowledge. No documentation has been provided by a licensed builder/architect to lend support to the need to expand the existing home up to and potentially over the municipal boundary line.
3. The applicant has not clearly shown where the municipal boundary line is: the requested variance from the rear yard setback requirement may not be accurate.
4. The applicant has not provided a site survey which would clearly delineate where the municipal boundary is located. Staff cannot confirm that the requested dimensional variance is indeed accurate.
5. Should the variance be granted, Township staff cannot approve a building permit for construction of a home addition across municipal boundary lines.

Due to apparent alternative conforming options available to the applicant, and the need for the variance being entirely self-created, staff is not able to offer a finding of support as it pertains to this request.

Feel free to reach Danielle Bouchard, AICP, Principal Planner, at DBouchard@mcka.com or Kyle Mucha, AICP, Senior Planner at KMucha@mcka.com you have any questions about this variance request or review.

Respectfully,

McKenna



Danielle Bouchard, AICP
Principal Planner

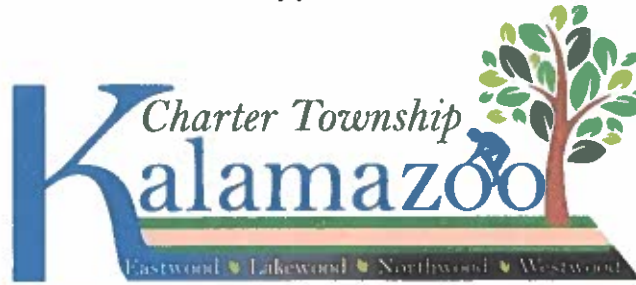


Kyle Mucha, AICP
Senior Planner



**Zoning Board of Appeals
Application for Variance, Interpretation, or
Appeal**

1720 Riverview Drive
Kalamazoo, MI 49004
P. (269) 381-8080
F. (269) 381-3550
ktpw.org



OFFICE USE ONLY	
Date:	_____
Case #:	_____
Fee:	_____

APPLICANT

Contact Person	Vincent Marsilio		
Business Name (if applicable)	Email	wmcbs@outlook.com	
Address	Phone	Cell Phone	
4629 Winding Way	269-823-3728	269-823-3728	
City	State	Zip Code	
Kalamazoo	MI	49006	

PROPERTY OWNER

Check here if same as above

Name	Vincent & Tena Marsilio		
Address	Email	wmcbs@outlook.com	
4629 Winding Way	Phone	Cell Phone	
Kalamazoo	269-823-3728	269-823-3728	
City	State	Zip Code	
Kalamazoo	MI	49071	

PROPERTY INFORMATION

Street Address	4629 Winding Way		
Zoning District	Suite/Apt. #		
Gross Acreage	Master Plan Designation		
10	Parcel Dimensions		

ZBA ACTION REQUESTED

- To interpret a particular section of the ordinance, as it is felt the Zoning Administrator/Planning Commission is not using the proper interpretation.
- To interpret the zoning map, as it is felt the Zoning Administrator/Planning Commission is not reading the map properly. Describe the portion of the zoning map in question (attach detail maps if applicable).
- To grant a variance to certain requirements of the zoning ordinance, (parking, setbacks, lot size, height, floor area, sign regulations, location of accessory buildings, maximum amount of lot coverage, etc.).
- To overturn an action of the zoning administrator. The zoning administrator erored (did not issue a permit, issued a permit, enforcement).

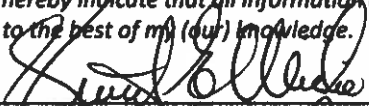
SECTION OF THE ZONING ORDINANCE SEEKING INTREPRETATION OR VARIANCE

Section: _____



I (we), the undersigned, do hereby indicate that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

3/10/23
Date


Signature of Applicant

Vincent Marsilio
Print Applicant Name

3/10/23
Date


Signature of Property Owner

Vincent Marsilio
Print Property Owner Name



FOR VARIANCE APPLICATIONS ONLY

RULING SOUGHT (attach additional sheets if necessary)

30 foot setback

STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION (attach additional sheets if necessary)

State specifically the reason for the variance request

Our house is built on the Northwest corner of our Kalamazoo Township property. The main living area is on the upper level of the home. My wife and I are currently 70 years old and are adding more living space to the upper and lower levels to give us more single living story living space on the upper level, along with an attached garage. This will allow us to drive up to the second level into the garage, and walk into the upper level of the house. Our problem is in order to make this work we need a variance to the setback ordinance. Most of our property is Kalamazoo Township, but the most westerly part of the property is Oshtemo township, The new structure will finish approximately 5' from the Township lines. The Oshtemo property is not accessible except through the Kalamazoo Township property, which will prevent the land from being sold.

VARIANCE QUESTIONS: If you are seeking a variance, please provide answers to the following questions. Be specific, and explain your answers. If the answer to any of the questions numbered 1-4 is "no," a variance may not be granted (attach additional sheets if necessary)

1. Does strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, unreasonably prevent the owner from using the property for a permitted purpose or does the ordinance render conformity unnecessarily burdensome?

Yes. Because the house sits on the back corner of the property, the only logical area for an addition is on the west side of the existing building. The land in the area of the addition has the appropriate height to make the second floor suitable as living quarters with and attached garage for elderly people which could develop walking conditions in the future.

2. Would a variance do substantial justice to the applicant, as well as adjacent property owners?

Yes. It will greatly help us reach our goal of making the upper level of the house more suitable for elderly residents with potential future walking issues. The Kalamazoo and Oshtemo Township properties join to comprise approximately 10 acres, not really being an issue to neighbors.

3. Would a lesser variance not give substantial relief to the applicant and/or be consistent with justice to other property owners?

Yes, A lesser variance would not allow the building to be built with the purpose of making the house more user friendly in old age.



4. Is the problem and resulting need for the variance not self-created by the applicant and/or the applicant's predecessors?

Yes. The problem is the way the township line fall, dividing the land and the water into two townships for one owner.

ATTACH SEVEN (7) COPIES OF A SITE PLAN PLUS ONE ELECTRONIC COPY

NOTE: The ZBA shall *not* have the authority to alter or change zoning district classifications of any property, nor to make any change in the text of the Township Zoning Ordinance. The ZBA has *no* authority to grant variances or overturn decisions involving special land uses or planned unit developments.

The ZBA shall have authority in specific cases to authorize one or more dimensional or "non-use" variances from the strict letter and terms of the Township Zoning Ordinance by varying or modifying any of its rules or provisions so that the spirit of the Ordinance is observed, public safety secured, and substantial justice done. A dimensional or non-use variance allows a deviation from the dimensional (i.e., height, bulk, setback) requirements of the Ordinance. A use variance authorizes the establishment of a use of land that is otherwise prohibited in a zoning district. The ZBA is *not* authorized to grant use variances by this Ordinance.

For more information pertaining to the rules, regulations, and powers of the ZBA, see Section 26.05 of the Township Zoning Ordinance.



**FOR ORDINANCE INTREPRETATION / OVERTURN (MAPS OR TEXT)
APPLICATIONS ONLY**

RULING SOUGHT (attach additional sheets if necessary)

STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION (attach additional sheets if necessary)
State specifically the reason for the variance request

Attach a copy of any communications pertaining to the interpretation issue and the zoning administrator's (or planning commission's) written ruling on this issue.



Residence