

FARRAGUT BOARD OF ZONING APPEALS AGENDA

February 24, 2021
7:00 p.m.

This meeting can be viewed live on the Farragut YouTube Channel, www.townoffarragut.org/livestream, Charter Channel 193, and TDS Channel 3." The meeting will be held virtually, authorized by Governor Lee's executive orders regarding the COVID19 pandemic.

1. Approval of Minutes for the August 26, 2020 meeting
2. Public hearing on a request for a variance to Chapter 4, Section XXII. – Pedestrian Facilities, of the Farragut Zoning Ordinance to omit approximately 125 feet of sidewalk along Admiral Road in association with the Horizon Plaza site plan for the property at 11011 Kingston Pike, east intersection of Admiral Road and Kingston Pike, Zoned C-1 and FPD, 6.08 Acres (Urban Engineering, Inc., Applicant).
3. Public hearing on a request for an administrative interpretation as to whether a dog behaviorist and trainer would be considered a “professional service”, as defined in Chapter 2 of the Farragut Zoning Ordinance (Balance Paws K9 Training, Applicant).

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

August 26, 2020

Present: Keith Alley, Michael Wilson (arrived after Item 1.), Jim Holladay,
Jennifer Collins, and Scott Meyer
Absent: None
Staff: Mark Shipley, Community Development Director

Item 1. Approval of Minutes for the July 22, 2020 meeting

A motion was made by Holladay to approve the minutes. The motion was seconded by Meyer and the motion passed 4-0.

Ayes: Holladay, Meyer, Alley, and Collins
Nays: None
Absent: Wilson
Abstaining: None

Item 2. Public hearing on a request for a special exception related to the approval of site related modifications at the ORNL FCU, 11405 Municipal Center Drive, 1.3 Acres, Zoned General Commercial (Joshua Holden, Applicant)

Staff noted that the two items on the agenda this month are a follow up to the administrative review considered in July on whether the term “terminal islands,” as defined in Chapter 2 of the Farragut Zoning Ordinance, would include the end of parking rows that abut a building. If so, as stated in Chapter 4., Section XII., - Landscaping, Subsection D., 3., *Landscaping within parking lots*, such islands would be required to be landscaped with grass and/or trees, shrubs, or ground cover in combination with mulch.

During the discussion, the definition and illustration regarding a terminal island was reviewed and staff also clarified that terminal islands were further described in Chapter 4, Section XX., - Parking and Loading. Based on the evidence presented, the Board voted unanimously to uphold the staffs’ interpretation of what constitutes a terminal island and that it is to be landscaped.

Though the administrative review was not site specific, the applicant tied this to a specific location - the ORNL building at 11405 Municipal Center Drive. In response, staff noted that, in relation to the ORNL site, the entire issue and all of the applicant’s expressed concerns over accessibility, parking compliance, landscaping provisions, and terminal island maintenance could have been addressed in a manner that would have ensured compliance with all applicable Town requirements had there been plans submitted to and approved by the Town ahead of time.

Having been denied on the administrative review, staff noted the applicant was now requesting separately a special exception and then, in agenda item 3, a variance for the unapproved and noncompliant work completed to the affected portions of the parking lot at the ORNL at 11405 Municipal Center Drive.

In terms of the special exception, staff explained one of the conditions is that the use meets all Town requirements with regards to, among other provisions, landscaping. Staff indicated that this was not satisfied and that this issue is a self-inflicted matter that could have been avoided by obtaining approved plans for the work proposed before the work was initiated and completed. Staff referenced the plans that were approved and that there was no information in these plans related to the work completed in the parking lot. The Architectural Design Standards checklist specifically noted that, in relation to landscaping and surface parking, “existing site work is to remain unchanged.”

Staff noted that essentially, through the special exception and variance request presented at this time, the Board is being asked to forgive the applicant for not obtaining approvals for work that ultimately was noncompliant. If the parking lot is brought into compliance with all Town related requirements, this in no way would affect the reasonable use of the property. The property, in fact, would be in a condition of compliance so that a permanent Certificate of Occupancy could be issued for the construction project that was largely completed a few months ago.

Consistent with the governing statute and past practice in these matters, staff noted that relief would be appropriate where a condition inherent in the property itself (not a condition created by an applicant’s actions) would, without relief, render the property un-usable.

Staff recommended that the applicant have their designers submit a site plan that will address the existing noncompliant issues and have this reviewed and approved by the Town. Then the approved plan would need to be completed in the field. This is the process that should have been followed initially.

After a long discussion, a motion was made by Meyer to deny the special exception because it does not comply with the conditions needed for the Board to grant approval. Motion was seconded by Wilson and motion passed unanimously.

Ayes: Meyer, Wilson, Collins, Holladay, and Alley
Nays: None

FBZA Minutes
August 26, 2020
Page 3

Absent: None
Abstaining: None

Item 3. Public hearing on a request for a variance related to site related modifications at the ORNL FCU, 11405 Municipal Center Drive, 1.3 Acres, Zoned General Commercial (Joshua Holden, Applicant)

Staff reviewed this item and recommended to deny the variance because the request did not satisfy the parameters for granting a variance and was a self-inflicted issue.

After a short discussion, a motion was made by Meyer to deny the variance because it was self-inflicted and was not inherent in the property. Motion was seconded by Wilson and motion passed unanimously.

Ayes: Meyer, Wilson, Collins, Holladay, and Alley
Nays: None
Absent: None
Abstaining: None

The meeting adjourned at 8:04 p.m.

Jennifer Collins, Secretary _____

FARRAGUT BOARD OF ZONING APPEALS

February 24, 2021 Meeting - Staff Recommendations

- 2. Public hearing on a request for a variance to Chapter 4, Section XXII. – Pedestrian Facilities, of the Farragut Zoning Ordinance to omit approximately 125 feet of sidewalk along Admiral Road in association with the Horizon Plaza site plan for the property at 11011 Kingston Pike, east intersection of Admiral Road and Kingston Pike, Zoned C-1 and FPD, 6.08 Acres (Urban Engineering, Inc., Applicant).**

This item involves a request for a variance from Chapter 4, of the Farragut Zoning Ordinance, Section XXII. Pedestrian Facilities (**Exhibit A**). The applicant is developing a multiple tenant retail/office building at the east intersection of Admiral Road and Kingston Pike. As part of the site plan review by the Planning Commission, pedestrian facilities are required along both abutting streets. Admiral Road is a collector street and Kingston Pike is an arterial street. The applicant is proposing a sidewalk along both streets with the exception of an approximately 125-foot section of the frontage along Admiral Road north of the proposed access (**Exhibit B**).

This request is very similar to a variance that was granted for a portion of sidewalk on the property (now known as Premier Eyecare) along the opposite side of Admiral Road. In that case, the variance was requested for the same reason though the sidewalk section being omitted was shorter (80 feet vs. 125 feet). Similar to the Premier Eyecare property, the Admiral Road frontage of the property in question drops off steeply. Turkey Creek crosses Admiral Road in a culvert on the northernmost portion of the property. In order to construct a sidewalk to the northern property line, a significant amount of grade work and fill would be needed within the Turkey Creek floodplain. The culvert under Admiral Road would also have to be widened, all of which would require FEMA approval. The sidewalk would also terminate at that point since no sidewalk is currently provided along Admiral Road.

Due to these topographic and context issues resulting from the current condition of Admiral Road and the crossing of Turkey Creek along Admiral Road, the applicant is requesting a variance. After reviewing the site, the staff is in agreement with the applicant's request and the justification for omitting, at this time, approximately 125 linear feet of sidewalk along the northernmost frontage of Admiral Road (north of the Admiral Road access into the property). The staffs' recommendation, however, would be subject to the condition that a sidewalk completion covenant or deed restriction that runs with the land be prepared by the applicant's attorney and then approved by the Town Attorney and recorded. This covenant would stipulate that, should the bridge be widened in the future, the property owner at 11011 Kingston Pike would be responsible for extending the sidewalk to the northern property line. This is the same requirement that was applied to the Premier Eyecare property in relation to their variance approval.

3. Public hearing on a request for an administrative interpretation as to whether a dog behaviorist and trainer would be considered a “professional service”, as defined in Chapter 2 of the Farragut Zoning Ordinance (Balance Paws K9 Training, Applicant).

This item involves a request for an interpretation regarding a proposed use or activity in the General Commercial (C-1) Zoning District and whether the use or activity would be considered similar to “Professional Services.”

As defined in Chapter 2 of the Zoning Ordinance, *Professional Services* are “Services provided by a member of a recognized profession. Such activities include: medical, legal, dental, scientific consulting, insurance agent, architectural, engineering, land-planning, financial and business consulting services, accounting offices, and other similar activities as defined by the Board of Zoning Appeals.”

As noted in the definition, the Board of Zoning Appeals may determine if a proposed use or activity that is not specifically addressed in the definition would be considered a “similar activity” to uses or activities that are specifically addressed. The use or activity that is the subject of this agenda item is very unique and entails dog behavior training. To some degree, this activity already exists in pet retail businesses, such as Petco, where scheduled dog training services are provided within the facility. Since these activities are conducted within a retail use, which is a specifically permitted use in the C-1 District, they have never been questioned as a permitted activity.

The applicant would like to conduct a dog behavior training business within the C-1 District as the only activity within the space to be occupied by the applicant. Currently, the owner conducts the Balance Paws K9 Training business from their home in the Kingsgate Subdivision. The owner is planning to move into a space where the property is zoned C-1 because their business has grown and would not be considered a permitted customary home occupation.

In reviewing this request, staff considers the proposed activity to be similar to activities specifically listed in the definition of professional services in that the trainer is certified professionally through the Animal Behavior Institute and the activities conducted are very similar to activities that are currently taking place in certain retail pet stores in the C-1 District. In terms of a literal reading of the text provided in Chapter 2, the activity in question would be, at least from the staffs’ perspective, a “service provided by a member of a recognized profession.”

A question and/or concern, however, would be whether the activities proposed by the applicant would be conducted within their space and not outside the building and whether any measures to avoid possible disturbances or nuisances to adjacent tenants would be needed, such as soundproofing, animal waste collection, etc. This is something that may ultimately need to be addressed legislatively with a text

amendment to the Zoning Ordinance, particularly if the use is not in a freestanding building where it is physically separated from other tenants.

Farragut
Board of Zoning Appeals
2020-129-BZA

Submitted by Chris Sharp
chris@urban-eng.com
(865) 966-1924

Address of Proposed Work: **11011 Kingston Pike**

City: **Knoxville** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Chris** Last Name: **Sharp** Suffix:

Business Name: **Urban Engineering, Inc.**

Mailing Address: **11852 Kingston Pike**

City: **Knoxville** State: **TN** Zip: **37934**

Email Address: **chris@urban-eng.com**

Cell Phone: Work Phone: **(865) 966-1924** Home Phone:

Owner's Contact Information

Title: First Name: **Issam** Last Name: **Almashharawi** Suffix:

Business Name: **Fox Road, LLC**

Mailing Address: **11852 Kingston Pike**

City: **Knoxville** State: **TN** Zip: **37934**

Email Address: **issam20000@gmail.com**

Cell Phone: Work Phone: Home Phone: **(865) 966-1924**

Application Questionnaire (* denotes required question)

Board of Zoning Appeals

Project Name *

Horizon Plaza

Location Information: Parcel(s) Number *

Parcel 1

Location Information: Tax Map Number *

CLT 134A, Group B

Location Information: Size of Tract *

6.08 Acres

Location Information: Zoning District *

Location Information: Subdivision *

Farragut View Homesites

Nature of Appeal *

Please select the correct answer.

Variance

Appeal/Justification *

Please enter the reason/justification for the appeal.

Environmental and Topographic Constraints

Variance Acknowledgements *

Please check all to acknowledge. *Variances shall be granted only where special circumstances or conditions exist, such as exceptional narrowness, topography, or sitting that without a variance would render the property unusable.

That by granting the permit contrary to the provisions of the ordinance, the spirit of the ordinance will be observed.

Application Acknowledgement *

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT FOR THIS PROJECT. enter your full name to acknowledge.

Christopher Alan Sharp

Documents Uploaded

The following documents are attached to the Application.

Board of Zoning Appeals Required Files

Letter_TOF_121720.pdf

BZA_Application.pdf

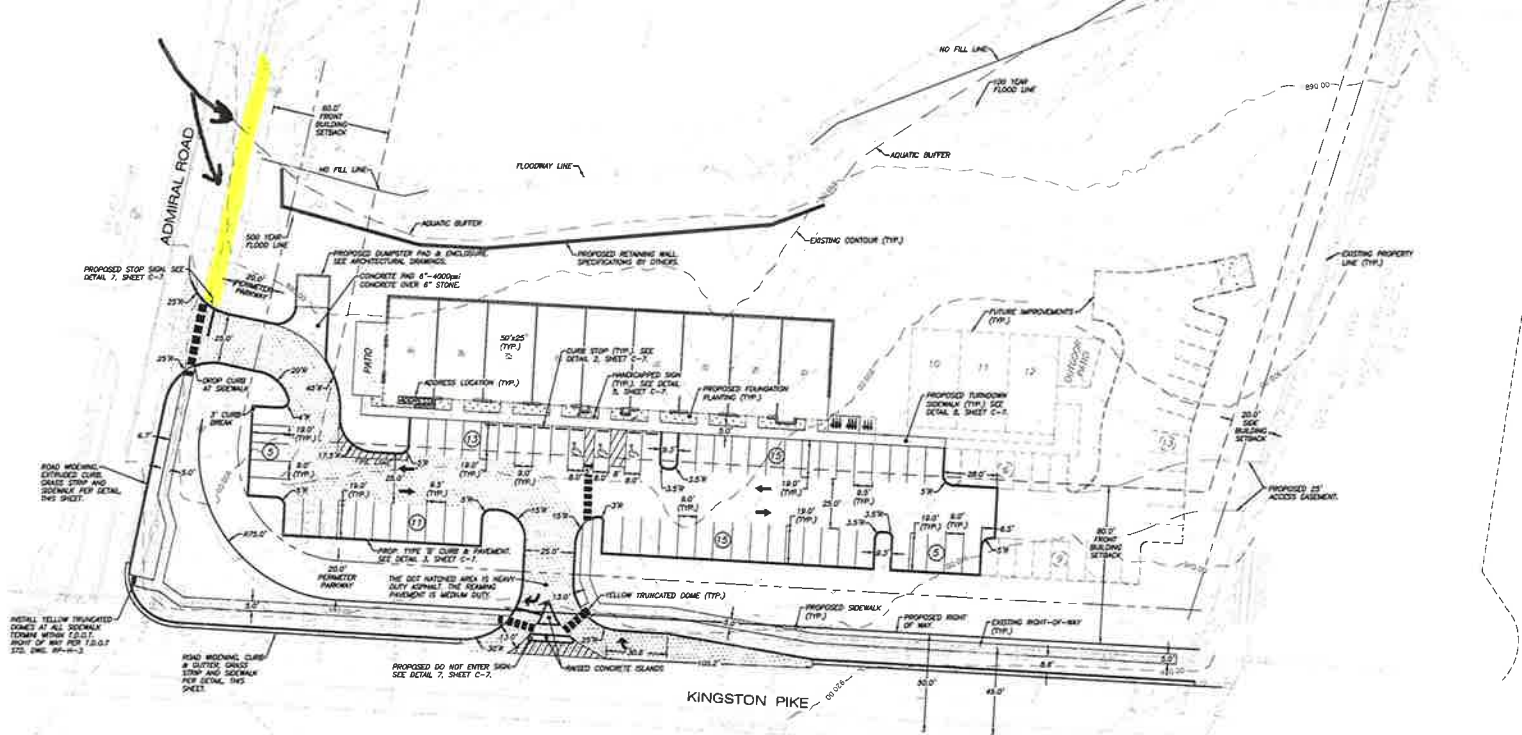
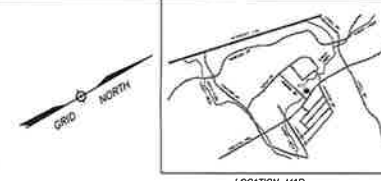
Horizon_Plaza_Drawings.pdf

- A. Where new construction or the redevelopment of a site necessitates a site plan review by the planning commission, walking trails or sidewalks, as determined by the planning commission, shall be constructed on all abutting streets. Preference shall be given to walking trails along collector and arterial streets because the greater width better accommodates a variety of users.
- B. Where new construction or the redevelopment of a site necessitates a site plan review by the planning commission, sidewalks or walking trails, as determined by the planning commission, shall be constructed from the parking lot to the pedestrian facility abutting the street on which the property fronts and to adjacent developments. The planning commission may also require a pedestrian facility to be constructed on an adjacent shared access easement.
- C. No Certificate of Occupancy shall be issued until all pedestrian facilities are completed or a letter of credit is provided to the town to ensure completion.
- D. All pedestrian facilities shall be constructed per the standards established in the Farragut Subdivision Regulations.
- E. All pedestrian facilities shall be free and clear of obstructions. All sidewalks shall maintain a minimum clear width of five feet. With the exception of bollards placed to prevent vehicular access, all walking trails shall maintain a minimum clear width of eight feet.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 09-17, § 1, 8-27-2009; Ord. No. 10-18, § 1, 1-13-2011)

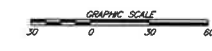
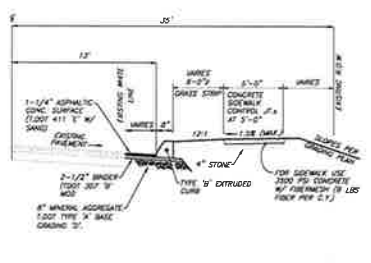
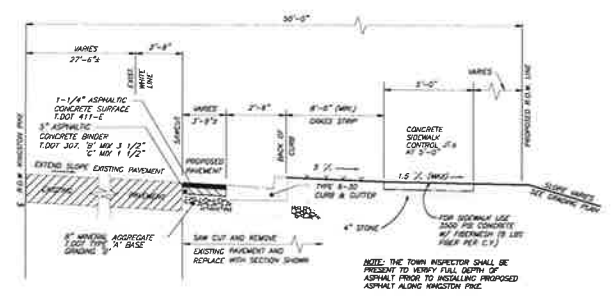
Exhibit B

section of sidewalk associated with variance



- SITE PLAN NOTES:**
- PROPERTY CORNERS MARKED AS NOTED.
 - THIS PROPERTY IS ZONED C-1, GENERAL COMMERCIAL. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: 20'/80'/80'
SIDE: MINIMUM 20'/TOTAL: 80'
REAR: 30'
 - VEHICLE PARKING: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA + 1 SPACE PER 200 SQUARE FEET OF OUTDOOR SEATING AREA.
PHASE 1:
PROPOSED BUILDING GROSS FLOOR AREA = 12,091 S.F.
PROPOSED OUTDOOR SEATING AREA = 566 S.F.
REQUIRED PARKING = 63 SPACES
PROPOSED PARKING = 64 SPACES (INCLUDING 3 H.C.)
PHASE 2:
PROPOSED BUILDING GROSS FLOOR AREA = 3,720 S.F.
PROPOSED OUTDOOR SEATING AREA = 490 S.F.
REQUIRED PARKING = 22 SPACES
PROPOSED PARKING = 28 SPACES
BICYCLE PARKING: 2 BICYCLE SPACES PER 20 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 2 BICYCLE SPACES PER 50 VEHICLE SPACES FOR THE NEXT 400 VEHICLE SPACES.
REQUIRED BICYCLE SPACES = 4
PROPOSED BICYCLE SPACES = 8 - PHASE 1; 9 - PHASE 2
 - TOTAL SITE AREA = 282,294 S.F. (6.02 ACRES) - AFTER RIGHT OF WAY DEDICATION
BUILDING & ACCESSORIES = 12,091 S.F.
PARKING & PLANTING AREA = 27,817 S.F.
OUTDOOR SEATING AREA = 566 S.F.
TOTAL IMPROVED AREA = 40,294 S.F.
TOTAL LOT COVERAGE = 15%
 - *SEE DETAIL 17, SHEET C-8 FOR LOT COVERAGE DIAGRAM.
 - REMOVED FOUNDATION PLANNING = 2.5' x 23' = 58.7 S.F.
PROPOSED FOUNDATION PLANNING = 732 S.F.
 - THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
 - TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
 - FIRE LANES SHALL BE 7' WIDE WITH 1'-8" LETTERING AS SHOWN ON THE PLAN.
 - SIGNAGE AND STOPPING TO CONFORM TO THE MUTED, LATEST EDITION.
 - TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONVICTION.
 - PROVIDE 1/2" PRE-INSTALLED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SHARED CONSTRUCTION JOINTS AT 5' INTERVALS.
 - SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
 - THE CENTERLINES OF PROPOSED SIDEWALKS LOCATED OUT OF PUBLIC RIGHT OF WAY = THE CENTERLINE OF A PROPOSED 20' EASEMENT.
 - ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
 - ALL PROPOSED HANG IS ROOF-MOUNTED. ALL HANG UNITS SHALL BE SCREENED BY THE BUILDING THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAY.
 - ALL TRAFFIC MARKINGS WITHIN T.O.D.T. RIGHT OF WAY SHALL BE THERMOPLASTIC PER T.O.D.T. SPECIFICATIONS.

SYMBOL	DESCRIPTION	DETAIL
	WHITE ANGLE	SEE DETAIL 6, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 2, SHEET C-7 HANDICAP SIGN, SEE DETAIL 5, SHEET C-7
	12" RAISED CURB	SEE DETAIL 4, SHEET C-7
	2" BENCH CURB	SEE DETAIL 6, SHEET C-7
	NO. OF PARKING STALLS (PROP)	SEE DETAIL 6, SHEET C-7
	CONCRETE SIDEWALK / PAD	SEE DETAIL 11, SHEET C-7
	FOUNDATION PLANNING	SEE DETAIL 11, SHEET C-7
	HANDICAP RAMP	SEE DETAIL 11, SHEET C-7
	PAINTED CROSSWALK	SEE DETAIL 11, SHEET C-7



REFERENCE:
RECORDED PLAN: 89-S-9
RECORDED DEED: 201904100059402



SHEET C-1 (2 OF 17)

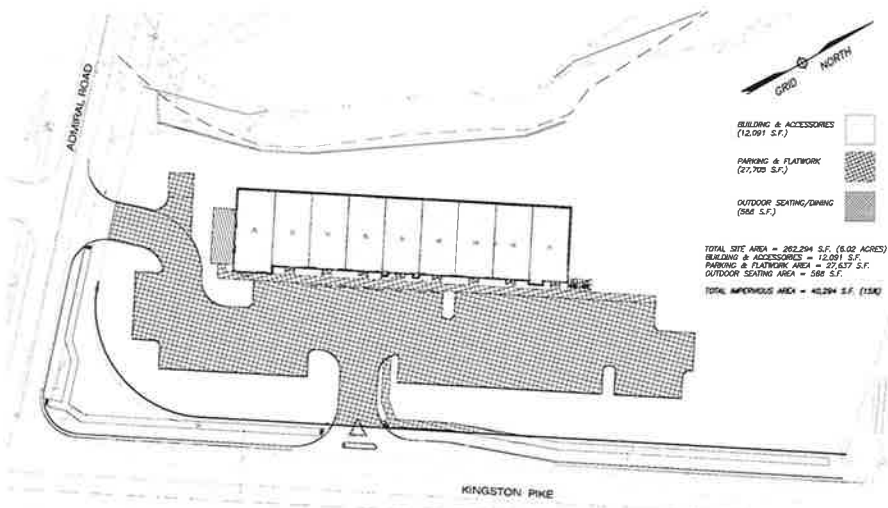
SITE PLAN
HORIZON PLAZA
SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934
DIST. FW TOWN OF FARRAGUT
CLT MAP 143A
SCALE: 1"=30'

KNOW COUNTY TENNESSEE
GROUP B PARCEL 1
DECEMBER 21, 2020

FOX RD, LLC.
827 BELLE GROVE ROAD
KNOXVILLE, TN 37934

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(855) 866-1924

REVISION	DATE	DESCRIPTION	BY	CHK	DATE



17 LOT COVERAGE DIAGRAM
SCALE: 1"=40'

Top View

Front View

Approved for Production

Project: _____ Date: _____
 Quantity: _____ By: _____

BARGER PRECAST

Specifications

Concrete: 3,000 psi (min) maximum (28 Day)
 Reinforcement: #3 rebar (Grade 60) w/ 12" x 12" w/c
 Energy Dissipaters: As per approved drawings (1/2" x 1/2" x 1/2")
 Tolerances: As per request

Headwall Medium

C.B. Barger & Sons, Inc.
 P.O. Box 2078, Kingston TN 37522
 Phone 848-812-3300 Fax 848-812-3300

11.022017 Precast Energy Dissipater See above

18 CONCRETE ENDWALL
SCALE: 1"=40'

Part # QISB-17-35-24-JB3080

Flow Specifications

Flow Condition	Flow Rate (cfs)	Flow Depth (ft)	Flow Velocity (ft/s)	Flow Area (sq ft)
Design Flood	1000	104.4	104.4	4.4 cfs
Design Flood	750	158.7	158.7	4.3 cfs
Design Flood	500	186.1	186.1	3.8 cfs
Design Flood	300	229.2	229.2	3.4 cfs

TOP VIEW

SIDE VIEW

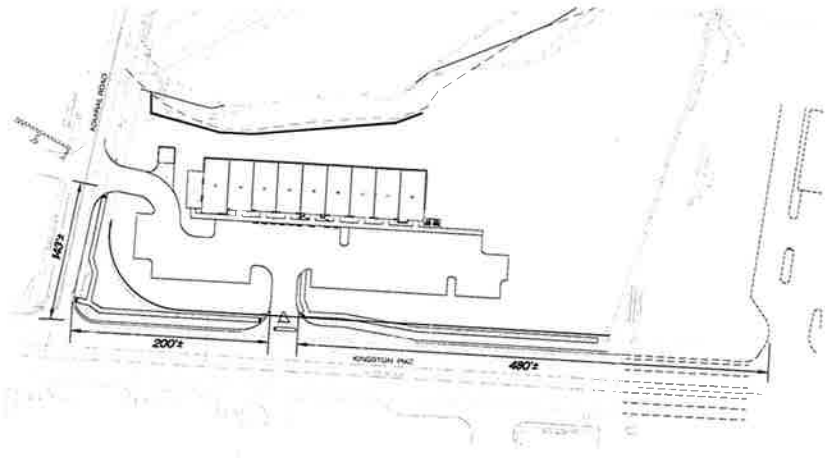
END VIEW

BOX MANUFACTURED FROM MARINE GRADE FIBERGLASS & GEL COATED FOR UV PROTECTION
5 YEAR MANUFACTURERS WARRANTY
PATENTED
ALL FILTER SCREENS ARE STAINLESS STEEL

REMOVE GRATE INSERT DISK REINSTALL GRATE

Distributed by:
 Jen-Hill
 800-452-4433

19 SUNTREE WATER QUALITY INSERT
SCALE: 1"=40'



20 ACCESS DIAGRAM
SCALE: 1"=40'



SHEET C-B (9 OF 17)

CONSTRUCTION DETAILS
HORIZON PLAZA

SITE ADDRESS: 0 KINGSTON PIKE, FARRAGUT 37934

DIST. FW TOWN OF FARRAGUT KNOX COUNTY TENNESSEE
 CLT MAP 143A GROUP B PARCEL 1
 SCALE: 1"=30' DECEMBER 21, 2020

OWNER: FOX RD, LLC
 817 BELLE GROVE ROAD
 KNOXVILLE, TN 37934

DESIGNER: URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 866-1924



REVISION	DATE	DESCRIPTION	BY	CHECKED	DATE

Farragut
Board of Zoning Appeals
2021-135-BZA

Submitted by Arthur De Souza
lincolndesouza2014@gmail.com
(865) 621-9371

Address of Proposed Work: 11135 Kingston Pike

City: Farragut State: TN Zip: 37934

Contact Information

Owner's Contact Information

Title: First Name: Arthur Last Name: De Souza Suffix:
Lincoln

Business Name: Balanced Paws K9 Training

Mailing Address: 628 Banbury Road

City: Knoxville State: TN Zip: 37934

Email Address: lincolndesouza2014@gmail.com

Cell Phone: (865) 621-9371 Work Phone: Home Phone:

Applicant's Contact Information

Title: First Name: Arthur Last Name: De Souza Suffix:
Lincoln

Business Name: Balanced Paws K9 Training

Mailing Address: 628 Banbury Road

City: Knoxville State: TN Zip: 37934

Email Address: lincolndesouza2014@gmail.com

Cell Phone: (865) 621-9371 Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Board of Zoning Appeals

Project Name *

Dog behavior modification and training facility

Location Information: Parcel(s) Number *

11135 Kingston Pike

Location Information: Tax Map Number *

N/a

Location Information: Size of Tract *

N/a

Location Information: Zoning District *

Location Information: Subdivision *

N/a

Nature of Appeal *

Please select the correct answer.

Administrative Review

Appeal/Justification *

Please enter the reason/justification for the appeal.

Dog behaviorist and trainer are not listed under any zoning for Farragut. I'm a Certified Canine Trainer and Behavior Specialist and have graduated from Animal Behavior Institute. I am also a student of Cesar Millan and now work with him and his team educating students from around the world. My training specializes in working with problem behaviors through dog psychology and the use of balanced packs to bring about change in dogs. Exercise and discipline along with affection help these dogs and their owners. My philosophy is to satisfy all the dogs natural instincts both mentally and physically first before asking for behavioral changes. There is no one in the greater Knoxville area that uses my approach and it is needed. My goal is to ensure dogs are not given up on and turned into shelters. If necessary I can supply numerous referrals. I am looking for a secure inside location to meet with clients and educate them in dog behavior and show them how to create a balanced pack.

Variance Acknowledgements *

Please check all to acknowledge. *Variances shall be granted only where special circumstances or conditions exist, such as exceptional narrowness, topography, or sitting that without a variance would render the property unusable.

That the granting of the permit will not be contrary to the public interest., That the literal enforcement of the ordinance would deprive the applicant any reasonable use of the land., That by granting the permit contrary to the provisions of the ordinance, the spirit of the ordinance will be observed., That by granting the permit, substantial justice will be done.

Application Acknowledgement *

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT FOR THIS PROJECT. enter your full name to acknowledge.

Arthur Lincoln DeSouza

Documents Uploaded

The following documents are attached to the Application.

Board of Zoning Appeals Required Files

267d7c31-b5b3-4374-89c0-13c86a05221d.jpeg

ANIMAL BEHAVIOR INSTITUTE, INC.

CERTIFIES THAT

Lincoln Arthur DeSouza

HAS SUCCESSFULLY COMPLETED ALL REQUIREMENTS
FOR A CERTIFICATE IN

CANINE TRAINING & BEHAVIOR

ON THE 23RD DAY OF MARCH 2016

Gary M. Fortier

GARY M. FORTIER, PRESIDENT

