

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Tuesday, January 3rd, 2023, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Nathan Glasier
Planning and Development Coordinator

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Cook at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.





City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR BOARD OF ADJUSTMENT MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
WEDNESDAY, MAY 11, 2022 - 6:00 PM

MINUTES

1. **CALL TO ORDER** May 11, 2022, at 6:00 PM

2. **CALL OF ROLL**

Board Members Present:

- Linda Web
- Thomas Gordon
- Michael Rambo
- Brandon Metcalf

City Staff Present:

- Nathan Glaiser, Planning and Development Coordinator
- Megan Santee, City Attorney

3. **MINUTES**

3.1. Approval of minutes from the December 29, 2021, meeting of the Board of Adjustment.

Motion to approve the minutes from the December 29, 2021, meeting of the Board of Adjustment was made by Brandon Metcalf. Motion was seconded by Thomas Gordon. Motion carried unanimously (4-0).

4. **PUBLIC HEARING AND POSSIBLE ACTION**

4.1. Hold a public hearing and consider possible action regarding Case No. BA-22-001, a request for a variance from the City of Wimberley code requirements to allow for a deviance in the maximum building height for a proposed deck and residential structure on a property located at 100 Malone Dr, Wimberley, Texas. *(Applicant: Charles and Jackie Boatright)*

Planning and Development Coordinator, Nathan Glaiser, provided general information on the subject property and variance application. Board Member Michael Rambo opened the public hearing at 6:07 p.m. The applicant presented diagrams showing the subject property and the proposed structure. The public hearing was closed at 6:14 p.m. Rambo reopened the public hearing and Glaiser read a letter of support from neighbor, David B. Hoffman at 150 and 140 Malone Drive, stating that they also had received a height variance due to elevating out of the floodplain. Members of the board went through the six findings of fact, finding them all to be true.

Motion to grant the variance was made by Thomas Gordon. Motion was seconded by Brandon Metcalf. Motion carried unanimously (4-0).

5. BOARD MEMBER REPORTS

5.1. Announcements

There were no announcements.

5.2. Future agenda items

There were no future agenda items.

6. ADJOURNMENT

Meeting was adjourned at 6:22 p.m.

RECORDED BY:

Board of Adjustment Staff Liaison



APPROVED BY:

Board of Adjustment Chairperson



AGENDA ITEM:	BA-22-002
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	November 30, 2022
MEETING DATE:	January 9, 2023

REPORT

ITEM

The applicant, Jeffrey Dochen, has requested a variance from the Commercial Low Impact – 2 (C2) development standards Section 9.03.083(d)(2)(A) that restrict the height of buildings to 2 stories and 35 feet with a gabled roof.

Section 9.03.005: Height. Of a structure, the vertical distance between the existing or finished grade under the structure, whichever is lower, to the highest point of the structure, including chimneys. For a stepped or terraced building, the height of each segment of the structure is determined individually.

The applicant is requesting to build a commercial office building that would be 40 ft tall with a gable roof.

PROPERTY INFORMATION

Property Description

- Applicant(s):** Jeffrey Dochen
- Property Address:** 211 Joe Wimberley Blvd
- Property Owner:** Jeffrey Dochen
- Legal Description:** 1.169 acres out of Ben Page Survey Abs 356
- Property Size:** 1.17 acres
- Existing Use of Property:** Vacant
- Existing Zoning:** Commercial Low – Impact 1 (C-1)
- Proposed Use of Property:** Office space
- Request:** Exceed Maximum building height by 5 ft
- Planning Area:** IV
- Overlay District:** None

Surrounding Property:

Frontage: Joe Wimberley Blvd

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	O-1	Commercial
	South of Property	PF, C2	Commercial
	East of Property	O-1, RA	Commercial Residential
	West of Property	C2	Commercial

COMMENTS

Staff has not received any comments as of 1/3/2023.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): December 14, 2022
Published Legal Notice (Wimberley View): December 22, 2022

CRITERIA FOR CONSIDERATION

When considering granting a variance, the Board should consider the following criteria from the Wimberley Code of Ordinances Section 9.03.254 (f)(3):

- (A) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this article would (i) deprive the applicant of the reasonable use of the property; and (ii) create an unnecessary hardship in the development of the property;
- (B) That such circumstances or conditions are (i) not self-imposed; (ii) not based solely on economic gain or loss; and (iii) do not generally affect most properties in the vicinity of the property;
- (C) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (D) The variance if granted will not:
 - (i) Adversely affect the public health, safety or welfare;
 - (ii) Be contrary to the public interest; and
 - (iii) Be injurious to or adversely affect the orderly use of other property within the area.
- (E) The property involved is otherwise in compliance with all other applicable city ordinances, rules, and regulations; and
- (F) The granting of the variance will be in harmony with the spirit and purpose of this article.

ATTACHMENT/S

- Application for Variance

FOR OFFICIAL USE ONLY

APPLICATION DATE: _____ **FILE NO.** _____

HEARING DATE: _____ **PLANNING AREA:** _____ **ZONING:** _____

VARIANCE FEES: \$ _____ **DATE PAID:** _____ **RECEIVED BY:** _____

City of Wimberley APPLICATION FOR VARIANCE

OWNER/AGENT INFORMATION

1. Owner's Name: Jeffrey Dochen Home Phone: () _____
 Business Phone: () _____
 Cell Phone: [REDACTED] _____
 Fax: () _____

Current Mailing
 Address: 1011 Westlake Dr City Austin State TX Zip 78746
 Email: [REDACTED] _____

2. Agent's Name: Barbara Latimer Business Phone: () _____
 (Must be accompanied by letter of authorization from owner) Cell: [REDACTED] _____

Current Mailing
 Address: 14500 RR 12, Suite 2 City Wimberley State TX Zip 78676
 Email: [REDACTED] _____

PROJECT DATA

1. Property ID#: R 17164 (Appears on your Tax Statement) Present Zoning: C-1
 Street Address of Project: 211 Joe Wimberley Blvd Wimberley, Texas 78676
 (Note: If you do not have an assigned street address, please call 512-393-2160 Directions to Project)
 Subdivision: ^{Wimberley Mountain Business Pk} _____ Lot: n/a Block: n/a Recorded in Vol. 4 Page 181-182

2. IS PROPERTY IN AN OVERLAY DISTRICT? YES _____ NO _____ UNKNOWN XX
 TYPE OF OVERLAY ZONE(S) (if applicable) _____

Project Data (Continued)

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): None

4. WASTEWATER SYSTEM: Septic; Aqua Utility; GBRA
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): _____

5. Directions to your Project: RR 12 to Joe Wimberley Blvd. Subject lot
is located on the hill behind the Post Office, Exxon & Wells Fargo.

Please clearly mark your property so it is easily identifiable.

SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:

Height Restriction

REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)

1) Ordinance states maximum building height is not more than 35 feet with a gable roof.

2) A 5 ft variance is being requested for a 40 ft tall building with a gable roof.

3) The slope of the property allows us to build further down the hill which results
in a building profile that is lower overall in elevation above the street level.

4) Most of the parking is below the building which equates to an elevation of 13 ft below street level.

5) There will be less site development and therefore less impervious cover. This allows
for the preservation of more green space, oaks trees & natural vegetation.

**ACKNOWLEDGMENT OF EXISTING
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: 11/29/2022

APPLICANT Jeffrey Dochen

SIGNATURE DocuSigned by:
Jeffrey Dochen
B1242D0DCBB0403...

WHEN APPLICABLE:

Date: 11/29/2022

AGENT Barbara Latimer

SIGNATURE DocuSigned by:
Barbara Latimer
BF75BA6A3B7B448...

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

Date: 11/29/2022

APPLICANT Jeffrey Dochen

SIGNATURE DocuSigned by:
Jeffrey Dochen
B1242D0DCBB0403...

WHEN APPLICABLE:

Date: 11/29/2022

AGENT Barbara Latimer

SIGNATURE DocuSigned by:
Barbara Latimer
BF75BA6A3B7B448...

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:

FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

- Complete "Application for Variance"
- Provide plat map of property to which variance applies.
- Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
- Provide a legal description of the property to which variance applies.
- Sign/date Submittal Verification form.
- Sign/date Site Inspection Authorization form.
- Sign/date Acknowledgement Form.
- Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
- Applicant agrees to attend the Board of Adjustment Public Hearing.
- I have reviewed the Conditions Required and believe they are met:** (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:
 1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create and unnecessary hardship in the development o the property; and
 2. That such circumstances and conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property.
 3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest and (c) be injurious to or adversely affect the orderly use of other property within the area;

Application for Variance

5. The property involved is otherwise in compliance with all other applicable City ordinances, rules and regulations; and

6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Special Circumstances:

The slope of the property allows for a lower overall street profile.

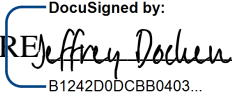
From the street level w/the variance, we are still below the 35 ft height restriction.

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

Date: 11/29/2022

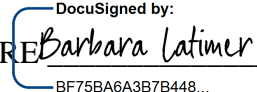
APPLICANT Jeffrey Dochen

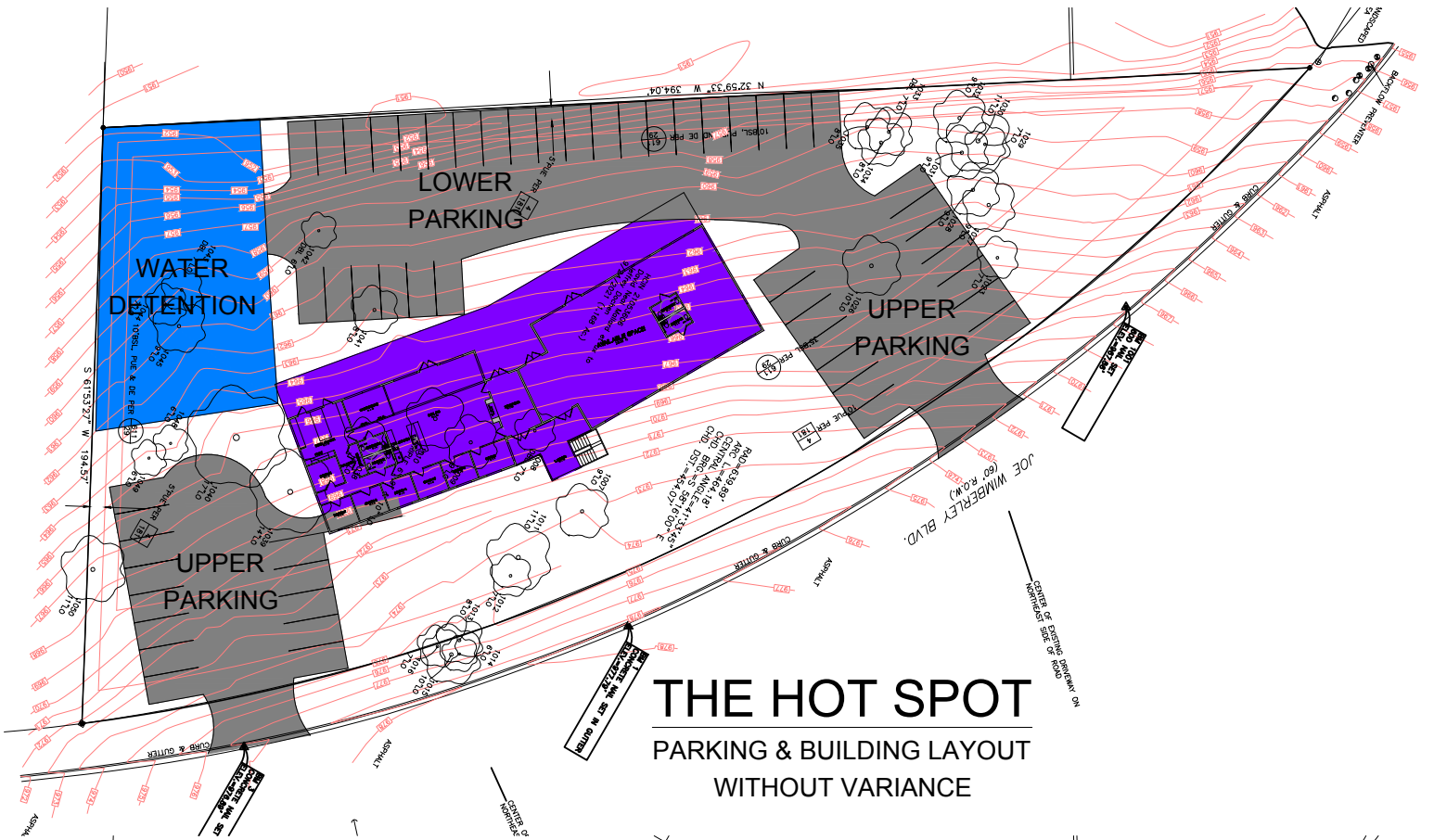
SIGNATURE  Jeffrey Dochen
DocuSigned by:
B1242D0DCBB0403...

WHEN APPLICABLE:

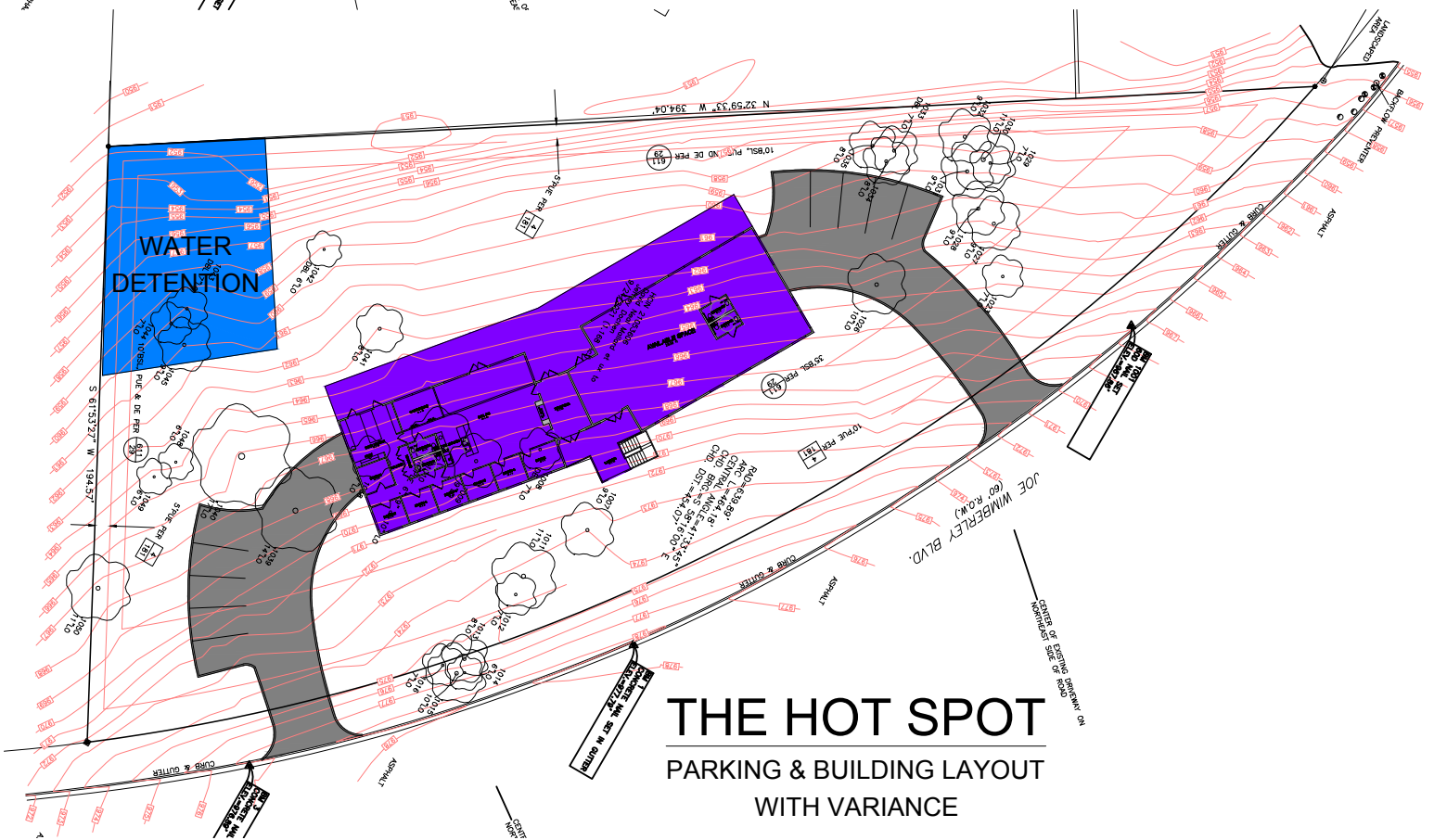
Date: 11/29/2022

AGENT Barbara Latimer

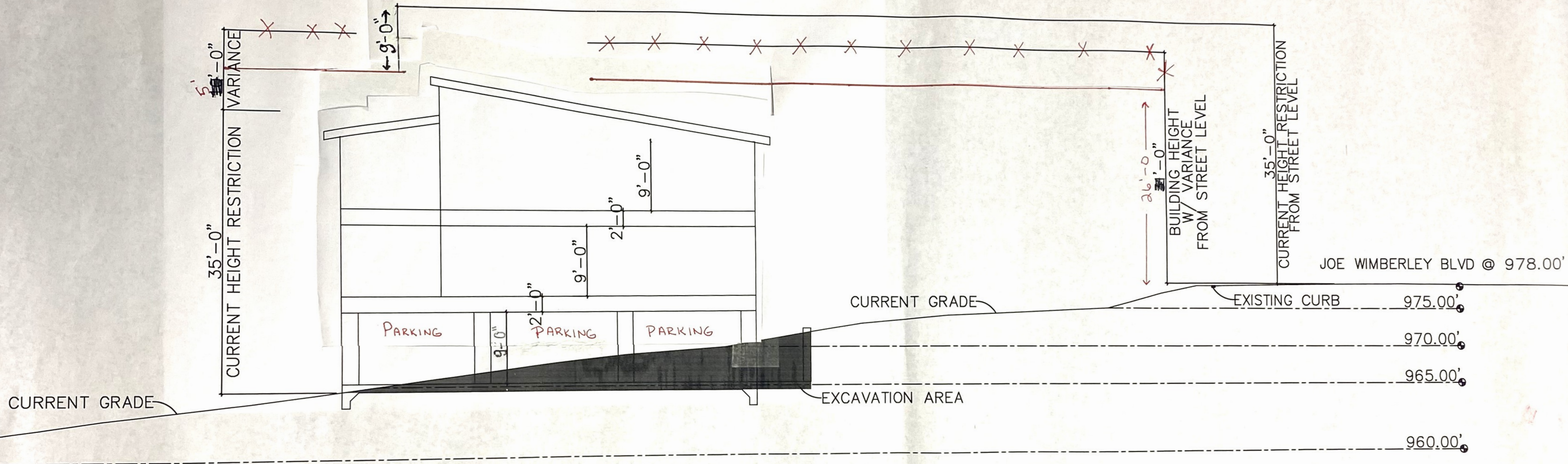
SIGNATURE  Barbara Latimer
DocuSigned by:
BF75BA6A3B7B448...



THE HOT SPOT
 PARKING & BUILDING LAYOUT
 WITHOUT VARIANCE



THE HOT SPOT
 PARKING & BUILDING LAYOUT
 WITH VARIANCE



THE HOT SPOT

SITE & BUILDING SECTION



AGENDA ITEM:	BA-22-003
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	November 30, 2022
MEETING DATE:	January 9, 2023

REPORT

ITEM

The applicant, Anastasia and Martin Ware (represented by Keepers Land Planning), has requested a variance from the Rural Residential 1 (R-1) development standards Section 9.03.072(d)(3)(C) that requires interior side setbacks of 15% of the lot width, not to exceed 25 feet. The property is located on Cypress Creek at 310 Mill Race. For this particular property, the lot varies in width but would likely reach the 25' limit.

The applicant is requesting to build an addition to a currently existing residential structure that would encroach 14' 5" into the required side setback. The structure is proposed to be built on an existing concrete slab. The distance from the proposed structure to the property line would be 10' 7".

PROPERTY INFORMATION

Property Description

Applicant(s): Keepers Land Planning
Property Address: 310 Mill Race
Property Owner: Anastasia and Martin Ware
Legal Description: End of Race Subdivision, Lot 1
Property Size: 2 acres
Existing Use of Property: Residential
Existing Zoning: Rural Residential 1 (R-1)
Proposed Use of Property: Single-Family Residential
Request: Encroach on interior side setback
Planning Area: III
Overlay District: None

Surrounding Property:

Frontage: Mill Race

Surrounding Zoning

Current Zoning:

Existing Land Use:

& Land Use	North of Property	ETJ	Unknown
	South of Property	PR1	Nature Preserve
	East of Property	C1	Commercial
	West of Property	L1	Commercial

COMMENTS

The applicants provided a letter(attached) from property owners directly to the North of the subject property, Shellye Arnold and Tina Sabuco,. These neighbors are in support of granting the variance.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200’): December 19, 2022
Published Legal Notice (Wimberley View): December 22, 2022

CRITERIA FOR CONSIDERATION

When considering granting a variance, the Board should consider the following criteria from the Wimberley Code of Ordinances Section 9.03.254 (f)(3):

- (A) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this article would (i) deprive the applicant of the reasonable use of the property; and (ii) create an unnecessary hardship in the development of the property;
- (B) That such circumstances or conditions are (i) not self-imposed; (ii) not based solely on economic gain or loss; and (iii) do not generally affect most properties in the vicinity of the property;
- (C) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (D) The variance if granted will not:
 - (i) Adversely affect the public health, safety or welfare;
 - (ii) Be contrary to the public interest; and
 - (iii) Be injurious to or adversely affect the orderly use of other property within the area.
- (E) The property involved is otherwise in compliance with all other applicable city ordinances, rules, and regulations; and
- (F) The granting of the variance will be in harmony with the spirit and purpose of this article.

ATTACHMENT/S

- Application for Variance
- Letter of Support

Project Data (Continued)

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): AE

4. WASTEWATER SYSTEM: Septic; Aqua Utility; GBRA
() () ()

HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): _____

5. Directions to your Project: Property is located off of RM112 and Mill Race Ln

Please clearly mark your property so it is easily identifiable.

SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:

Sec. 9.03.072 (d)(3)(C).

REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)

Owner would like to build an addition to a house on the property. The foundation is already in place and is currently in the side setback. The property has a setback of 25' on the side and 50' in the front of the lot. The back of the property is in the floodplain. The current concrete foundation is more than 5' from the property line and will remain that distance with the proposed addition. Typical side setbacks for residential properties per the IRC will be followed with the proposed addition

**ACKNOWLEDGMENT OF EXISTING
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: **11/28/2022** _____ APPLICANT Keepers Land Planning-Shae Willard

SIGNATURE Shae Willard

WHEN APPLICABLE:

Date: **11/28/2022** _____ AGENT Keepers Land Planning-Shae Willard

SIGNATURE Shae Willard

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant’s authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

Date: **11/28/2022** _____ APPLICANT Keepers Land Planning-Shae Willard

SIGNATURE Shae Willard

WHEN APPLICABLE:

Date: **11/28/2022** _____ AGENT Keepers Land Planning-Shae Willard

SIGNATURE Shae Willard

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:

FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

- Complete "Application for Variance"
- Provide plat map of property to which variance applies.
- Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
- Provide a legal description of the property to which variance applies.
- Sign/date Submittal Verification form.
- Sign/date Site Inspection Authorization form.
- Sign/date Acknowledgement Form.
- Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
- Applicant agrees to attend the Board of Adjustment Public Hearing.
- I have reviewed the Conditions Required and believe they are met:** (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:

1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create an unnecessary hardship in the development of the property; and
2. That such circumstances and conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property.
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest and (c) be injurious to or adversely affect the orderly use of other property within the area;

5. The property involved is otherwise in compliance with all other applicable City ordinances, rules and regulations; and

6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Special Circumstances:

Side setbacks for this property are substantial. Typical setbacks are 5' on the side

The back of the property is also in a flood plain resulting in further restriction of the

property. The foundation is already in place and will be used for the

addition.

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

Date: **11/28/2022**

APPLICANT Keepers Land Planning- Shae Willard

SIGNATURE

Shae Willard

WHEN APPLICABLE:

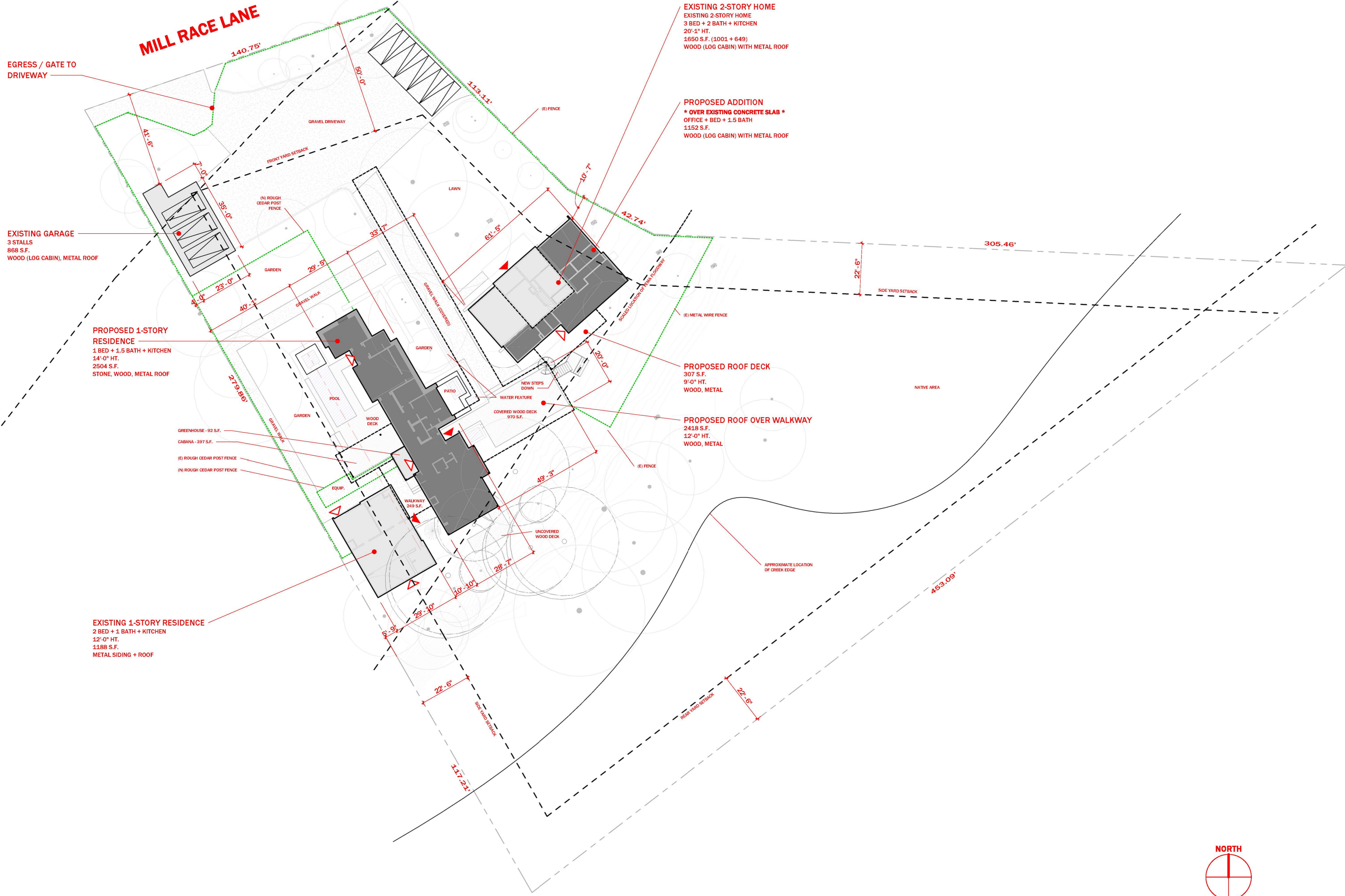
Date: **11/28/2022**

AGENT Keepers Land Planning- Shae Willard

SIGNATURE

Shae Willard

MILL RACE LANE



1 **SITE PLAN**
1" = 20'-0"

SMASH
DESIGN
BUILD

1215 ELEANOR STREET
AUSTIN, TEXAS 78721
WWW.SMASH.BUILD

MILL RACE RESIDENCE
310 Mill Race Lane
Wimberley, TX 78676



These plans, drawings, and specifications are the property of Smash Design Build and any use and/or reproduction thereof in part or in whole without the written permission of Smash Design Build is prohibited. ©2021 SMSHDSGNBLD, LLC

SEAL

REVISIONS	#	DESCRIPTION	DATE

PROJECT NUMBER
2022.01

DATE
2022.09.27

PHASE
VARIANCE PERMIT

SHEET INFORMATION

SHEET TITLE
SITE PLAN

A100

SCALE
1" = 20'-0"

To the Permit Approval Officers,

We, Shellye Arnold and Tina Sabuco, are the upstream neighbors who own the property adjacent to the 310 Mill Race Lane property owned by Joe Anthony Ware and Anastasia Martin. We operate the Abundance Retreat rental compound that shares a fence with them. We understand that they are applying for a variance in order to build upon their concrete slab, which was poured before the subdivision of our two properties, and well before their purchase of this property in July of 2020.

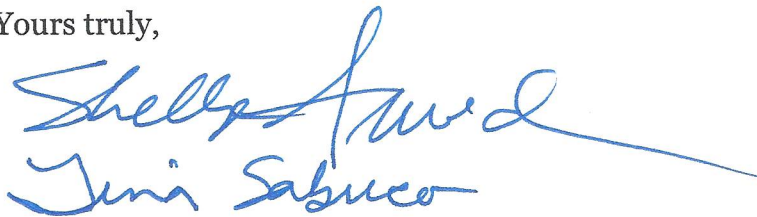
We write to you to offer our complete support for their acquisition of a variance to build on the area of the slab which extends into the new, apparently recently established setback.

We have seen the survey they were presented while purchasing 310 Mill Race, as well as the survey they recently paid for as part of their permitting process to expand the nearby cabin. Presumably, the 25 foot setback restriction they are facing would also apply to our properties on the other side of the fence. Our main cabin and our largest deck could possibly fall within the 25 foot prohibited space as well. Since our structures were evidently grandfathered in, we do not see why theirs should not be as well. At the same time, whether the setbacks would incorporate our structures or not, we support their request for a variance for the development of their slab.

Joe and Anastasia have never objected to the use and development of our parking spaces, cabins and decks, nor to the activities of our many guests who use them. We wish to offer our neighbors the same consideration and tolerance. We four have enjoyed our relationship from the beginning, as we all consider ourselves not just neighbors, but also friends.

We wish them the best in their endeavor to fully develop the potential of their property, as they consistently have done to us. Please approve their request for a variance.

Yours truly,

The image shows two handwritten signatures in blue ink. The first signature is 'Shellye Arnold' and the second is 'Tina Sabuco'. Both signatures are written in a cursive style.

Shellye Arnold and Tina Sabuco
330 Mill Race Lane