

# RABAN & RABAN

— LLC —

*Attorneys at Law*

**11710 Long Beach Blvd.  
Haven Beach, NJ 08008**

REGINALD J. RABAN (Retired)

JAMES S. RABAN\*▲

MEMBER OF NJ BAR \*

MEMBER OF PA BAR ▲

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November 17, 2020

Jackie Fife  
Long Beach Township Land Use Board  
6805 Long Beach Boulevard  
Brant Beach, NJ 08008

Re: Balerno, et al., Minor Subdivision and Variance  
119 East Pennsylvania Ave., Block 7.17, Lot 7  
124 East New Jersey Ave., Block 7.17, Lot 19  
118 East New Jersey Ave., Block 7.17, Lot 21

Dear Jackie:

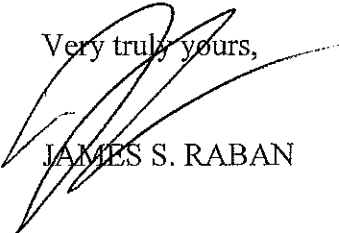
Enclosed please find the following with regard to the above referenced matter:

- (x) 19 copies of Land Use Development Application
- (x) 19 copies of Plans prepared by Jason Marciano of East Coast Engineering, Inc.
- (x) Checklist
- (x) Proposed Public Notice
- (x) Affidavits of Ownership
- (x) Application Fee check # 2628 Amount \$1,125.00
- (x) Escrow Account Deposit check # 2629 Amount \$1,425.00
- (x) Please consent and/or approve for public hearing on December 9, 2020, at

7:00 p.m.

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,

  
JAMES S. RABAN

JSR/dh  
Encl.

Jackie Fife  
November 17, 2020  
Page 2

cc: Mr. & Mrs. Gerald Balerno (via email)  
Raymond Went, Esq. (via email)  
Edward Liston, Esq. (via email)  
Jason Marciano, East Coast Engineering (via email)

**LONG BEACH TOWNSHIP  
6805 LONG BEACH BOULEVARD  
BRANT BEACH, NEW JERSEY 08008  
(609) 361-1000**

**LAND USE DEVELOPMENT APPLICATION**  
(TO BE COMPLETED BY TOWNSHIP STAFF ONLY)

Date Filed \_\_\_\_\_ Docket No. \_\_\_\_\_  
Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_  
Scheduled for: Review for Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

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**1. SUBJECT PROPERTY ( TO BE COMPLETED BY APPLICANT)**

Location: 119 E. Pennsylvania Ave., Beach Haven Terrace

Tax Map: Page 11 Block 7.17 Lot (s) 7, 19, & 21

Dimensions: Frontage: 45 feet (Pennsylvania Ave). Width: 45 feet Total Area: 6,750 square feet

Zoning District **R-50 General Residential Zone**

**2. APPLICANT**

Name: Gerald M. Balerno & Karen M. Balerno (Lot 7)

Address: 78 Shady Brook Drive, Langhorne, PA 19047

Telephone Number: 609-306-7910 Home: Local:

Work: FAX:

Applicant is: Corporation Partnership Individual X

Name: Dominick Randazzo & Jean Randazzo (Lot 19)

Address: 16 Catalpa Rd., Convent Station, NJ 07961

Telephone Number: 732-244-5900 Home: Local:

Work: FAX:

Applicant is: Corporation Partnership Individual X

Name: John P. Morro, Jr. (Lot 21)

Address: 74 South Shore Drive, South Amboy, NJ 08879

Telephone Number: 609-927-1177 Home: Local:

Work: FAX:

Applicant is: Corporation Partnership Individual X

**3. DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (attach pages as necessary to fully comply.)

Name N/A Interest

Address:

Name Interest

Address:

**4. If the Owner (s) is other than the applicant, provide the following information on the Owner (s):**

Owner's Name: N/A - Same as applicant

Address

Telephone Number:

Home: Work: Local:

Relationship of the applicant to the property in question:

Owner:  Lessee  Purchaser Under Contract  Other

**5. PROPERTY INFORMATION:**

Deed restrictions, covenants, easements, rights of way, association by-laws or other dedications existing and proposed must be submitted for review.

Site plan and / or conditional use applicants: N/A

Proposed for: Expanded Area Alteration

Expansion of Structure Change of Use Sign

Other (please specify)

Has this property been the subject of any prior application (s) to the Planning Board or Zoning Board of Adjustment: Yes No  . If so, please attach the date (s), the relief sought, the disposition of the case and a copy of the resolution (s). Prior site plan applications have been required for restaurants, which would not be relevant to this application.

Not to Applicant's knowledge

Is the subject property located on:

A County Road:            Yes    No **X**            ;    A State Road:            Yes    No **X**  
within 200 feet of a municipal boundary:    Yes    No **X**

Present use of the premises:

6. Applicant's Attorney **James S. Raban, Esq.**

Address **11710 Long Beach Boulevard, Haven Beach, New Jersey**

Telephone Number **(609) 492-0533**            Fax Number **( 609) 492 – 0464**

7. Applicant's Engineer/Surveyor **East Coast Engineering, Inc.**

Address **506 Main Street, Toms River, NJ 08753**

Telephone Number **732-244-3030**            Fax Number **732-244-3044**

8. Applicant's Planning Consultant – Same as Engineer/Surveyor

Address

Telephone Number            Fax Number

9. Applicant's Architect: **N/A**

Address

Telephone Number            Fax Number

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name **N/A**

Field of Expertise

Address

Telephone Number            Fax Number

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

**SUBDIVISION:**

**X**    Minor Subdivision Approval  
      Subdivision Approval (Preliminary)  
      Subdivision Approval (Final)

Number of lots to be created    **Two**            Number of proposed dwelling units    **Two**

Area and dimensions of each proposed lot:

Lot : 7.01	Lot Area:	4,875 square feet
	Lot Frontage:	45 feet
	Lot Width:	45 feet
Lot : 19.01	Lot Area:	5,900 square feet
	Lot Frontage:	68 feet
	Lot Width:	68 feet
Lot : 21.01	Lot Area:	6,775 square feet
	Lot Frontage:	82 feet
	Lot Width:	82 feet

**SITE PLAN: N/A**

- Minor Site Plan Approval
- Preliminary Site Plan Approval (Phases (if applicable) )
- Final Site Plan Approval (Phases (if applicable) )
- Amendment or Revision to an Approved Site Plan
- Area to be disturbed (square feet) N/A

Total number of proposed dwelling units

Request for Waiver from Site Plan Review and Approval.

Reason for request:

Informal Review

- Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]
- Map or Ordinance Interpretation or Special Question [N.J.S. 40:55D-70b]
- Variance Relief (hardship) [N.J.S. 40:55D-70c(1) ]
- X Variance Relief (substantial benefit) [N.J.S. 40:55Dc(2) ]
- Variance Relief (use) [N.J.S. 40:55D-70d]
- Conditional Use Approval [N.J.S. 40:55D-67]
- Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
- Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55-35]

12. Section(s) of Ordinance from which a variance is requested:

Proposed Lot 7.01

Section 205-55(C)(7): All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.

- The proposed lot coverage for proposed lot 7.01 is 34.8%. There are no proposed changes to the existing dwelling on lot 7.01; the increase in lot coverage is a result of the reduction in the lot size.

13. Waivers Requested of Development Standards and / or Submission Requirements:

[attach additional pages as needed] Applicant reserves the right to request waivers as necessary.

14. Attach a copy of the proposed Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

Existing Lot 7 is an irregular lot, with 30 feet of frontage on New Jersey Ave., 45 feet of frontage on Pennsylvania Ave., and a depth of 180 feet. There is currently a two-family dwelling on the property that fronts on Pennsylvania Ave. The Applicant seeks to sell portions of Lot 7 to the owners of adjoining Lots 19 and 21 on New Jersey Avenue and reconfigure the lot lines affecting Lots 7, 19, and 21. There is no proposed development associated with this application. The real estate transaction, which is currently under contract, would result in the following:

1. An 8-foot by 62.5-foot portion of Lot 7 would be sold to the owner of adjoining Lot 19 on New Jersey Avenue. Lot 19, with the additional land, would become Lot 19.01.
2. A 22-foot by 62.5-foot portion of Lot 7 would be sold to the owner of adjoining Lot 21 on New Jersey Avenue. Lot 21, with the additional land, would become Lot 21.01.
3. Of the 30-foot by 90-foot portion of Lot 7 that currently fronts on New Jersey Ave., the owner of Lot 7 would retain 30 feet by 27.5 feet. The existing dwelling would be situated on proposed lot 7.01. The Applicant proposes to convert the existing two-family dwelling on proposed lot 7.01 to a single-family dwelling.

16. Is public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose any lighting? No
19. Have any proposed new lots been reviewed with Tax Assessor to determine appropriate lot and block number? Yes
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? Plat
22. What form or security does the applicant propose to provide as performance and maintenance guarantees? Cash or Letter of Credit

23. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Long Beach Township Fire Prevention Bureau		x	
Long Beach Township Water & Sewer Dept.		x	
Long Beach Township Public Works Dept.		x	
Long Beach Island Health Dept.		x	
Ocean County Planning Board	x		
Ocean County Soil Conservation District (LBT)	x		
N.J. Dept. of Environmental Protection		x	
Sanitary Sewer Connection Permit		x	
Sewer Extension Permit		x	
Waterfront Development Permit		x	
Wetlands Permit		x	
Tidal Wetlands Permit		x	
FEMA		x	
N.J. Department of Transportation		x	
Other			

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

The documentation must be received by the Board Secretary at least twenty-one (21) days prior to the meeting at which the application is to be considered, or as otherwise required in the Land Development Ordinance. A list of the professional consultants is attached to the application form.

Quantity	Description of Item
19 copies	Land Use Development Application
19 copies	Minor Subdivision Map prepared by East Coast Engineering, Inc.

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:  
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

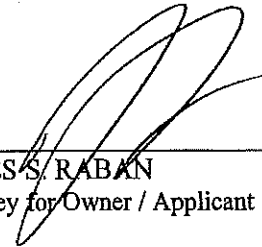
Applicant's Professional		Reports Requested
Attorney	X	All Reports
Engineer	X	All Reports
Architect	X	All Reports



**CERTIFICATIONS**

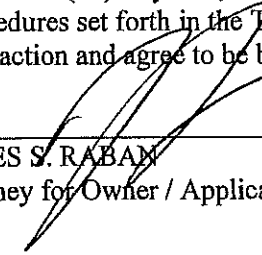
27. I certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of this application. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

11/17/20  
DATE

  
\_\_\_\_\_  
JAMES S. RABAN  
Attorney for Owner / Applicant

28. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited in an Escrow Account, in accordance with the Ordinances of the Township of Long Beach. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and / or other expenses associated with the review of the submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I, the Developer / Applicant, as signed below, acknowledge familiarity with the procedures set forth in the Township of Long Beach Land Development Ordinance for submittals and required action and agree to be bound by it.

11/17/20  
Date

  
\_\_\_\_\_  
JAMES S. RABAN  
Attorney for Owner / Applicant

**TOWNSHIP OF LONG BEACH PROFESSIONAL CONSULTANTS**

**Engineer**

Frank J. Little, Jr.  
Owen, Little & Associates  
443 Atlantic City Blvd.  
Beachwood, NJ 08722

(732) 244-1090  
FAX (732) 341-3412

**Land Use Board Attorney**

Carol Katz Sicheri, Esq.  
P.O. Box 696  
Manahawkin, NJ 08050

(609) 597-9261  
FAX: (609) 597-1536

**SCHEDULE II  
BULK VARIANCE (N.J.S.A. 40:55D-70(C))  
TOWNSHIP OF LONG BEACH LAND USE BOARD**

**A. Describe all bulk variances requested and the section of the Zoning Ordinance from which the relief is sought:**

Proposed Lot 7.01

Section 205-55(C)(7): All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.

- The proposed lot coverage for proposed lot 7.01 is 34.8%. There are no proposed changes to the existing dwelling on lot 7.01; the increase in lot coverage is a result of the reduction in the lot size.

**B. Explain in detail how the strict application of the provisions of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant by reason of the exceptional narrowness, shallowness or shape of the property or by reason of exceptional topographic condition and exceptional situation or condition of the property.**

Under N.J.S.A. 40:55D-70(c)(2), a purpose of the Municipal Land Use Law will be advanced in that, by converting the existing two-family dwelling to a single-family dwelling, the Applicant will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.

The application, in conveying portions of Lot 7 to the adjoining lots fronting on New Jersey Ave., improves the side yard setbacks for the adjoining lots. It will also increase the general welfare of the three lots in that it will result in an improved utilization of the 30-foot by 90-foot portion of Lot 7 that fronts on New Jersey Ave.

**C. Explain in detail why a granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.**

A granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located because the proposed subdivision will improve the side yards of existing Lots 19 and 21. Furthermore, the portions of Lot 7 that are being conveyed to the owners of Lots 19 and 21 are able to be utilized in a more beneficial manner than the owner of Lot 7 as currently configured. These benefits outweigh any detriment created by the 34.8% lot coverage variance for proposed lot 7.01.

**PUBLIC NOTICE**

**LONG BEACH TOWNSHIP**

Public notice is hereby given that Gerald M. Balerno and Karen M. Balerno, Dominick Randazzo and Jean Randazzo, and John P. Morrow, Jr. (hereinafter collectively referred to as the “Applicant”) have applied to the Land Use Board of the Township of Long Beach, Ocean County, New Jersey for a minor subdivision and variance on the properties designated as Lots 7, 19, and 21 in Block 7.17 on the Tax Map of the Township of Long Beach, located at 119 E. Pennsylvania Ave. in Beach Haven Terrace, 124 E. New Jersey Ave., and 118 E. New Jersey Ave. Existing Lot 7 is an irregular lot, with 30 feet of frontage on New Jersey Ave., 45 feet of frontage on Pennsylvania Ave., and a depth of 180 feet. There is currently a two-family dwelling on Lot 7 that fronts on Pennsylvania Ave. The Applicant seeks to sell portions of Lot 7 to the owners of adjoining Lots 19 and 21 on New Jersey Avenue and reconfigure the lot lines affecting Lots 7, 19, and 21. There is no proposed development associated with this application. The real estate transaction, which is currently under contract, would result in the following:

1. An 8-foot by 62.5-foot portion of Lot 7 would be sold to the owner of adjoining Lot 19 on New Jersey Avenue. Lot 19, with the additional land, would become Lot 19.01.
2. A 22-foot by 62.5-foot portion of Lot 7 would be sold to the owner of adjoining Lot 21 on New Jersey Avenue. Lot 21, with the additional land, would become Lot 21.01.
3. Of the 30-foot by 90-foot portion of Lot 7 that currently fronts on New Jersey Ave., the owner of Lot 7 would retain 30 feet by 27.5 feet. The existing dwelling would be situated on proposed lot 7.01. The Applicant proposes to convert the existing two-family dwelling on proposed lot 7.01 to a single-family dwelling.

The following bulk variance is requested:

Proposed Lot 7.01

Section 205-55(C)(7): All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.

- The proposed lot coverage for proposed lot 7.01 is 34.8%. There are no proposed changes to the existing dwelling on lot 7.01; the increase in lot coverage is a result of the reduction in the lot size.

Any other variances, waivers or exceptions deemed necessary or appropriate by the Board will be requested at the public hearing.

A public hearing has been scheduled for December 9, 2020 at 7:00 p.m. in the Long Beach Township Administration Building, multi-purpose room, Second Floor, 6805 Long Beach Boulevard, Brant Beach, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

Documents pertaining to this application are available for inspection by the public during normal business hours Monday through Friday in the Office of the Land Use Board at the Long Beach Township Administration Building.

James S. Raban  
Attorney for the Applicant

File #3271

11/18	Township of Long Beach Land Use Board Checklist	Minor Site Plan	Prelim. Major Site Plan	Final Major Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
	Application Name: <u>Balerno et al.</u> Block: <u>7.17</u> ; Lot(s): <u>7, 19 &amp; 21</u>													
<b>PLAT SPECIFICATIONS</b>														
1	For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	X	X			
2	Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	X	X			
3	Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	X	X			
4	Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	X	X			
5	Each sheet numbered and titled	X	X	X	X	X	X	X	X	X	X			
<b>GENERAL INFORMATION</b>														
6	Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	X	X			
7	Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	X	X	X	X	X	X	X			
8	Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	X	X			
9	Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	X	X			
10	Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	X	X			
11	Date of original and all revisions.	X	X	X	X	X	X	X	X	X	X			
12	Written and graphic map scale.	X	X	X	X	X	X	X	X	X	X			
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	X			
14	Data and signature as per the "Map Filing Law"				X	X	X				X			
15	Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	X	X			
16	Area of the tract and of each lot.	X	X	X	X	X	X	X	X	X	X			
17	Approval signature lines for Chairman, Secretary and Board Engineer	X	X	X	X	X	X				X			
<b>NATURAL FEATURES</b>														
18	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 50 FT	X			X						X			
19	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 200 FT		X	X		X	X						X	
20	All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.	X	X	X	X	X	X						X	
21	The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	X			X	
<b>MANMADE FEATURES</b>														
22	Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	X	X			
23	Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	X	X			
24	Building coverage and lot coverage calculations.	X	X	X				X	X	X	X			
25	Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	X	X			
26	Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.	X	X	X	X	X	X				X			
27	Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.		X	X		X	X							X

Township of Long Beach Land Use Board Checklist		Minor Site Plan	Prelim. Major Site Plan	Final Major Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
28	All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X	X	X				X			
29	Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	X	X	X					X				X	
<b>STREET</b>														
30	Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.	X	X	X	X	X	X				X			
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	X	X	X	X	X				X			
<b>MISCELLANEOUS</b>														
32	Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.	X	X	X		X	X						X	
33	Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.	X	X	X	X	X	X						X	
34	Storm drainage calculations.		X			X							X	
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	X	X	X		X	X						X	
36	Applications for new construction or additions to buildings: provide 19 sets of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.							X	X	X			X	
37	Location of all signs and drawn details showing the size, construction type, height and content of all signs.	X	X	X							X			
38	Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.	X	X	X							X			

Reviewed By:

*James S. Roby, Attorney for Applicant*  
 Date: 11/17/20  
 Block: 7.17  
 Lot: 7, 19, 22