

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
JUNE 28, 2021, 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES: JUNE 14, 2021

Documents:

[PLANNING COMMISSION MINUTES 6.14.21 DRAFT.PDF](#)

6. Schedule Next Meeting: July 12, 2021

7. Variance, Ethan Coop On Behalf Of LifeQuest, 100 E. Elm

Ethan Coop has applied on behalf of LifeQuest for a side yard corner lot variance of 9 feet vs. 20 feet as required to construct an addition at 100 E Elm, legally described as Lots 7, 8, 9, and 10 Block 11, Van Eps Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R-3, Medium Density Residential District.

Documents:

[ETHAN LUMBER VARIANCE APPLICATION - 100 E ELM.PDF](#)
[NOHVARIANCEETHANCOOP.PDF](#)
[ETHAN LIFEQUEST VARIANCE MAILING LIST.PDF](#)
[ETHANCOOPNEIGHBORS.PDF](#)
[ETHAN LUMBER PLAN.PDF](#)
[VARIANCE LOCATION MAP.PDF](#)

8. Plat: A PLAT OF LOTS 3 AND 4 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNT, SOUTH DAKOTA

Documents:

[PLAT OF LOTS 3 AND 4 OF AJB SUBDIVISION.PDF](#)
[INFORMATION ONLY - A PLAT OF TRACTS 1 AND 2 OF BAAS ADDITION.PDF](#)
[PLAT OF LOTS 3 AND 4 OF AJB SUB - LOCATION MAP.PDF](#)

9. Abbott House Inc. Request To Relocate Garage/Shed

Abbott House Inc. has requested to move an existing 20' x 14' garage/shed from 1001 S Main Street to their 317 W Havens site. The 317 W Havens site is zoned HB, Highway Business.

Documents:

[SKETCH OF PROPOSED LOCATION OF GARAGE.PDF](#)
[LOCATION MAP.PDF](#)

10. Plan Approval: 401 N Main Street - Life Quest

Life Quest is proposing improvements to the building previously known as the Fabric and Textile Warehouse. The property is currently zoned CB, Central Business.

Documents:

[PUETZ PLAN - 401 N MAIN STREET.PDF](#)
[LOCATION MAP.PDF](#)

11. OTHER BUSINESS:

12. PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

13. ADJOURNMENT:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
JUNE 14, 2021**

NOT APPROVED

Chairman Larson called the June 14, 2021 City Planning Commission Meeting to order at 12:00 PM (noon) in the Council Chambers, City Hall, 612 N Main Street.

Members Present: Larson, Jirsa, Osterloo, Genzlinger, Penney, Sonne, Molumby and Allen
Members Absent: NA

Staff Present: Schroeder, T. Johnson, J. Johnson, Mayor Everson, Ellwein, W. London, Sandoval

Conflicts of Interest: Sonne, Item 13.

Approval of Agenda: Motion by Genzlinger, seconded by Osterloo to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Osterloo, seconded by Penney to approve the minutes of the May 24, 2021 Planning Commission meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Jirsa to schedule the next meeting for June 28, 2021. All members present voting aye, motion carried.

Variance: Justin Adams, 1021 University Blvd

Justin Adams has applied for a front yard variance of 20 feet vs 25 feet as required to remove an existing garage and replace it with a new one at 1021 University Blvd, legally described as Lot 5, Block 11 & E 1/2 vacated alley abutting Lot 5, University Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Mr. Adams gave a summary of the proposed improvements. Mr. Osterloo asked the applicant questions regarding the plan and request.

John Hegg stated he has not seen the plans for the garage yet. He would receive them after the variance is approved, if approved.

Mr. Molumby asked if the dimension shown was to the overhang. Mr. Adams stated it was.

John Hegg stated that the property line is curved and not straight.

Mr. Osterloo asked about room for parking on Mr. Adams property with respect to blocking the sidewalk. Mr. Schroeder stated that there would be more than one parking stall length for parking on his property which would not affect the sidewalk if installed within the right-of-way.

Mr. Adam's stated that he cannot build the garage in his rear yard because there is no alley access.

Motion by Molumby, seconded by Genzlinger to recommend the Board of Adjustment approve the variance request. Roll Call: Jirsa yes, Osterloo no, Genzlinger yes, Molumby yes, Penney yes, Sonne yes, Larson yes. Six yes, one no, motion carried.

Variance: Mueller Lumber, 722 & 724 W Pine Ave

Mueller Lumber has applied for a back yard variance of 20 feet vs 25 feet as required to build a twin home at 722 & 724 W Pine Ave, legally described as Lot 3 & West 38' of Lot 4, Block 6, MLC Addition, a subdivision of Lot 4A and 4B, Block 4, Morningview Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned PD Planned Development District.

Mr. Genzlinger asked if the variance was the same as the previous variance brought to Planning Commission. Mr. Mueller with Mueller Lumber stated the building layout was the same as the previous building layout approved. He stated the variance was due to uneven lot depths which border Norway Avenue. Mr. Larson commented on the existing conditions. Motion by Jirsa, seconded by Molumby to recommend the Board of Adjustment approve the variance request. Roll Call: Jirsa yes, Osterloo yes, Genzlinger yes, Molumby yes, Penney yes, Sonne yes, Larson yes. Seven yes, zero no, motion carried.

Recommendation: Marshall Street Vacation South of Birch Avenue between Foster and Taylor Streets
The property owners adjacent to the Marshall Street right-of-way south of Birch Avenue between Foster and Taylor Streets have requested that the right-of-way be vacated. Mr. Schroeder stated that there are numerous encroachments, there are no City utilities located in right-of-way, the access is only used by the mobile home park, and an easement will be retained for any public/private utilities. Mr. Larson stated his opinion of the City vacating right-of-way and his belief not to do so. Mr. Schroeder stated that Public Works supports the vacation with the belief that the right-of-way will not be used due to the geography to the south. Motion by Osterloo, seconded by Jirsa to recommend Council approve the vacation request. Mr. Sonne asked about access to the south. Mr. Schroeder stated that the access to the south is from Wallace Street and that the property owner to the south has agreed to the vacation. Roll Call: Jirsa yes, Osterloo yes, Genzlinger yes, Molumby yes, Penney yes, Sonne yes, Larson no. Six yes, one no, motion carried.

Plat: A Plat of Lot 5-C, Block 7 of Westwood First Addition, A Subdivision of the SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City Of Mitchell, Davison County, South Dakota.

Mr. Schroeder stated that the person purchasing the property has or recently purchased the properties to the east and south. Mr. Schroeder also stated that he was informed that the purchaser does not plan to build anything and as such does not need an elevation certificate. Mr. Genzlinger asked who owned the lot to the northeast and how does the access easement affect the property. Mr. Schroeder stated there is an existing access easement on that lot which was previously purchased with that easement existing. It was also stated that the property to the north is still owned by CJM Consulting. Motion by Genzlinger, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 8 and 10 of Park Acres First Addition in the NE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Mr. Schroeder stated that the person purchasing the property owns the property between and does not plan to construct a building on the lots and as such an elevation certificate is not required. Chuck Mauszycki Jr. stated the same. Motion by Molumby, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: A Plat Of Lots 13, 14, 15, 16 And 17, Block 2; Lot 7, Block 3; And West Plum Avenue; All In MLC Addition A Subdivision Of Lot 4B, Block 4, And Block 5, Morningview Addition To The City Of Mitchell, Davison County, South Dakota

Mr. Schroeder stated that he has requested an updated drainage plan for the area as well as a set of plans with a timeline for completion of the detention pond. Mr. Schroeder stated that he has received the drainage plan but the additional requested documents have not been submitted. Mr. Schroeder recommended tabling the plat until the requested information has been provided.

Motion by Molumby, seconded by Osterloo to table the plats. All members present voting aye, motion carried.

Approval: MLC Addition Master Plan

Mr. Larson introduced the plan and provided past history of the plan. Mr. Mueller requested that the plan be tabled until the detention pond plans are completed. Mark Jenniges with the County stated that Plum Avenue would need to be approved by LEPC. Mr. Jenniges also stated that there is a county drain tile line that runs through the MLC Addition site which flows north to south.

Motion by Genzlinger, seconded by Osterloo to table the master plan. All members present voting aye, Sonne abstained, motion carried.

Other Business: None

Public Comment: None

Chairman Larson adjourned the meeting at 12:34 PM.

Date



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application fee due with the application.

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☒ **Variance** \$100 application fee due with application.

- Description of Variance: Click or tap here to enter text. *variance of 9ft from the property line versus 20 feet.*

☐ **Conditional Use Permit** \$100 application fee due with application

- Description of Conditional Use: Click or tap here to enter text.

This Application is for the following described real property:

Legal Description: **Lots 7,8,9,10 Blk. 11, Van Eps Addition**

Property Address: **100 E. Elm Mitchell, SD 57301**

Dated this 1st of June, 2021

Ethan Coop Lumber
APPLICANT

Life Quest % Kacee Regan
OWNER

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Ethan Coop Lumber is making an application for a side yard corner lot variance of 9 feet vs 20 feet as required to build an addition at 100 E Elm, legally described Lots 7, 8, 9, 10 Blk. 11, Van Eps 1st Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned R-3, Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on June 28, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, July 6, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 16th day of June, 2021.

Michelle Bathke

Finance Officer

Publish June 2, 2021

Approximate Costs:

MID DAKOTA PROPERTIES VII LLC
817 N SANBORN BLVD
MITCHELL SD 57301

KURTIS & NICOLE CHENOWETH
522 S MAIN ST
MITCHELL SD 57301

SOUTH SANBORN STORAGE LLC
407 N MAIN ST
MITCHELL SD 57301

BRIAN & JUDY JACKSON
PO BOX 247
PARKSTON SD 57366

L & S PROPERTY MANAGEMENT LLC
1112 9TH AVE SW
WATERTOWN SD 57201

CORTRUST BANK
F/K/A/ LIVESTOCK STATE BANK
100 E HAVENS AVE
MITCHELL SD 57301

ROY & CONNIE STURZENBECHER
613 S LAWLER ST
MITCHELL SD 57301

PHILLIP J BYRD
611 S LAWLER ST
MITCHELL SD 57301

CHAD JANSEN
609 S LAWLER ST
MITCHELL SD 57301

DANIEL & JULIE MEYLOR
730 E 14TH AVE
MITCHELL SD 57301

JUDITH STUDER
SCOTT STUDER
120 E DOUGLAS AVE
MITCHELL SD 57301

City of Mitchell | Mayor's Office
 612 North Main Street | Mitchell, SD 57301
 Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org



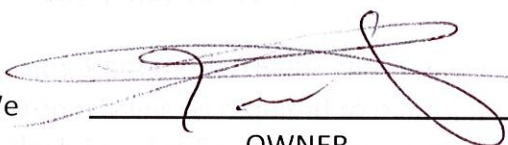
June 18, 2021

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Ethan Coop Lumber has applied for a variance of 9 feet vs 20 feet from the property line as required to build an addition at 100 E Elm Avenue, legally described at Lots 7, 8, 9 & 10, Block 11, Van Eps 1st Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned (R3) Medium Density Residential District.

Mitchell

YOU ARE FURTHER NOTIFIED, that the City Planning Commission will be conducting a hearing on this application on Monday, June 28, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, July 6, 2021 at 6:00 pm. All meetings will be in the Council Chambers, City Hall, 612 North Main Street, Mitchell, South Dakota. All interested parties may attend the hearings.

I/We  _____
 OWNER

 ADDRESS

 _____
 APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

To Whom it may Concern,

Our Family (in one entity or another) owns:

101 E. Douglas.

113 E. Douglas.

601 S Lawler.

505/511/519/605/615 S Main.

115 W Douglas.

609/705/711 S Rowley.

212 W Fir.

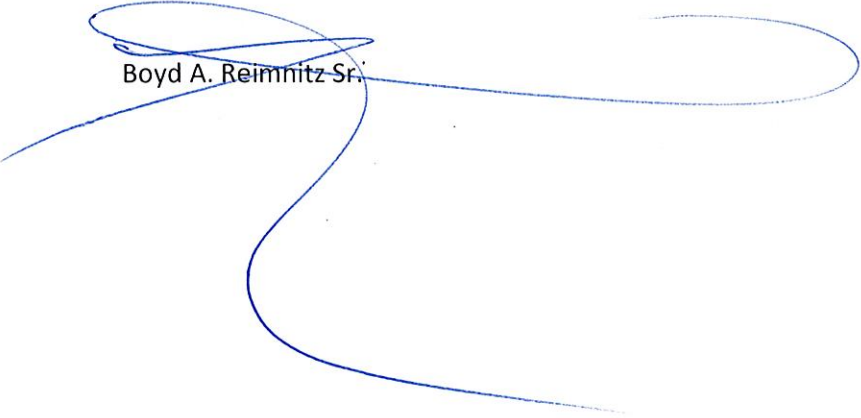
Each of these properties is within two blocks of 100 E. Elm.

We strongly support this variance.

Life Quest, their clients, their property, and their employees are a huge asset to our community and this neighborhood.

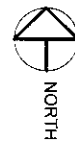
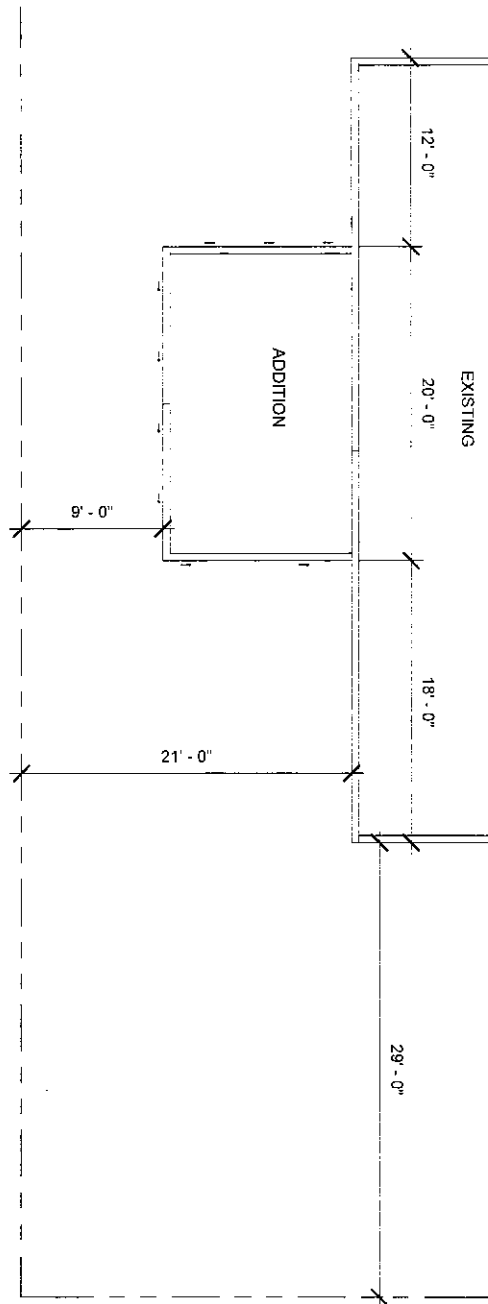
Thank you,

Boyd A. Reimnitz Sr.



SOUTH MAIN

EAST ELM



RACE ROBAN 990-7810



PO Box 167 117 West Ash Street
Ethan, SD 57334

Office: (605) 227-4224
Fax: (605) 227-4225
www.ethancooplumber.com

Life Quest Sunroom 100 E Elm

Date Revised: May 25, 2021

Sheet Name: Site Plan

Scale: 1/8" = 1'-0"

Drawn By: Ashley Gunnare

C1 *Lo 7.89?*

BRK 11



S Rowley St

E Cedar Ave

S Rowley St

S Main St

S Lawler St

E Douglas Ave

Douglas Ave

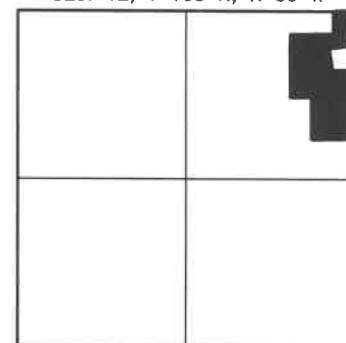
Property Location

S Main St

S Lawler St

The UPS store

SEC. 12, T 103 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'

251ST STREET

NE CORNER
12/103/60SECTION LINE
412TH AVE.33' STATUTORY
SECTION LINE
RIGHT-OF-WAYLOT 2
AJB SUBDIVISIONDAVISON COUNTY
HANSON COUNTY30' WIDE PRIVATE ACCESS EASEMENT
FOR INGRESS AND EGRESS TO TRACT 1
OF BAAS ADDITION IN HANSON COUNTY
(DEDICATED BY THIS PLAT)

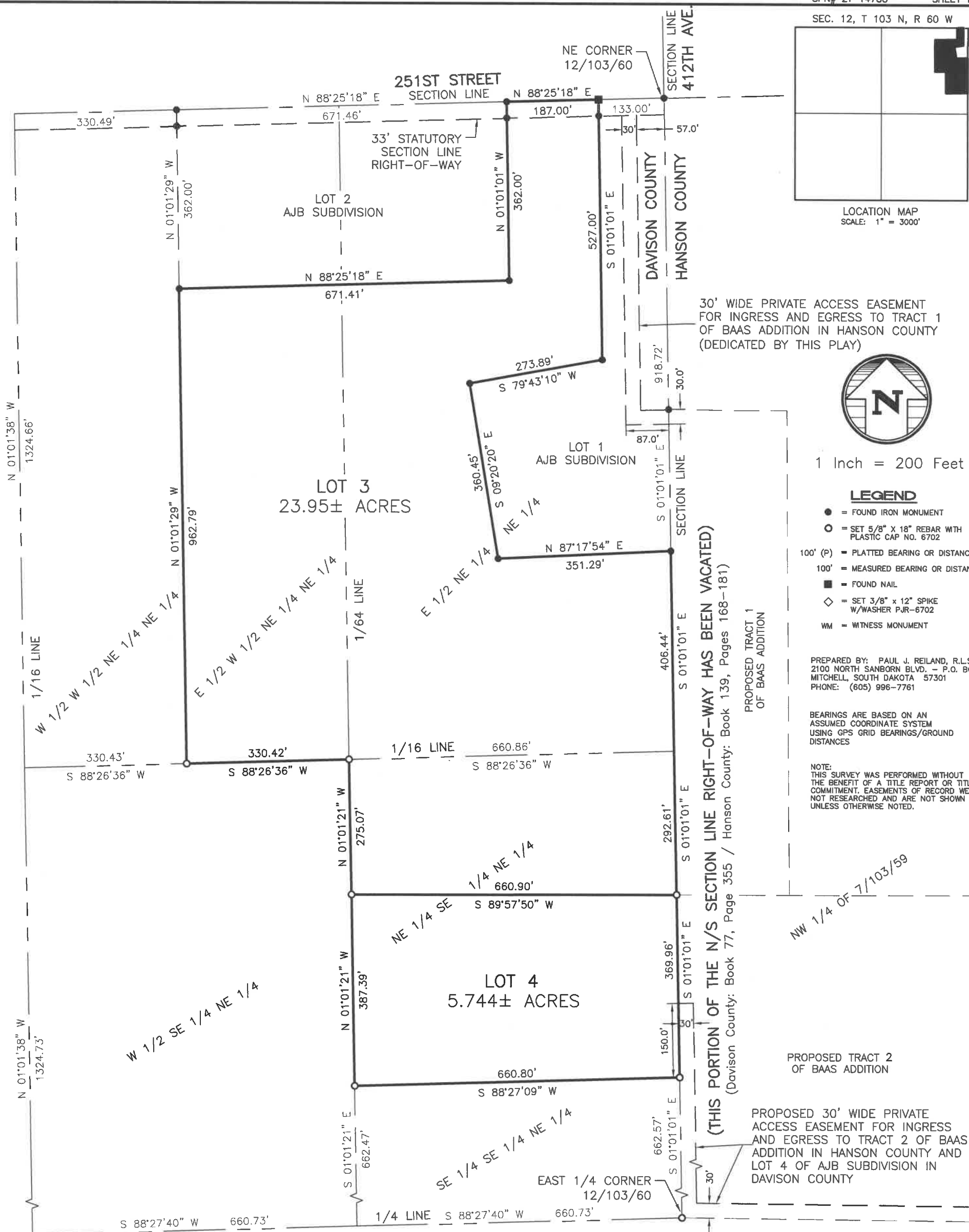
1 Inch = 200 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCESNOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

NW 1/4 OF 7/103/59

PROPOSED TRACT 2
OF BAAS ADDITIONPROPOSED 30' WIDE PRIVATE
ACCESS EASEMENT FOR INGRESS
AND EGRESS TO TRACT 2 OF BAAS
ADDITION IN HANSON COUNTY AND
LOT 4 OF AJB SUBDIVISION IN
DAVISON COUNTY(THIS PORTION OF THE N/S SECTION LINE RIGHT-OF-WAY HAS BEEN VACATED)
(Davison County: Book 77, Page 355 / Hanson County: Book 139, Pages 168-181)PROPOSED TRACT 1
OF BAAS ADDITION

A PLAT OF LOTS 3 AND 4 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Aaron Baas, Jessica Baas and Shirley Baas, as owners, and under their direction for purposes indicated therein, I did on or prior to May 10, 2021, survey those parcels of land described as follows: LOTS 3 AND 4 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2021.

Registered Land Surveyor #SD6702

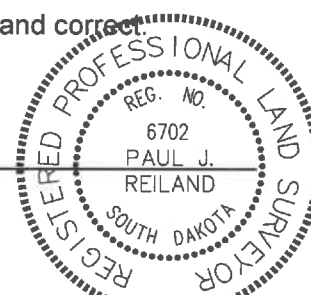
SPN
& Associates
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398

Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015





1 Inch = 300 Feet

LEGEND

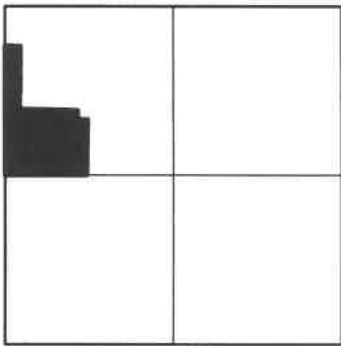
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

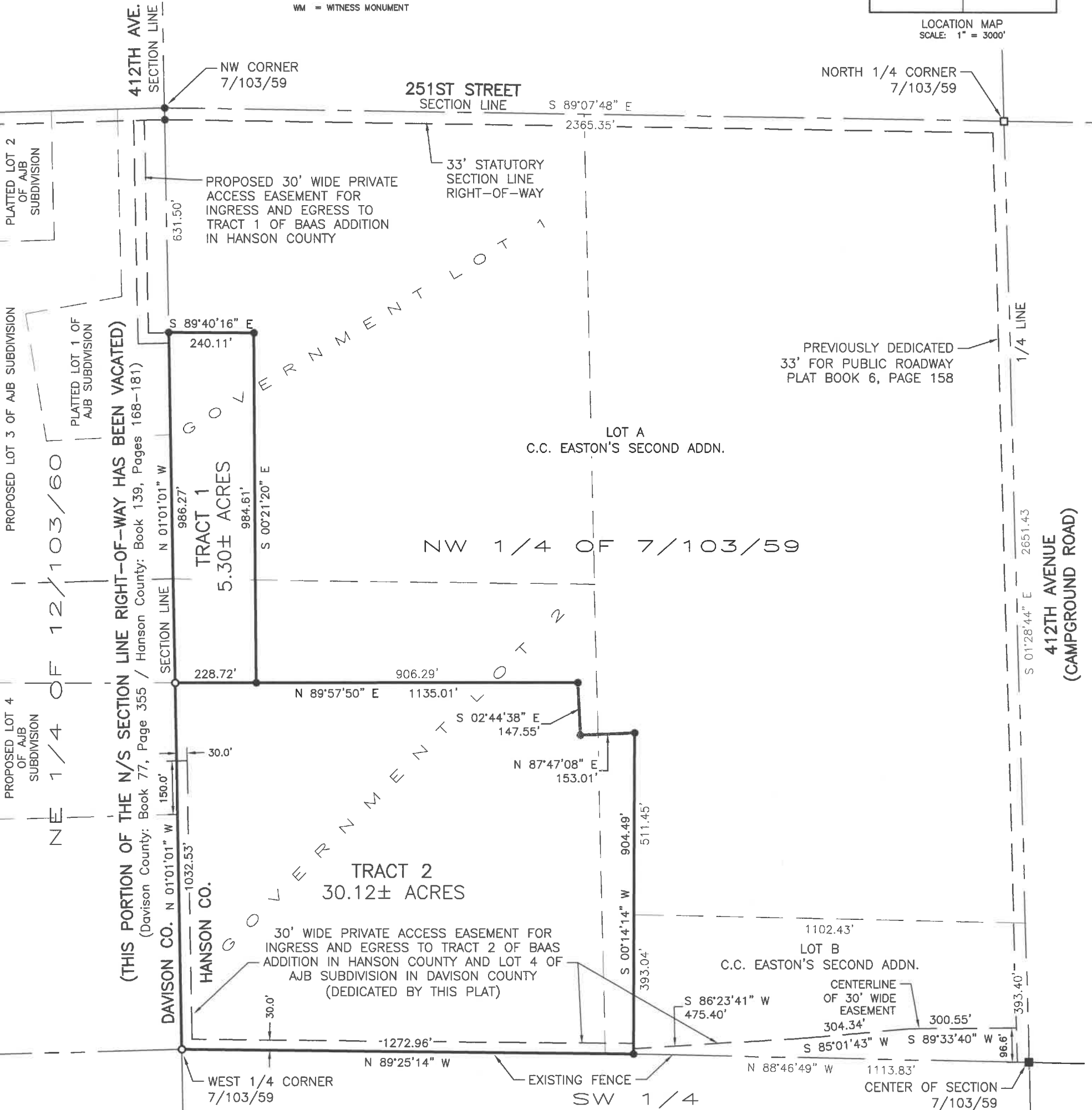
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 7, T 103 N, R 59 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF TRACTS 1 AND 2 OF BAAS ADDITION IN THE NW 1/4 OF SECTION 7, INCLUDING PORTIONS OF GOVERNMENT LOTS 1 AND 2, T 103 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed in the Owner's Certificate and Dedication, and under their direction for purposes indicated therein, I did on or prior to May 10, 2021, survey those parcels of land described as follows: TRACTS 1 AND 2 OF BAAS ADDITION IN THE NW 1/4 OF SECTION 7, INCLUDING PORTIONS OF GOVERNMENT LOTS 1 AND 2, T 103 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2021.

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

Registered Land Surveyor #SD6702



A PLAT OF TRACTS 1 AND 2 OF BAAS ADDITION IN THE NW 1/4 OF SECTION 7, INCLUDING PORTIONS OF GOVERNMENT LOTS 1 AND 2, T 103 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Hanson County, South Dakota, that the plat of TRACTS 1 AND 2 OF BAAS ADDITION IN THE NW 1/4 OF SECTION 7, INCLUDING PORTIONS OF GOVERNMENT LOTS 1 AND 2, T 103 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County Commissioners of Hanson County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Hanson County, South Dakota, at a regular meeting held on _____, 2021, approving the above named plat.

Auditor/Deputy Auditor, Hanson County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Hanson County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of TRACTS 1 AND 2 OF BAAS ADDITION IN THE NW 1/4 OF SECTION 7, INCLUDING PORTIONS OF GOVERNMENT LOTS 1 AND 2, T 103 N, R 59 W OF THE 5TH P.M., HANSON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Hanson County Date

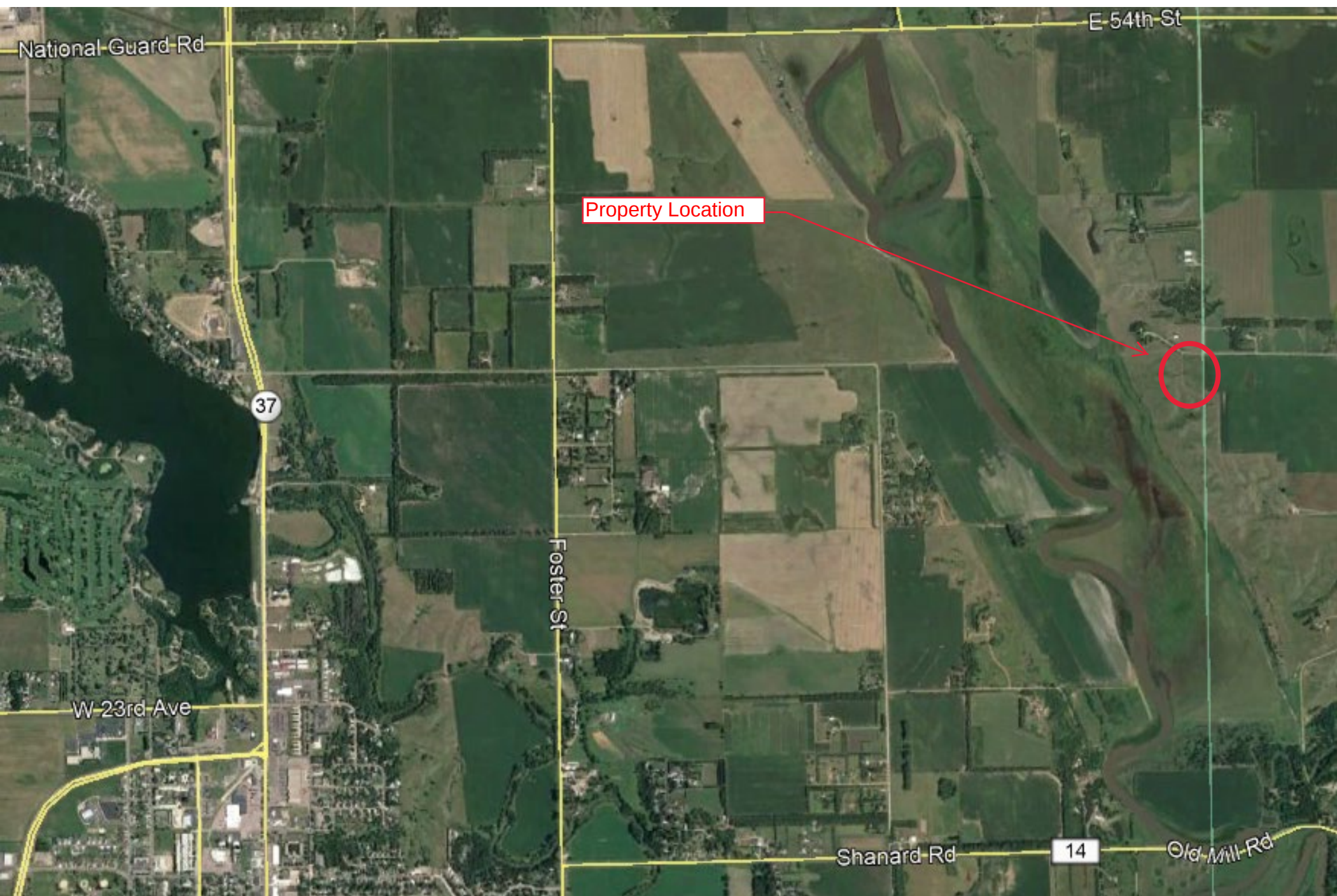
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF HANSON)SS

FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Hanson County By _____ Deputy





National Guard Rd

E 54th St

Property Location

37

Foster St

W 23rd Ave

Shanard Rd

14

Old Mill Rd



412TH AVE

251ST ST



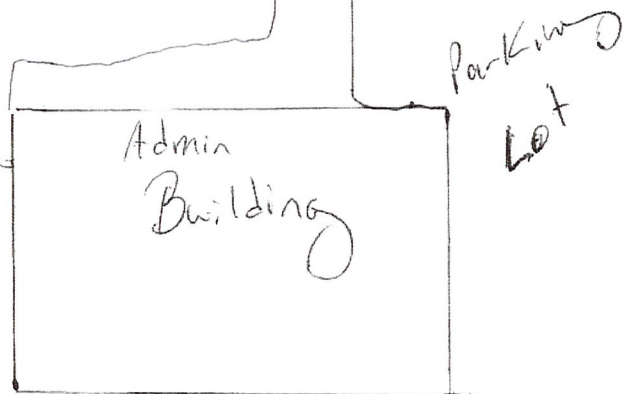
Abbot House

317 West Havens

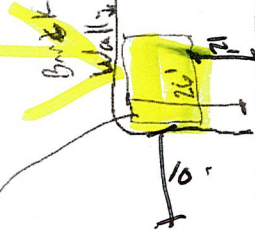
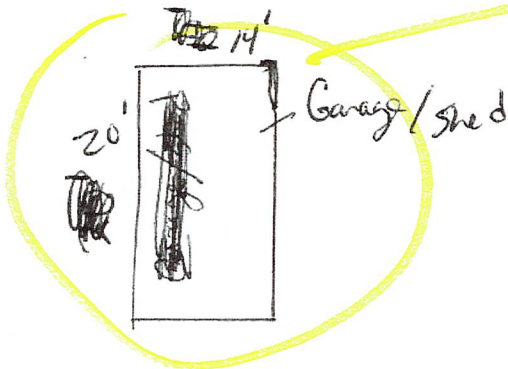
Havens

West

East



Alley

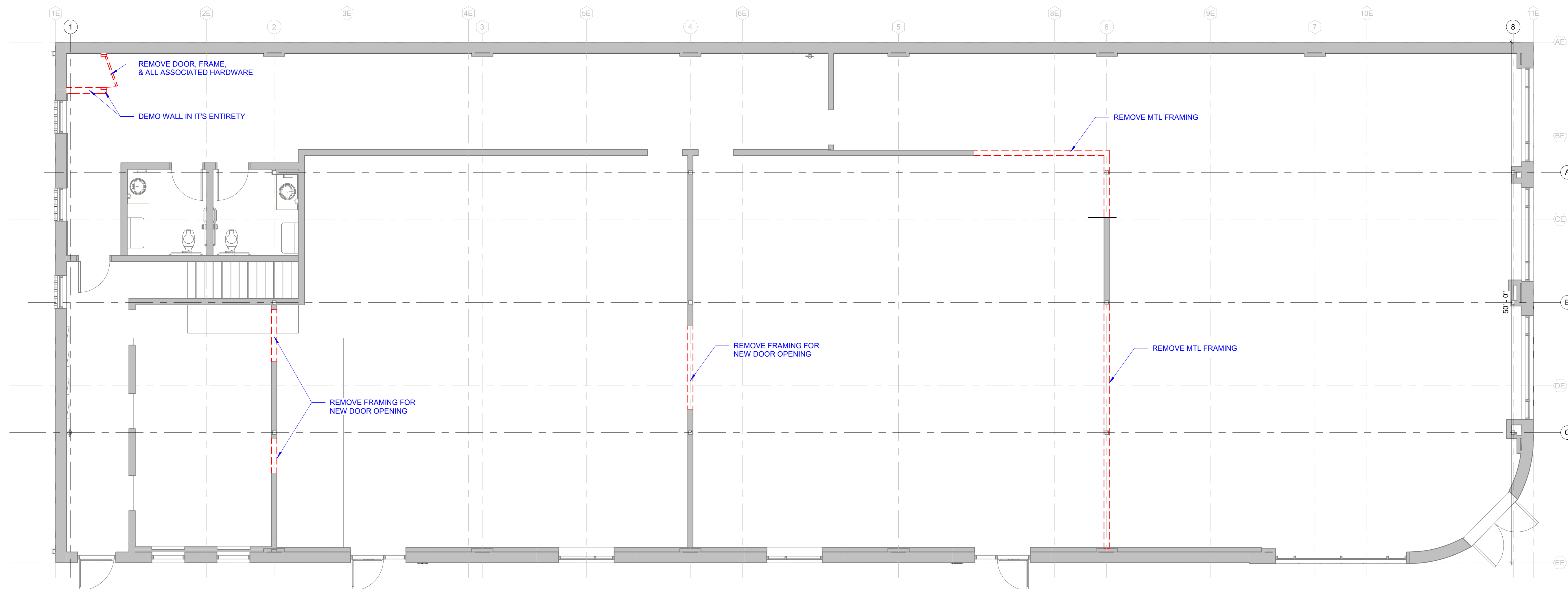


Proposed Location of Garage/Shed

S

Eric 999-6153

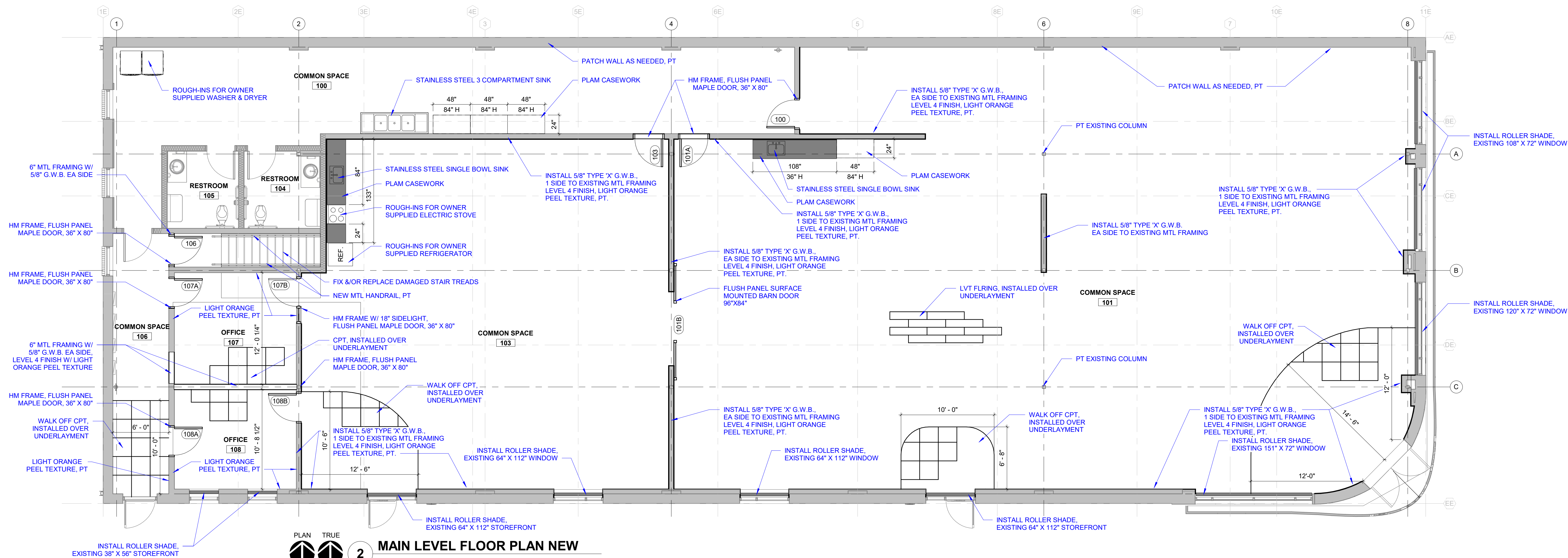




PLAN TRUE

  1 **MAIN LEVEL FLOOR PLAN DEMO**

$3/16'' = 1'-0''$

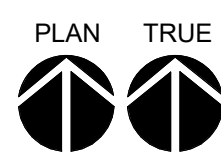
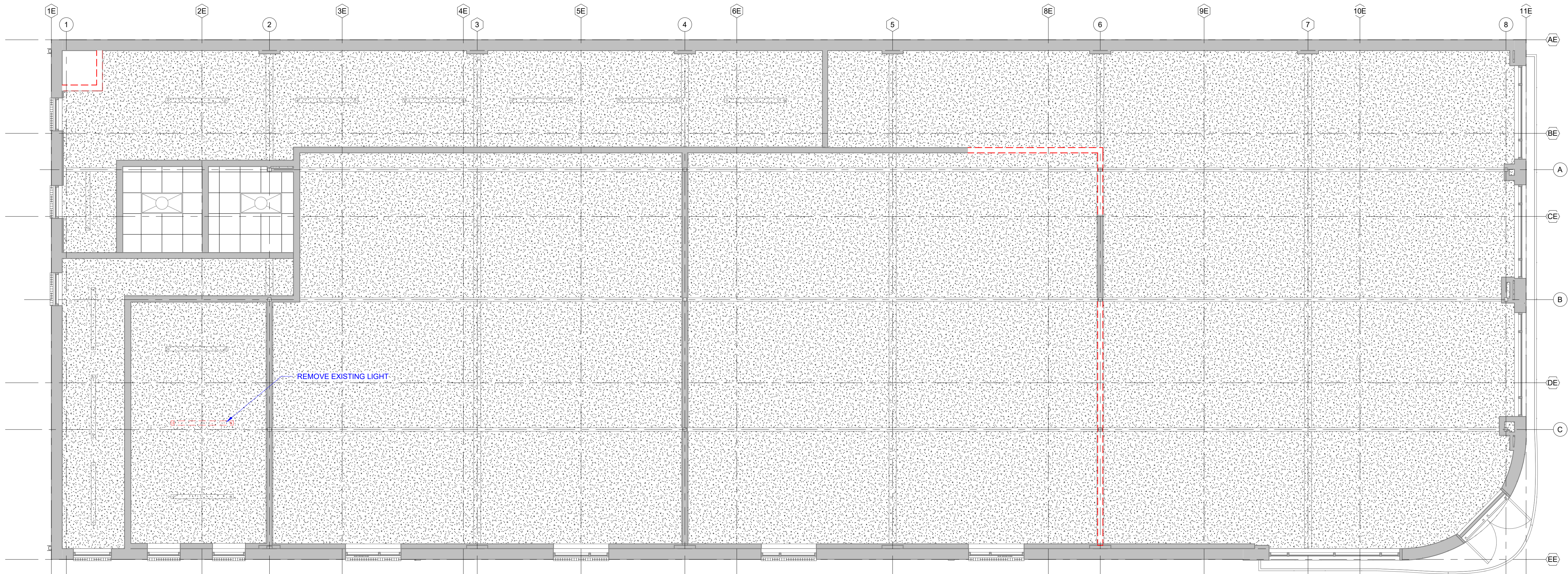


PLAN TRUE

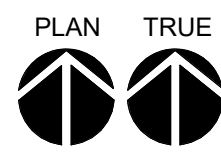
EXISTING 64" X 112" STOREFRONT

2 MAIN LEVEL FLOOR PLAN NEW

3/16" = 1'-0"



**ENLARGED REFLECTED CEILING PLAN
NEW DEMO**
3/16" = 1'-0"



**ENLARGED REFLECTED CEILING PLAN
NEW**
3/16" = 1'-0"



401 N Main Street