

**Town of Dallas Board of Adjustment Meeting**  
**Agenda**  
**Thursday, May 19, 2022**  
**To be held at the Fire Station Community Room at 6:30 pm**

1. Call to Order
2. Roll Call of Members Present; Declaring a quorum as present
3. Invocation or Moment of Silence
4. Pledge of Allegiance
5. Announcements/Introductions
6. Approval of Agenda with Additions or Deletions
7. Approval of Minutes — March 17, 2021
8. Acknowledgement of any Ex Parte Communication
9. Public Hearing
  - a. V-2022-01—Variance request from Sergius Ploshnik of Superior Quality Construction
10. Board Deliberation and Determination of Findings of Fact
11. Adjournment

**Minutes**  
**Town of Dallas**  
**Board of Adjustment**  
**Meeting of April 15, 2021**

The meeting was called to order at 6:30 pm by Chairman Curtis Wilson

The following members were present: Curtis Wilson – Chairman, John O’Daly, Reid Simms, Tiffany Faro – Alternate, and Thomas Smith – Alternate.

Also Present: Nolan Groce – Development Services Director, Jonny Denton – Town Engineer, Tom Hunn – Town Attorney, Marcus Potter – NAR, David Ledford, RLA, Ryan Rhodes – Denver Construction.

**Approval of Agenda:** A motion was made by John O’Daly to approve the agenda as presented. This was seconded by Reid Simms and approved by all.

**Approval of Minutes:** A Motion was made to approve the minutes from February 13, 2020 by Tiffany Faro. This was seconded by John O’Daly, and approved by all.

**New Business:**

A) Variance 2021-01

A motion was made by John O’Daly to enter a public hearing. Tiffany Faro seconded the motion and it was adopted unanimously. Chairman Wilson asked Board members if there were any conflicts of interest or ex parte communication amongst members. None were noted. Staff introduced Variance case 2021-01, provided background about the parcel and purpose of the variance request. Staff then read the four findings of fact necessary to grant a variance and provided a staff report related to each finding based on the application submittal. Following the staff report, Nolan Groce, Johnny Denton, Marcus Potter, David Ledford, and Ryan Rhodes were sworn in by Chairman Curtis Wilson in order to provide testimony as part of the public hearing.

David Ledford was the first member to testify. He began by asking if Board members have visited the site or viewed aerials of the site. Testimony followed by noting that numerous municipalities require roadway improvements, but that these were not clearly available. This was later rebuked by Town Staff which affirmed the Street and Traffic Standards Policy is available on the Town website. Mr. Ledford continued citing the necessary improvements in front of the property, being sidewalk, curb and gutter, planter strip, and road widening. He continued by stating that the road had not been developed in the center of the right of way and noted concerns of additional right of way dedication and existing utility infrastructure where improvements would be installed. He followed by stating how the application met the four findings of fact: The property owner would not be able to reasonable use his property based on the additional dedication of right of way, the unique circumstance of the property is based on the mis location of the roadway and existing utilities, the hardship is not a result of the property owners’ actions,

because purchasing property with knowledge of circumstances is not a self-created hardship, and that the improvements come at a cost that no other developer along Gibson Ct. has completed, due to the ordinance being adopted after their development. He also noted public safety concerns of the curb being widened only in one section of the roadway. Member Faro then questioned Mr. Ledford's qualifications as an expert witness. He verified that he is a Professional Landscape Architect in the state of North Carolina. There was then concern from the Town attorney regarding factual testimony versus opinions made relating to the existing roadway. No documentation was provided to verify misalignment of the roadway. Member Faro also requested clarification of the specific variance request. Exhibit 1 and 2 were entered into the record by David Ledford. This consisted of site survey and proposed site plan for the project. The exhibits were reviewed by the Board of Adjustment and applicant. Mr. Ledford noted that the site plan shown shows all improvements required by ordinance.

Marcus Potter, property owner, provided testimony following Mr. Ledford. He stated that he was unaware of the improvements necessary when he purchased the property. He was made aware from a conversation with Denver Construction following site plan review. He expressed concerns of widening the road in one area being a safety issue due to previous work on accident scenes. Member Faro questioned the understanding of Town standards as outline in the ordinance. Given the road is an NCDOT maintained road, Mr. Potter was unaware that any improvements would be applicable. He continued by explaining the proposed site plan layout.

Johnny Denton, Town Engineer provided testimony on behalf of the Town. Mr. Denton began by stating that Gibson Court has 4379 linear feet of property frontage within Town limits. 927 feet of frontage currently contains development, leaving 78.8% available. This would mean the Town, if it chose to do so, would only need to install 927 linear feet of sidewalk, curb, and gutter. Mr. Denton continued by noting that in each municipality he has worked in, or for, requires roadway improvements along property frontage. He noted an option rather than installing the necessary improvements would be a payment in lieu of installment. Member Faro asked if a payment in lieu has occurred within the Town previously to which Mr. Denton responded no. Fee in Lieu is based on recent cost estimates provided by project engineers and reviewed at staff level. Mr. Denton's testimony continued by noting the preferred method of improvement installments and noted the existing roadway not being built in the center of the right of way. He noted that additional right of way was dedicated on the 7-Eleven project.

Nolan Groce testified last answering questions from the Board of Adjustment. Member Faro requested traffic count information for this project. Mr. Groce explained that a TIA had not been discussed due to the existing traffic and proposed use of the property. Member Faro then questioned if the existing road width is significant enough to handle to existing and projected traffic. This was followed up by cross-examination from Mr. Ledford questioning if the road is accessible and usable for the intended use of the site, to which, in his professional opinion, Mr. Groce affirmed. Mr. Potter cross-examined by questioning if the roads current with has capacity

to handle the existing traffic. Member Faro questioned staff's capacity to answer this question due to the roadway being maintained by NCDOT and Mr. Groce not being a traffic engineer.

A motion was made to go out of public hearing by Tiffany Faro, seconded by John O'Daly, and approved by all. Town Attorney, Tom Hunn, then reviewed the four findings of fact that must be proven to meet the requirements to approve a variance.

The Board made the following conclusions on the four findings of fact:

1. Unnecessary hardship would not result from strict application of the regulation.

A motion was made by Tiffany Faro, based on testimony during the variance hearing, that there is not unnecessary hardship from the strict application of the ordinance. This was seconded by John O'Daly, and approved by all. Finding one was not met.

2. The unnecessary hardship does not result from conditions that are peculiar to the property, such as location, size, or topography.

A motion was made by John O'Daly, based on testimony heard and evidence shown during the variance hearing, that the hardship does not result from conditions that are peculiar to the property. The existing road was built off center in the existing right of way and effects each property in the area. This was seconded by Tiffany Faro, and approved by all. Finding two was not met.

3. The hardship does not result from actions taken by the applicant or the property owner.

A motion was made by Tiffany Faro, based on testimony heard during the variance hearing that potential hardship did not result from actions taken by the applicant or property owner. The conditions pre-dated the applicants purchase of the property. This was seconded by John O'Daly, and approved by all. Finding three was met and passed.

4. The requested variance is not consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

A motion was made by Tiffany Faro, based on testimony heard during the variance hearing, that the requested variance is not consistent with the spirit, purpose, and intent of the ordinance, because the Planning Board recommended and Board of Aldermen adopted the Development Standards and Street and Traffic Standards Policy to establish consistent standards as the Town grows and granting a variance for this application would not align with this goal, such that public safety is secured and substantial justice is achieved. This was seconded by John O'Daly

Based on three of the four findings not being met, a motion was made by Tiffany Faro to not approve the variance. This was seconded by Reid Simms and approved by all. The variance was denied.

A motion was made to adjourn the Board of Adjustment Meeting by Thomas Smith, seconded by Reid Simms, and approved by all.

The meeting adjourned at 8:06 pm.

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Nolan Groce, Development Services Director

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Curtis Wilson, Chairman

**TOWN OF DALLAS BOARD OF ADJUSTMENT  
OPENING STATEMENT**

*To be read by the Chair at the start of the meeting.*

“This hearing is a quasi-judicial evidentiary hearing. That means it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decisions. These rules are different from other types of land use decisions like rezoning cases.

This board’s discretion is limited. This board must base its decision on competent, relevant, and substantial evidence in the record. A quasi-judicial decision is not a popularity contest. It is a decision limited by standards based on the facts presented at this hearing. If you are speaking as a witness, please focus on the facts as standards, not personal preference or opinion.

This meeting is open to the public. Everyone is welcome to watch. Participation is limited. Only parties with Standing may participate by presenting evidence, calling witnesses and making legal arguments. Parties with Standing are limited to the applicant, local governments and persons who can show that they will suffer special damages.

Other individuals may serve as witnesses when called by the Board. Witness testimony is limited to facts, not opinions. For certain topics the Board is required to hear opinions on the impact on property values and increased traffic caused by the proposal. Individuals providing expert opinions must be qualified as experts and provide the factual evidence upon which they base their expert opinion.

Witnesses must swear or affirm their testimony. Witnesses must be recognized by the Chair, and begin their testimony with their name and address. The secretary will use the recording to make the minutes.

# TOWN OF DALLAS, NORTH CAROLINA

## REQUEST FOR BOARD ACTION

DESCRIPTION: Variance Request for Front Setback Reduction and Required Sidewalk

AGENDA ITEM NO. 9.a

MEETING DATE: 05/19/2022

### BACKGROUND INFORMATION:

Sergius Ploshnik of Superior Quality Construction has submitted a variance request for relief from 152.073.B and 152.074.H of the Subdivision Ordinance in order to develop Gaston County Parcel 221049, located at 4020 Hereford Lane. The variance requests relief from the following:

The Variance request seeks the following relief from Section 73.B: "Front and Rear Yard Setback of 35' in R-10 zone, as measured from the Right of Way." The requested allowed front and rear yard setback is 25'. The Variance request seeks the following relief from Section 74.H: "Sidewalks shall be required in order to promote the free flow of vehicular traffic and to provide safety to pedestrians." The request is to waive the sidewalk requirement for the subject property. An existing sidewalk is complete and located on the opposite side of the street.

The attached application and supporting documents show the conditions of the lot as well as the surrounding parcels.

STAFF RECOMMENDATION: Staff analysis will be presented during the meeting

BOARD ACTION TAKEN:

TOWN OF DALLAS

SUBDIVISION VARIANCE APPLICATION

In the spaces provided, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board it can properly reach each of the required findings. Attach additional pages as needed.

- 1. An unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in absence of the variance, no use can be made of the property.

The four lots have a FEMA Flood zone which runs through the rear 1/2 portion of the lots.

- 2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Per the preliminary plat the flood zone only impacts one other lot in the neighborhood but impacts all four of the owners lots.

- 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

The existence of a flood zone is not the creation of the owner.

- 4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Allowing the variance will protect personal and real property of citizens of the town and is consistent with other lots in the neighborhood.

No Change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.

[Signature]  
Signature of Applicant

[Signature]  
Signature of Applicant

Submitted as completed, including the required \$500 fee, this 28<sup>th</sup> date of April, 2022.

Staff: [Signature]



TOWN OF DALLAS

SUBDIVISION VARIANCE APPLICATION

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

To the Town of Dallas Board of Adjustment:

I, Sergius N. Ploshnik, hereby request a variance to the requirements of Section 152.073. B of the Dallas Subdivision Ordinance for the following reason(s): 152.073. H

The setback lines of 35' are inconsistent with neighboring lots and no other lot on this side of the street have sidewalks. The existence of a flood zone at the rear of the lots requires consideration of moving the structures forward of the 35' setback to protect life + property.

Street Address/location of the subject property: 0 Hereford Lane

Parcel ID #: 221049

Current Zoning District: R-10 Current Use of the Property: Vacant R-10

Property Owner: Superior Quality Construction Inc.

Address of the property owner: 4340 Hornyak Dr. Monroe, NC 28110

Contact Telephone: 704-774-7997 Email: superiorquality21@gmail.com

Applicant: Sergius N Ploshnik

Applicant Address: Same as above

Applicant Contact Telephone: \_\_\_\_\_ email: \_\_\_\_\_

Relation to Property Owner: \_\_\_\_\_

Statement by applicant: (In the space provided, or on a separate sheet, state what reason(s) you have for the requested variance be granted.)

The owner intends to subdivide the lots and build homes on them. The current 35' setback + sidewalk requirement is inconsistent with the neighboring lots and a FEMA flood line in the rear of the lots necessitates moving the lot forward.

State of North Carolina  
Department of the Secretary of State  
ARTICLES OF INCORPORATION

SOSID: 2258808  
Date Filed: 8/27/2021 10:08:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2021 236 00404

Pursuant to §55-2-02 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Incorporation for the purpose of forming a business corporation.

1. The name of the corporation is: Superior Quality Construction, Inc.
2. The number of shares the corporation is authorized to issue is: 100
3. These shares shall be: *(check either a or b)*
  - a.  All of one class, designated as common stock; or
  - b.  Divided into classes or series within a class as provided in the attached schedule, with the information required by N.C.G.S. Section 55-6-01.
4. The name of the initial registered agent is: Sergius Ploshnik
5. The North Carolina street address and county of the initial registered office of the corporation is:  
Number and Street 4340 Hornyak Dr  
City Monroe State NC Zip Code 28110 County Union
6. The mailing address, *if different from the street address*, of the initial registered office is:  
Number and Street \_\_\_\_\_  
City \_\_\_\_\_ State NC Zip Code \_\_\_\_\_ County \_\_\_\_\_
7. Principal office information: *(must select either a or b.)*
  - a.  The corporation has a principal office.  
The principal office telephone number: \_\_\_\_\_  
The street address and county of the principal office of the corporation is:  
Number and Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ County \_\_\_\_\_  
The mailing address, *if different from the street address*, of the principal office of the corporation is:  
Number and Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ County \_\_\_\_\_
  - b.  The corporation does not have a principal office.

8. Any other provisions, which the corporation elects to include, i.e., the purpose of the corporation, are attached.
9. The name and address of each incorporator is as follows:

Name

Address

Sergius Ploshnik

4340 Hornyak Dr., Monroe, NC 28110

10. (Optional): Listing of Company Officers (See instructions on why this is important)

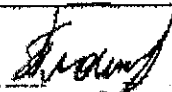
Name	Address	Title
Oleksandr Zavgorodniy	4340 Hornyak Dr., Monroe, NC 28110	President
Sergius Ploshnik	4340 Hornyak Dr., Monroe, NC 28110	Director

11. (Optional): Please provide a business e-mail address: \_\_\_\_\_

The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

12. These articles will be effective upon filing, unless a future date is specified:

This the 24 day of August, 2021



Signature

**Sergius Ploshnik, Incorporator**

Type or Print Name and Title

NOTES:

1. Filing fee is \$125. This document must be filed with the Secretary of State.





StarNews | The Dispatch | Times-News  
 Sun Journal | The Daily News | The Star  
 The Free Press | Gaston Gazette

## Order Confirmation

Not an Invoice

<b>Account Number:</b>	516581
<b>Customer Name:</b>	Town of Dallas
<b>Customer Address:</b>	Town of Dallas 210 N Holland ST Dallas NC 28034-1625
<b>Contact Name:</b>	Shannon Whittle
<b>Contact Phone:</b>	704-922-3176
<b>Contact Email:</b>	swhittle@dallasnc.net
<b>PO Number:</b>	

<b>Date:</b>	05/03/2022
<b>Order Number:</b>	7252451
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	63.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
GAS The Gaston Gazette	2	05/05/2022 - 05/12/2022	Public Notices
GAS gastongazette.com	2	05/05/2022 - 05/12/2022	Public Notices

<b>Total Order Confirmation</b>	<b>\$289.80</b>
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## Ad Preview

### NOTICE OF EVIDENTIARY HEARING Town of Dallas

The public will take notice that the Board of Adjustment for the Town of Dallas will hold a public hearing on **Thursday, May 19th at 6:30pm** in the Fire Hall Community Room, 209 West Main Street, Dallas NC 28034.

This hearing will be for a Variance request filed by Sergius Ploshnik of Superior Quality Construction. The Variance request seeks relief from the Town of Dallas Subdivision Code, Chapter 152, Section 73, Subsection B: "Lot Dimensions" and Section 74, Subsection H: "Sidewalks."

The subject property is Gaston County Parcel #221049, located at 4020 Hereford Lane, as described in Deed Book 5330 at page 1034. The Variance request seeks the following relief from Section 73.B: "Front and Rear Yard Setback of 35' in R-10 zone, as measured from the Right of Way." The requested allowed front and rear yard setback is 25'. The Variance request seeks the following relief from Section 74.H: "Sidewalks shall be required in order to promote the free flow of vehicular traffic and to provide safety to pedestrians." The request is to waive the sidewalk requirement for the subject property. An existing sidewalk is complete and located on the opposite side of the street.

All interested persons are invited and encouraged to attend. For those persons requiring special assistance, please contact Town Hall at 704-922-3176, at least 48 hours prior to the commencement of the meeting.

For questions or further information, please contact Brian Finnegan at (704) 922-3176 x 264 or email [bfinnegan@dallasnc.net](mailto:bfinnegan@dallasnc.net).

May 5, 12, 2022 7252451

James White Jr 1020 Ayrshire Ln Dallas, NC 28034	Timothy & Carissa McGinnis 1013 Ayshire Ln Dallas, NC 28034	Arnold & Andrea Armstrong 1012 Ayrshire Ln Dallas, NC 2834
Randy Miller 111 Guernsey Ct Dallas, NC 28034	Ryan Lingholm and Melissa Sandoval 3048 Hereford Ln Dallas, NC 28034	Eric & Donna Wood 3052 Hereford Ln Dallas, NC 28034
Superior Quality Construction Inc 4340 Hornyak Drive Monroe, NC 28110	Lauren & Taylor Sisk 4033 Hereford Ln Dallas, NC 28034	Scott & Yamileth MacDonald 4005 Hereford Ln Dallas, NC 28034
Johnnie & Stephanie Harris 121 Guernsey Ln Dallas, NC 28034	Michael & Veronica Etters 4028 Hereford Ln Dallas, NC 28034	MCH SFR NC Owner 1 LP 14355 Commerce Way Miami Lakes, FL 33016
Cynthia Harris & Carol Robertson 2016 Longhorn Dr Dallas, NC 28034	Toe River Capital, LLC 207 E 3 <sup>rd</sup> Avenue Gastonia, NC 28052	Joshua Freeman 4044 Hereford Ln Dallas, NC 28034
Harry Waller III 4013 Hereford Ln Dallas, NC 28034	Robert & Nancy Brown 13192 Dunwoody Ln Carmel, IN 46033	John & Helen O'Daly Life Estates 112 Brahman Ct Dallas, NC 28034
Christopher & Heather Key 2353 Hampton Meadows Ln Cramerton, NC 28032	Cary & Doris Craig 1001 Ayshire Ln Dallas, NC 28034	Dana & Justin Ayers 1017 Ayshire Ln Dallas, NC 28034
Patrick & Mary McDonald 1025 Ayrshire Ln Dallas, NC 28034	Michael & Ursula Reed 2020 Longhorn Drive Dallas, NC 28034	Amanda & Calvin Byers 108 Brahman Ct Dallas, NC 28034
Daniel Bumgardner 2017 Longhorn Dr Dallas, NC 28034	Anthony & Terry Wentz 1008 Ayrshire Ln Dallas, NC 28034	Terry & Sheila Whitaker Shannon Whitaker 4029 Hereford Ln Dallas, NC 28034
David Albright 104 Brahman Ct Dallas, NC 28034	Charles & Ashlee White 913 Ayrshire Ln Dallas, NC 28034	Rachel & Ronald Powell 3045 Hereford Ln Dallas, NC 28034

Aliene Patterson PO Box 276 Dallas, NC 28034	Jessica Carpenter 4021 Hereford Ln Dallas, NC 28034	Elisabeth & Kyle Haywood 4024 Hereford Ln Dallas, NC 28034
Gaston Area Lutheran FND Inc 916 S Marietta St Gastonia, NC 28054	FKH SFR Propco A LP c/o First Key Homes LLC 1850 Parkway Place Suite 900 Marietta, GA 30067	Lisa Cunningham 1016 Ayrshire Ln Dallas, NC 28034
Dennis & Cecelia Kuykendall 3031 Hereford Ln Dallas, NC 28034	Timothy & Hollie Parrish 1721 Eden Glen Dr Dallas, NC 28034	Tracy & Argerie Beaver 2012 Longhorn Dr Dallas, NC 28034
SFR JV -1 2020-1 Borrower LLC c/o Tricon American Homes LLC 1508 Brook Hollow Dr Santa Ana, CA 92705	Gladys & Sean Setzer 4036 Hereford Ln Dallas, NC 28034	Michael & Dana Everhart 4009 Hereford Ln Dallas, NC 28034
Christopher Johnson 1009 Ayrshire Ln Dallas, NC 28034	AMH NC Properties Two LP 23975 Park Sorrento 3 <sup>rd</sup> Floor Calabasas, CA 91302	Francisca Dorantes 3725 Sand Wedge Dr Gastonia, NC 28056
William & Christina Bowen 1711 Eden Glen Dr Dallas, NC 28034	Brian & Carmen Powers 1005 Ayrshire Ln Dallas, NC 28034	Sherry & Joseph Sharpe 125 Guernsey Ct Dallas, NC 28034
David & Sylvia Moore 3044 Hereford Ln Dallas, NC 28034	Hospice of Gaston County ATTN John Brock Smith PO Box 3984 Gastonia, NC 28054	Carlos & Etna Jorge 3035 Hereford Ln Dallas, NC 28034
RS Rental II LLC 31 Hudson Yards New York, NY 10001	Howard Sigmon 4040 Hereford Dr Dallas, NC 28034	Christopher & Allison Cotton 1021 Ayrshire Ln Dallas, NC 28034
Roger & Wendy Blanton 4017 Hereford Ln Dallas, NC 28034	2017-2 IH Borrower LP c/o Invitation Homes 1717 Main St Ste 2000 Dallas, TX 75201	SFR Investments V Borrower 1 LLC P O Box 4090 Scottsdale, AZ 85261
Jeannie Jones 100 Guernsey Ct Dallas, NC 28034	Brian & Shellie Lindler 1707 Eden Glen Dr Dallas, NC 28034	David Beane 4045 Hereford Ln Dallas, NC 28034



Danya Gorgei 4025 Hereford Ln Dallas, NC 28034	Billy & Julia Stockton 100 Brahman Ct Dallas, NC 28034	Dennis & Vickie Crosby 3039 Hereford Ln Dallas, NC 28034
Thomas & Anita Dimauro 3056 Hereford Ln Dallas, NC 28034	William & Patricia Arrowood 2013 Longhorn Dr Dallas, NC 28034	Alan Harker 4048 Hereford Ln Dallas, NC 28034
Connie & Danny Skutt 4041 Hereford Ln Dallas, NC 28034	Brenda Boring 1719 Eden Glen Dr Dallas, NC 28034	James & Christina Carroll 2024 Longhorn Dr Dallas, NC 28034

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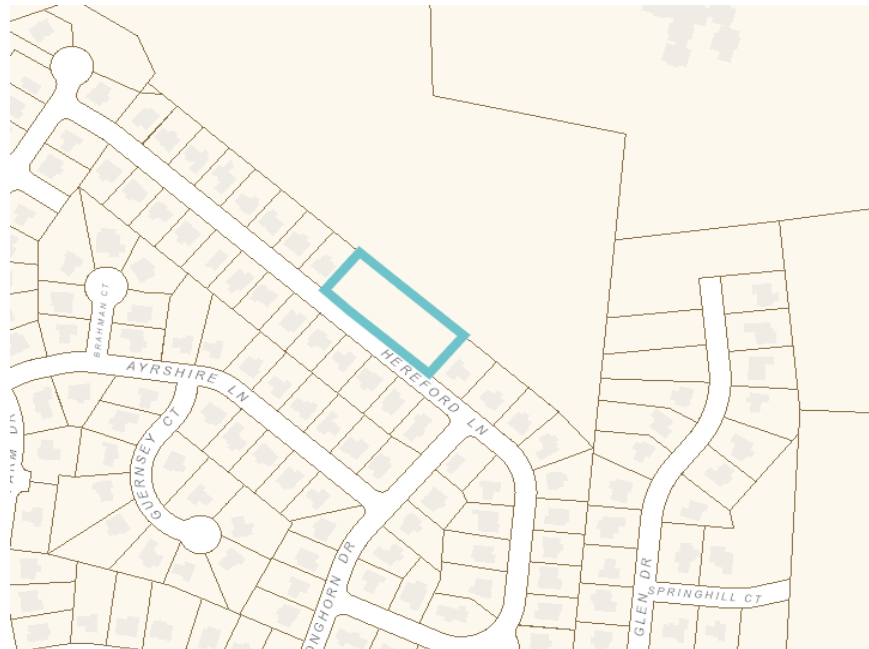
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**TOWN OF DALLAS**

VARIANCE  
REQUEST

APPLICANT: [REDACTED]  
PROPERTY ADDRESS: [REDACTED]  
PROPERTY TYPE: [REDACTED]  
VARIANCE TYPE: [REDACTED]  
APPLICANT CONTACT: [REDACTED]

**PUBLIC HEARING NOTICE**

[REDACTED]









