



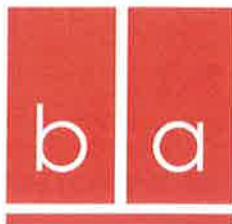
ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	609 Springfield Avenue
Application #:	ZB-25-2297
Description/Variances:	(d) – variance for FAR, and (c) – variances for one-story addition, garage, and deck in side yard.
Sent to Staff for Comments:	5/30/25
Due Date:	7/1/25

Staff / Commission / Consultant	<u>Delivery Method</u>	<u>Report Attached with Comments</u>	<u>Report Attached with No Objections</u>	<u>Not Submitted</u>	<u>Not Required</u>
Eric Evers, Director Fire Chief	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Ryan Peters Police Chief	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Engineering: Colliers	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Ralph Maritato Construction Official	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
John Linson City Forester	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Board of Health: Westfield	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Historic Preservation Commission	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Environmental Commission <i>(if required)</i>	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Board Planner Burgis Associates	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			

AT DUE DATE / UPON RECEIPT FROM ALL STAFF:

Sent to Applicant:	_____ / _____ / _____
Sent to Attorney:	_____ / _____ / _____



BURGIS
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: City of Summit Zoning Board of Adjustment
From: Ed Snieckus, Jr. PP, LLA and Tom Behrens, PP, AICP
Subject: Lindeman Residence (ZB-25-2297)
609 Springfield Avenue
Block 1803 Lot 9
'd'(4) FAR & 'c' Bulk Variance Requests
Date: July 2, 2025
BA#: 4269.29

I. INTRODUCTION

The Applicants, Todd and Jessica Lindeman, are requesting 'd'(4) FAR and 'c' bulk variance relief for several proposed improvements to the existing dwelling and property located at the above-referenced site. Proposed improvements include a one-story addition to accommodate a new garage, pantry and mudroom, deck in the eastern side yard area, new basement entrance in the front yard area along High Street and driveway relocation/reconfiguration. The site is located in the R-10 Zone wherein the existing/proposed detached single-family dwelling is a permitted principal use. Planning comments related to the proposed improvements and extent of required variance relief are detailed herein.

II. DOCUMENTS SUBMITTED

Our office has received and reviewed the following application documents:

1. Application forms and accompanying materials.
2. Architectural plans (4 sheets) prepared by Michael Chiarella Architect last revised April 14, 2025.
3. Zoning worksheet: attic level prepared by Michael Chiarella Architect undated.
4. Lot grading plan (1 sheet) prepared by ABC Survey, LLC dated April 14, 2025.
5. Landscaping plan (2 sheets) unsigned and undated.

III. PROPERTY DESCRIPTION

The site, identified as Block 1803 Lot 9, is a 0.27-acre corner lot with frontages on Springfield Avenue and High Street developed with a two-story single-family dwelling constructed in 1900. Associated site improvements include a paved driveway east of the dwelling that shares access to Springfield Avenue with the adjacent residential lot (Lot 8) to the east. Development immediately surrounding the site consists of detached single-family uses. The following aerial image provides an overview of the existing site conditions and surrounding development pattern.

IMAGE 1 - SITE AERIAL PHOTOGRAPH



Source: NJ Parcel Explorer, Rowan University

IV. REQUIRED VARIANCE RELIEF

The development application requires the following variance relief:

1. **'d' (4) Floor Area Ratio.** The R-10 Zone permits a maximum FAR of 25% where the existing dwelling has a nonconforming FAR of 31.5% and the proposed improvements will increase the floor area of the dwelling by 64 square feet resulting in a FAR of 32.0%. In accordance with the DRO, the proposed garage space is excluded from the FAR calculation.
 2. **'c' Minimum Front Yard Setback.** The R-10 Zone requires a minimum front yard setback of 30 feet where portions of the existing dwelling have an existing nonconforming front yard setback of 15.3 feet to the front lot line along High Street and the proposed one-story garage addition will have a nonconforming front yard setback of 29.1 feet.
 3. **'c' Minimum Side Yard Setback.** The R-10 Zone requires a minimum side yard setback of 12 feet where the existing dwelling has a conforming side yard setback of 19.9 feet and the proposed improvements will have a nonconforming side yard setback of 8.1 feet to the northern side lot line.
 4. **'c' Maximum Building Coverage.** The R-10 Zone permits a maximum building coverage of 18% where the property has an existing building coverage of 14.8% and the proposed improvements result in a nonconforming coverage of 20.4%.

5. **'c' Basement Stairwell Encroachment.** The exterior basement access has been revised from the northeast side yard area of the dwelling to the western front yard area with a nonconforming front yard setback of approximately 27.5 feet where a minimum setback of 30 feet is required.
6. **'c' Garage Facing Street.** In accordance with Section 35-14.2.F.4., lots having a width greater than 90 feet shall have side or rear facing garages where the proposed garage is fronting facing along the property's High Street frontage.
7. **RSIS Parking Requirement.** The DRO requires a minimum of two parking spaces while the New Jersey Residential Site Improvements Standards (RSIS) requires a minimum of 2.5 parking spaces for 4-bedroom dwellings. The proposed number of bedrooms should be confirmed to demonstrate parking compliance and adequacy. It is noted that the new 12 foot by 29.1 foot driveway (measured from garage face to front lot line) and one-car garage can technically accommodate two parked cars where minimum parking dimensions of 9 feet by 18 feet are required per RSIS. The Applicant shall address the adequacy of parking and whether the driveway should be widened, or some other accommodation to provide additional parking, to the extent that such additional parking is determined to be necessary. It is noted that the existing and proposed lot coverage are conforming.

V. GENERAL COMMENTS

1. The property is a corner lot where the existing driveway on Springfield Avenue currently serves the subject site and adjacent residential property to the east. This driveway access will be reconfigured to only serve the neighboring property to be replaced with lawn and landscape area on the subject site. A new driveway and curb cut will be installed to provide access from High Street to the proposed garage. This new garage is front facing where not permitted recognizing the lot has two frontages which poses a challenge to achieving compliance. This also eliminates the existing nonconforming driveway setbacks of 0 feet on both lots where a minimum driveway setback of 2 feet from side lot lines is required and will reduce the width of the existing curb cut on Springfield Avenue.
2. The R-10 Zone permits a maximum lot coverage of 35% where the proposal will result in a lot coverage reduction of 1.2% (145 sf) from 29.3% to 28.9%.
3. The Applicant shall discuss how the proposed improvements are consistent with the historic character of the existing dwelling constructed in 1900.
4. The proposal includes the addition of one garage space where the property does not currently have a garage and where the R-10 Zone requires two garage spaces in accordance with Section 35-14.2.F.2.
5. The proposed basement access will replace the existing basement access in the eastern side yard area which the Applicant indicates does not currently comply with applicable building code requirements. The new basement access will be located in the front yard area facing High Street requiring variance relief with the existing access to be removed and replaced with a new uncovered deck. This access will be connected to the new driveway via a paved walkway in the front yard area. The Applicant shall confirm the basement does not contain amenities (kitchen, bedroom, full bathroom, etc.) to become an accessory dwelling unit and has separate access to the interior of the dwelling.

6. The lot grading plan indicates 3 trees will be eliminated to accommodate the proposed improvements in the northern area of the property. An extensive landscaping plan featuring a variety of trees and shrubs is proposed providing screening along the northern side lot line and enclosing the eastern side yard area. Additional plantings are proposed in both front yard areas. It is noted that the plants depicted on the landscape plan are not labeled and therefore the connection to the proposed plant schedule is unclear. The plant schedule should be updated to provide the quantities of each plan species. Furthermore, the plant heights and widths listed on the schedule appear to be the plant dimensions at maturity and should be revised to include the plant specifications at installation to demonstrate the extent to which the installation will provide the intended effective screening.
7. It is noted that the proposed landscape screening along the northern side lot line appears to be in conflict with the proposed paved walkway in this location depicted on the site and architectural plans but not depicted on the landscape plan. The Applicant shall provide clarification of this issue in light of the variance relief required for the proposed nonconforming side yard setback from the northern side lot line. The Applicant shall confirm if the existing 4 foot high chain link fence parallel to the northern lot line will remain or be removed.
8. The Applicant shall confirm the extent of any existing and proposed stormwater management improvements the review of which we defer to the Board Engineer.
9. The two existing a/c units are located in the front yard area facing High Street. The Applicant shall confirm if the proposed landscaping in the front yard area along High Street is sufficient to adequately screen these units or if additional plantings are required around the units.

***Should the application be approved, the Applicant are hereby noticed to read the Zoning Board resolution of approval making note of all required conditions. It is the applicant's responsibility to take action necessary to meet the stated conditions prior to submitting a construction permit. Failure on the part of the applicant to meet the conditions will result in unnecessary delay in processing the construction and grading permit applications, as applicable.**

VI. STATUTORY CRITERIA

The following is a summary of 'd' and 'c' variance criteria required to be addressed by the Applicant:

'd'(4) FAR Variance

The application requires variance relief pursuant to N.J.S.A. 40:55D-70d(4) for the proposed floor area ratio (FAR) which exceeds the zone's maximum permitted FAR of 25%. An applicant requesting a 'd' variance must demonstrate that special reasons exist for the granting of the variance, and that the granting of the variance will further the purposes of the Municipal Land Use Law (MLUL). This is referred to as the positive criteria. In addition, the applicant must address the negative criteria by proving there will be no substantial detriment to the public good and no substantial impairment to the intent of the Master Plan and Zoning Ordinance.

In Randolph Town Center v. Randolph, 324 N.J. Super. 412, 416 (App. Div. 1999), the Appellate Division held that a 'd'(4) FAR variance is more akin to a 'd'(3) conditional use variance than a 'd'(1) use variance. As such, the standard established for 'd'(3) variance requests in Coventry Square v. Westwood Board of Adjustment, 138 N.J. 285, 298-299 (1994) was applied to 'd'(4) variances. Specifically, the applicant is not obligated to show the particular suitability of the site as required for a 'd'(1) variance, but rather that the site can accommodate the problems associated with the proposed permitted use with a larger FAR than permitted by ordinance.

'c'(1)/'c'(2) Variance Relief

The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test as described below. The Applicant may apply one or both of these tests in providing justifications for their 'c' variance requests.

- A. Physical Features Test: An applicant may be granted 'c'(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- B. Public Benefits Test: An applicant may be granted 'c'(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the MLUL; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition, the Applicant must address the Negative Criteria of the statute. Specifically, the Applicant must demonstrate: 1) the variance can be granted without substantial detriment to the public good; and 2) that granting the relief will not substantially impair the intent and purpose of the master plan and zoning ordinance.



STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary

TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
<input type="checkbox"/> Engineering	Colliers
<input type="checkbox"/> Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	609 Springfield Avenue	Block: 1803	Lot: 9
Application #:	ZB-25-2297	Applicant Names: Todd & Jessica Lindeman	
Description/Variances:	(d) - variance for FAR, and (c) - variances for one-story addition, garage, and deck in side yard.		

Comments Due Date:	7/1/25	Please email landuse@cityofsummit.org if you are unable to meet this date.
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Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: BUILDING CO. INC.

Print Name:	Eric Evers	Print Title:	Fire Chief	Date:	6-2-25
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STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary

TO:

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

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COMMENTS: No objections
16/6/2021

Print Name:		Print Title:		Date:	
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Memorandum

To: Zoning Board
From: Marie Raffay, P.E.
Date: July 2, 2025
Subject: 609 Springfield Avenue
Block 1803, Lot 9
Summit, Union County, NJ

Summit No.: ZB-25-2297

We have reviewed the application and associated submissions prepared by the Applicants, Todd and Jessica Lindeman of the subject property as referenced below:

- a. Application to Zoning Board of Adjustment, signed, dated March 31, 2025;
- b. Zoning Board Application Checklist, undated;
- c. Narrative Description of Proposed Project for a Variance prepared for 609 Springfield Avenue property;
- d. Certified List of Property Owners within 200 feet, dated January 27, 2025, with map;
- e. Certification of Taxes paid to date, dated January 27, 2025;
- f. Lot Grading Plan, entitled "Lot Grading Plan Prepared for Lindeman Residence, 609 Springfield Avenue, Tax Lot 9 in Block 1803, City of Summit, Union County, New Jersey" prepared by ABC Surveys LLC, consisting of one (1) sheet, dated April 14, 2025;
- g. Architectural Plans entitled "Lindeman Residence Proposed Alterations and Additions to Existing Single Family Residence, 609 Springfield Avenue, Summit, New Jersey, Lot 9, Block 1803" prepared by Michael Chiarella Architect, consisting of four (4) sheets, dated May 22, 2024, and last revised April 14, 2025;
- h. Architectural Zoning Worksheet: Attic Level, prepared by Michael Chiarella, Architect, undated;
- i. Partial Landscaping Plan, consisting of two (2) sheets, undated.

Based on our review of the above-referenced documents, this office offers the following comments:

1. The 11,933-square foot (0.274-acre) property is located on the corner of High Street and Springfield Avenue.

2. The property is in the R-10 Residential Zone with adjacent properties in the same zone. The property across the intersection to the southwest is in the R-15 zone.
3. The property is mostly rectangular in shape with approximately 109-feet of frontage along Springfield Avenue and 115-feet of frontage along High Street.
4. The property is mostly level, featuring a predominantly flat terrain.
5. The property is currently improved with a 2-1/2 -story dwelling, outdoor basement access, paved driveway, and related site improvements. The Applicant should confirm in testimony.
6. The Applicant is seeking bulk variances for the construction of a one-story addition, which will include a garage, pantry, and mudroom area, along with a side yard deck, a new basement entrance, and a relocated driveway. The proposed improvements encroach on the front and side yard setback to High Street and exceed the maximum permitted building coverage. The Applicant should provide testimony to support the requested variances.
7. The proposed garage addition will be accessed from High Street with a front facing garage. The proposed curb cut and driveway apron will require a road opening permit from the City. Concrete sidewalk, driveway apron and block curb within the City right-of-way shall conform to §18-1.7 Standards and Specifications for Streets and Sidewalks.
8. The existing driveway on Springfield Avenue is to be removed and replaced with lawn. The existing driveway also serves the adjacent property to the east. The Applicant should confirm that access to the adjacent driveway will still be maintained and whether an access easement is needed.
9. The Applicant should provide testimony regarding the orientation of the basement access stairs and the encroachment into the setback to High Street.
10. The proposed improvements result in a decrease of 46 square feet of impervious coverage. Since the change in impervious coverage is less than 300 square feet, the Applicant is not required to provide stormwater mitigation.
11. The Applicant should provide testimony regarding the collection of stormwater runoff and the orientation of downspouts from the roof. The Applicant should confirm that no stormwater runoff will be directed to adjacent properties.
12. The Applicant appears to be proposing minimal grading to the property. The Applicant should confirm the grading modifications in testimony.
13. The Applicant is proposing to disturb 7,500 square feet for this project. The Applicant shall be aware that disturbances of greater than 5,000 square feet require a permit from Somerset-Union Soil Conservation District.
14. The Applicant has noted that they will maintain a silt fence for the entire duration of construction.

15. The Applicant has noted the location of the AC units. All mechanical equipment shall comply with the Ordinance for setbacks and screening.
16. The Applicant has noted that they are proposing to remove three (3) trees from the property, and we defer to the City Forester for review and approval of the proposed improvements.
17. The Applicant shall be aware of their responsibility to repair any damage to improvements within the City right-of-way including, but not limited to, curb and asphalt caused by construction activities associated with the installation of the improvements on the subject lot.
18. The Applicant shall remove all excavated and excess soil from the site and shall not use excess soils elsewhere on site.
19. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties because of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.
20. As a condition of approval, signed digital plans shall be transferred to the City of Summit for use in updating the GIS database for the property. Coordination with the City's Engineering Department shall be the responsibility of the Applicant after the application is approved by the City and prior to the issuance of a Certificate of Occupancy.

Should the Board approve the project, the approval may be subject to the issuance of a grading permit (Chapter 35, Article 15) and any required Board conditions. The Applicant shall verify the need for a grading permit with the City which will not be issued until all conditions of the resolution of approval are satisfied.

If you have any questions or require anything further, please contact me.

MKR/Ih

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STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	609 Springfield Avenue	Block: 1803	Lot: 9
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COMMENTS: _____

In accordance with NJAC 5:23-6.32, AC-powered, interconnected smoke detectors with battery backup are required in the following locations:

A minimum of one smoke detector on each level of the building, including the basement.
A Smoke/Carbon Monoxide detector in sleeping areas within 10 feet of all bedroom doors.

The garage area must meet fire rating requirements as specified in FTO-13. If a variance is granted, compliance with these provisions and the most current codes must be clearly indicated on the plans submitted for the construction permit.
All plans must adhere to current building codes.

Print Name:	Ralph Maritato	Print Title:	Construction Official	Date:	6-2-25
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STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary

TO:

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
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COMMENTS: *My suggestion is to work with the neighbor at Lot 10J to provide screening of the proposed improvements.*

Print Name:	John Linson	Print Title:	Forester	Date:	6/13/25
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STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary

TO:

FLOOD ZONE

	Name	Title / Committee
<input type="checkbox"/>	Eric Evers	Fire Chief
<input type="checkbox"/>	Ryan Peters	Police Chief
<input type="checkbox"/>	Engineering	Colliers
<input type="checkbox"/>	Ralph Maritato	Construction Official

☐	John Linson	City Forester
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COMMENTS: No Comments

Print Name:	George Kozojos	Print Title:	HEHS	Date:	10/21/25
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STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary

TO:

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
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COMMENTS: *THE EXISTING 1900 SHINGLE HOUSE CONTRIBUTES TO THE SPRINGFIELD AVE STREETSCAPE, SO IT IS IMPORTANT THAT ANY ADDITION MAINTAINS THE ARCHITECTURAL INTEGRITY OF THE ORIGINAL HOUSE. THE PROPOSED ADDITION WITH ITS SLATE ROOF, CEDAR SHINGLES, TRIMWORK AND FENESTRATION INTEGRATES WELL WITH THE ORIGINAL STRUCTURE. THE H.P.C. SUPPORTS THIS APPLICATION.*

Print Name:	JAMES BURGESS	Print Title:		Date:	JUNE 26, 2025
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STAFF COMMENTS REPORT

DATE: 5/30/25

FROM: Land Use Assistant / Board Secretary

TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
<input type="checkbox"/> Engineering	Colliers
<input type="checkbox"/> Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input checked="" type="checkbox"/> Francie Cho		Environmental Commission

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COMMENTS: _____

The application is for variances for building coverage, front and side yard setbacks, FAR, street facing garage and others necessary for a one-story addition to contain a new garage, relocation of the driveway from Springfield Ave to High St, new side yard deck and new basement entrance. These improvements will enhance the functionality and safety of the property, especially with regard to relocation of the driveway to a less busy street. The old driveway will be removed and become part of the lawn/landscaped area. Many of these variances are necessary because this is a corner lot.

From the survey, it appears that 3 significant shade trees (22", 18" and 12") will be removed as part of this new construction, although we would have appreciated the inclusion of a landscape plan. The 3 trees will need to be replaced with 3 comparable shade trees, in accordance with the City of Summit Tree Protection Ordinance. We greatly appreciate that the new driveway will use permeable pavers.

For alterations of this nature, the Environmental Commission encourages the homeowners and their architect to: minimize the size of paved surfaces and use green infrastructure for patios and parking areas, such as permeable paving and rain gardens, to assist with drainage, mitigate heat island effects, decrease VOC (Volatile organic compounds) emissions from asphalt paving and markings, and reduce pollution from runoff. We also encourage the use of solar panels on appropriately oriented roof areas.

In addition, we would strongly encourage planting native shade trees and shrubs (in addition to the required replacement trees) on the open spaces of the property to assist with site hydrology. We will note that native species are beautiful and cost effective. They require far fewer inputs (water, fertilizer, and pesticide), protect our soil and waterways, and provide habitat for native birds and butterflies. This Guide to Landscaping with Native Plants and searchable database can be helpful in finding native replacements, as well as the Rutgers list of native plants (<https://njaes.rutgers.edu/fs1140/>).

On behalf of the Summit Environmental Commission, I recommend approval of the requested variances, provided appropriate landscaping, including any necessary replacement trees, is provided.

Print Name:	Francie Cho	Print Title:	Environmental Comm. Alt.	Date:	6/23/2025
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