



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, February 22, 2023 at 4:30 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

Board Members: Brad Worster, Micky Webb, Ben Bigelow, James Howard, Curtis McCarty

ROLL CALL

MINUTES

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 25, 2023 Regular Board of Adjustment Meeting.

ACTION ITEMS

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-10: Hymer Hall #4, L.L.C. and Carol A. Iman request a Variance to 22:431.4 (1)(a), the Exterior Appearance requirements, for an addition to an existing building at 1300 Lindsey Plaza Drive.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK BOARD OF ADJUSTMENT MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Wednesday, January 25, 2023 at 4:30 PM

MINUTES

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, at 4:30 p.m., on Wednesday, January 25, 2023. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> in excess of 24 hours prior to the beginning of the meeting.

Chair Curtis McCarty called the meeting to order at 4:30 p.m.

ROLL CALL

PRESENT

Brad Worster
Micky Webb
Ben Bigelow
James Howard
Curtis McCarty

A quorum was present.

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner I
Beth Muckala, Asst. City Attorney
Roné Tromble, Admin. Tech. IV

* * *

1. Election of Officers for 2023

Motion by Webb, seconded by Worster, to elect the following slate of officers for 2023: Chair - Curtis McCarty; Vice-Chair - James Howard; Secretary - Brad Worster.

Voting Yea: Worster, Webb, Bigelow, Howard, McCarty

The motion to elect Chair - Curtis McCarty; Vice-Chair - James Howard; and Secretary - Brad Worster for 2023, carried by a vote of 5-0.

MINUTES

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the November 30, 2022 Regular Board of Adjustment Meeting.

Motion made by Webb, seconded by Bigelow, to approve the minutes of the November 30, 2022 Board of Adjustment meeting.

Voting Yea: Worster, Webb, Bigelow, McCarty

Abstaining: Howard

The motion to approve the November 30, 2022 Board of Adjustment minutes passed by a vote of 4-0.

* * *

ACTION ITEMS

3. Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-10: Hymer Hall #4, L.L.C. and Carol A. Iman request a Variance to 22:431.4 (1)(a), the Exterior Appearance requirements, for an addition to an existing building at 1300 Lindsey Plaza Drive.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Application with Attachments

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Bigelow asked for clarification whether the building or the development began before 2005. Ms. Hoggatt indicated both.

PRESENTATION BY THE APPLICANT:

1. Rudy Hymer, one of the building owners, presented the request.
2. Mr. Webb commented he would like to see some masonry on both parts of the building. He is not in favor of the current request.
3. Mr. Hymer responded that they have built other buildings in close proximity that are masonry; the reason for the request is to keep the addition in conformity with the existing building.
4. Mr. Howard asked if there are other buildings in the area that are not masonry. Mr. Hymer responded there is a metal building across the street behind another building.
5. Mr. McCarty asked if they have considered a masonry wainscoting around both buildings. Greg Iman responded that they have not considered that; the metal on the building is a decorative U-shaped metal.
6. Mr. Bigelow asked why the roof line is not matching the existing building. Mr. Iman responded that they were going to raise the ceiling on that side to include loft space.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Mr. Bigelow asked if an addition of this size would require the whole building to be brought up to code. Ms. Muckala read from 22:419, Non-Conforming Uses; 22:431.4, Exterior Appearance, applies to all new construction after October 28, 2005.

Mr. McCarty commented a compromise to put some masonry on the front façade would help the Board be able to look at the request more favorably. Mr. Worster suggested a square footage requirement to be spread across the existing structure and the addition so the whole front looked the same.

Mr. Hymer agreed that the front needs to look the same. The back faces an alley. The sides are so close to the other building that it's not really visible to anyone. For aesthetic purposes the front needs to look the best. They would be willing to do something in the front. They will look at it. He asked for a postponement to the February meeting.

Motion made by Webb, seconded by Bigelow, to postpone BOA-2223-10 to the February 22, 2023 meeting. Item 1.

Voting Yea: Worster, Webb, Bigelow, Howard, McCarty

The motion to postpone BOA-2223-10 to the February 22, 2023 meeting passed by a vote of 5-0.

* * *

MISCELLANEOUS COMMENTS

Ms. Hoggatt introduced Melissa Navarro, the new Planner who will be working with Board of Adjustment items.

* * *

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:51 p.m.

Secretary, Board of Adjustment



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/25/2023

REQUESTER: Hymer Hall #4, L.L.C. and Carol A. Iman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: Consideration of Approval, Rejection, Amendment, and/or Postponement of BOA-2223-10: Hymer Hall #4, L.L.C. and Carol A. Iman request a Variance to 22:431.4 (1)(a), the Exterior Appearance requirements, for an addition to an existing building at 1300 Lindsey Plaza Drive.

ACTION NEEDED: Approve, reject, amend, or postpone the Variance BOA-2223-10.



Application for Variance or Special Exception
BOARD OF ADJUSTMENT

Case No. BOA-24

Item 2.

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT(S) HYMER HALL #4 LLC and CAROL A. IMAN	ADDRESS OF APPLICANT 1217 LINDSEY PLAZA DRIVE STE 101 NORMAN. OK 73071
NAME AND PHONE NUMBER OF CONTACT PERSON(S) GREG IMAN 405.409.4464	EMAIL ADDRESS Iman.f1carwash@gmail.com Rudy@rjh-realty.com

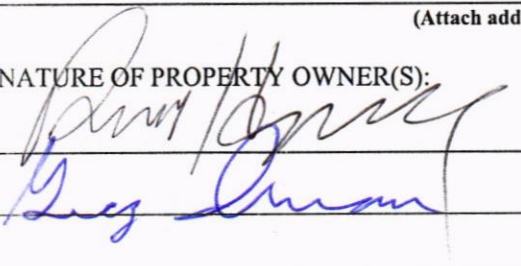
Legal Description of Property: Lot 1, Block 1, of East Lindsey Plaza Section 4,
an addition to Norman, Cleveland County, OKLAHOMA,
according to the plat recorded in Book 13 of Plats,
Page 16

Requests Hearing for:
☒ VARIANCE from Chapter 22, Section 431.4.1.A
☐ SPECIAL EXCEPTION to _____

Detailed Justification for above request (refer to attached Review Procedures and justify request according to classification and essential requirements therefor):

See Attached.


(Attach additional sheets for your justification, as needed.)

SIGNATURE OF PROPERTY OWNER(S): 	ADDRESS AND TELEPHONE: <u>1217 LINDSEY PLAZA DR.</u> <u>STE 101</u> <u>Norman, OK 73071</u> <u>405.409.4464</u>
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OFFICE USE ONLY

- ☒ Application
- ☒ Proof of Ownership
- ☒ Certified Ownership List and Radius Map
- ☒ Site Plan
- ☒ Filing Fee of \$ 200.00

☒ VARIANCE from Chapter 22,
Section 431.4(1)(a)
☐ SPECIAL EXCEPTION to _____

Date Submitted:
1-4-2023
Checked by:




CERTIFICATION OF OWNERSHIP

Case No. BOA

Item 2.

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

DATE: 1.3.2023

I, Rudy Hymer, hereby certify and attest that I am the owner, or that I have an option to purchase the following described property in the City of Norman:

Lot 1, Block 1, of East Lindsey Plaza Section 4, an addition to Norman, Cleveland County, OKLAHOMA, according to the plat recorded in Book 13 of Plats, Page 16

AND, I further certify and attest that this legal description describes accurately the property requested for rezoning.

AND, I accept billing for the cost of publishing legal notice in the NORMAN TRANSCRIPT.

Owner's Signature:

Address:

Agent's Signature:

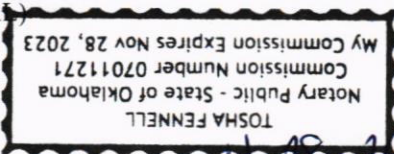
Address:

1217 EAST LINDSEY PLAZA DR.
STE 101
NORMAN, OK 73071
1217 EAST LINDSEY PLAZA DR.
STE 101
NORMAN, OK 73071

NOTARY

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 3rd day of January, 2023, personally appeared RUDY HYMER, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL)



My commission expires: 11-28-2023

Tosha Fennell
Notary Public

I hereby accept this Certification of Ownership in lieu of a deed or other legal document showing proof of ownership.

Signature: _____

Title: _____

CITY OF NORMAN

Attachment to Board of Adjustment Variance Application

Detailed Justification for the above request

We bought the existing lot and building in 2018 with the understanding that existing building could be expanded under the same masonry finish requirements as existed when it was built. The marketing materials state it was "pre-platted for an additional 3600 sq. ft. building, which does not require an exterior stone masonry finish." Their terminology may be off as it may have referred to a building permit or other source. It was the seller's understanding that it could be enlarged under the previous rules. There may be information on this on the original building permit if it is available in the City's records. Please see exhibit 1 and 2.

We wish to enlarge this building using the same exterior construction materials as the existing building.

This variance is justified based on:

There are special conditions peculiar to this building in that the existing structure is a structure with a metal exterior. It was built with the expectation of adding the other ½ of the building with the same look and design as the existing building. The shape of the current building and the remaining land clearly show that this was the intention.

There are other buildings in this subdivision that have metal exteriors.

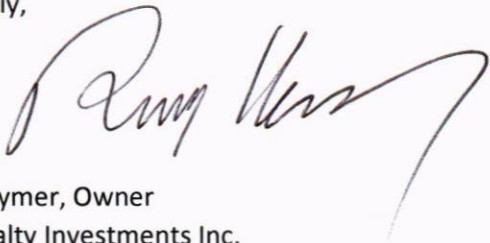
The special conditions that warrant this request did not result from the actions of the applicant. These conditions are a result of the previous building permit granted when the existing building was approved and built.

The granting of this variance does not confer special privileges as it is merely required to complete the rest of the building which was always intended.

If the variance is not granted and masonry requirements are enforced, then the aesthetics of the combined building would be less than desirable as you would have ½ of a building metal and ½ with some masonry on it. This would distract from the overall aesthetics of the subdivision as a whole.

In good faith, request that this variance be granted.

Sincerely,

A handwritten signature in black ink, appearing to read "Rudy Hymer", with a long, sweeping horizontal stroke at the end.

Rudy Hymer, Owner
RJH Realty Investments Inc.

Exhibit 1

Item 2.

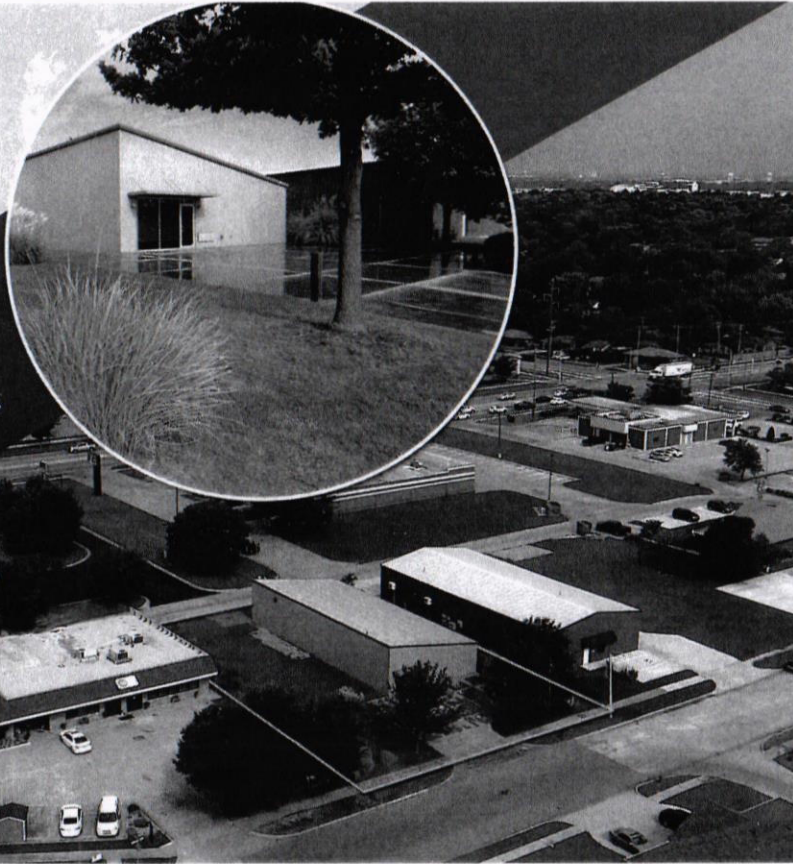
3,600^{sq. ft.}

Commercial Building

in Norman, Ok

Zoned C2

SEALED BID AUCTION



Located in a desirable and growing area of Norman, OK. This 3,600 sq. ft. commercial building located on a 0.41-acre lot is well suited for a variety of uses. The building is near the intersection of Lindsey St and 12th Ave SE/Highway 77 and is adjacent to an existing Arvest Bank and AutoZone with multiple large multifamily developments within a 1-mile radius. The property has been pre-platted for an additional 3,600 sq. ft. building, which does not require an exterior stone masonry finish. Built in 2006, this quality constructed building (see Building Detail Sheet for all details) has only had one owner. With a good location, this property has lots of potential.

The building dimensions are 40' x 90' and include a 22' x 16' office area with built-in desk, cabinets, adjustable shelving, glass storefront and polished concrete flooring; a second office area is 16' x 20'. The shop area includes an 8' x 8' bathroom, wash sink, 134,000 BTU overhead heater, 12' x 14' overhead door and polished concrete flooring throughout. The property is in outstanding condition and move-in ready for the next owner. See the Bid Packet for full Bidding Instructions.

TERMS AND CONDITIONS:

AUCTION TERMS AND CONDITIONS:

PROCEDURE: The property will be offered via a Sealed Bid Auction.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR

title, and similar related matters. Property will be sold "AS-IS".

CLOSING: The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the property shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Any minerals owned by Seller shall be conveyed with the Property; however, no representation or warranty to the extent of mineral

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

PROPERTY DETAIL SHEET

- ❖ Built in 2005-2006 under L.E.E.D. Silver Guideline
- ❖ Pre-platted to include another 3600 sq. ft. of construction where NO EXTERIOR STONE/MASONRY REQUIRED
- ❖ One owner
- ❖ No rentals
- ❖ Alliance Steel- Saddle Tan, Dessert Sand
- ❖ Insulated 3" PSK
- ❖ Lot Dimensions 100' X 180', 18,000 sq. ft. with 10' Easements on the North and South
- ❖ Building Dimensions 40' X 90', 3600 sq. ft.
- ❖ Office 1 is 22' X 16'
 - Built in Desk, Cabinets and Adjustable Shelving
 - 8' X 12' Storefront Glass
 - Polished Concrete Flooring- Charcoal
 - Amana PTAC 12,000 BTU Digital Control Heat Pump Air Conditioner
 - Nest Programmable Thermostat
 - Nest Protect Smoke Detector
 - 104 Linear Feet of FRP/Interior Panels
 - T-8 Lighting
 - Outside Hose Bibs X3
 - Inside Hose Bibs X1
 - Floor Drains X2
- ❖ Office 2 is 16' X 20'
 - Open Bay (No Columns)
 - Overhead Door 12'W X 14'H with Garage Door Openers and Remotes
 - Modine MT132 134,000 BTU Infrared Heater
 - 2-Tub Deep Sink
 - 240v Air Compressor Service
 - Hold/Cold Shower Setup
 - Polished Concrete Flooring- Brown
 - Bathroom is 8' X 8',
 - Polished Concrete- OU Red
 - Custom Concrete Countertop

SEC. 431.4 – EXTERIOR APPEARANCE

(Ordinance No. O-0405-59 – September 27, 2005)

- (1) All new construction after October 28, 2005 must include masonry facades as outlined below. These requirements shall apply to all principal structures and accessory buildings larger than 108 square feet. For purposes of this section of the ordinance, *masonry materials* shall mean and include brick, slump-faced or decorative concrete masonry unit (CMU), stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, stone, rock or other structural material of equal durability and architectural effect. Smooth faced concrete masonry unit (CMU), except as accent to approved finish material, shall not be installed on any commercial façade or the principal façade of any industrial building.
 - (a) Buildings requiring masonry on all sides: All buildings constructed on property zoned O-1, CO, C-1, C-2, and C-3, according to the City of Norman's official Zoning Map, shall have all exterior walls constructed using masonry material covering at least eighty (80) percent of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers.
 - (b) Buildings requiring masonry along street frontage only: All buildings constructed on property zoned I-1, I-2, or M-1, according to the City of Norman's official Zoning Map, shall have all principal facades (which is any side of a building that faces or is oriented toward any abutting street) constructed using masonry material covering at least eighty percent (80%) of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers. This provision shall apply only to those structures adjacent to any State of Oklahoma highway or an Urban Arterial as identified on the NORMAN 2025 Land Use and Transportation Plan, as amended or replaced with subsequent Plans, and to any industrial lot abutting any zoning district other than industrial. This provision shall not apply to lots of record as of the date of adoption of this ordinance IF a building permit is obtained within one year after the effective date of this ordinance.
 - (c) Buildings within any P.U.D. Any commercial or non-residential use within a Planned Unit Development shall have all exterior walls constructed using masonry material covering at least eighty percent (80%) of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers, unless waived by the City Council when the PUD is approved.
 - (d) Special Uses. Any institutional or non-residential Special Use in any zoning district shall have all exterior walls constructed using masonry material covering at least eighty percent (80%) of said walls, exclusive of all windows, doors, roofs, glass, or sidewalk and walkway covers, unless waived by the City Council as part of the approval.

- (2) Outdoor storage or display of materials and goods is prohibited in the CO and C-1 Districts and within any required setback area in the TC District, as well as all public rights-of-way. However, in all commercial districts, an exception is granted for items located within five (5) feet of the primary structure for display of vending machines, newspaper racks, bagged ice storage, small-scale propane sales, and other such similar items, provided that no such items encroach onto a public right-of-way or easement. In all other commercial zoning districts after October 28, 2005, the following criteria must be observed:
- (a) In those zoning districts that allow outdoor storage or display of merchandise, such items may not be located immediately adjacent to any public right-of-way, but instead must be stored or displayed no closer than half the distance between the right-of-way and the principal building, or twenty-five (25) feet, whichever is greater. However, display of living plant materials and ornamental statuary may occur at any location so long as it does not create a visual barrier to traffic and is not within ten (10) feet of a public right-of-way. This exception does not include landscape timbers, blocks, stones, bags of wood chips or soil, fencing materials, or other similar items.
 - (b) In those districts that allow the sale or repair of vehicles, where the principal use of the premises involves the sale and display of finished vehicles, such as automobiles, boats, recreational vehicles, construction vehicles and heavy equipment, no special setbacks are required other than landscaping that would be required for parking areas and buildings by other sections of this chapter. Vehicles or equipment may not be parking or displayed within any required landscape area.
 - (c) In no instance shall outside display of merchandise be located within, nor encroach upon, a fire lane, maneuvering aisle, or a parking space necessary to meet the minimum parking requirements of all of the uses on the lot.
 - (d) All existing outdoor storage areas must comply with the requirements of this subsection within two (2) years of the effective date of this ordinance (October 28, 2005), or seek approval by the City Council for a revised Site Plan that shows substantial compliance with these requirements. For all new or expanded areas of outside display or storage, such locations must be clearly identified on a Site Plan that has been approved by the City Council.

Board of Adjustment
February 22, 2023
BOA-2223-10

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Hymer Hall #4, L.L.C. and Carol A. Iman
LOCATION	1300 Lindsey Plaza Drive
ZONING	C-2, General Commercial District
REQUESTED ACTION	Variance to 22:431.4(1)(a) – the exterior appearance requirement for all exterior walls, exclusive of windows, doors, roofs, glass, or sidewalk and walkway covers, to be constructed using masonry material covering at least eighty (80) percent of said walls.
SUPPORTING DATA	Location Map Application with attachments Site Plan

SYNOPSIS: The applicant is requesting a variance to the exterior materials requirement in C-2, General Commercial District, which requires 80% of all exterior walls, exclusive of windows, doors, walkway covers, etc. be constructed using masonry materials. The applicant first presented at the January 2023 meeting, where applicant decided to request postponement to this meeting in order to revise its requested variance. The applicant requests to construct a metal building to match the existing building on the property and proposes to cover the front exterior walls (existing and new) with dry stack stone wall panels that will constitute a total of 27% masonry, considering both buildings as a whole.

The application and the site plan are attached for your review. The building's exterior facades are included in your packet.

VARIANCE CRITERIA PER SECTION 441.11:

A variance from the terms of this ordinance shall not be granted by the Board of Adjustment unless and until:

- (a) An applicant shall submit to the Board of Adjustment a written application indicating:

Please see the applicant's responses to each of the below criteria in the attached document.

- (1) That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the same district;
- (2) That the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- (3) That the special conditions and circumstances do not result from the actions of the applicant;
- (4) That granting the variances requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district;

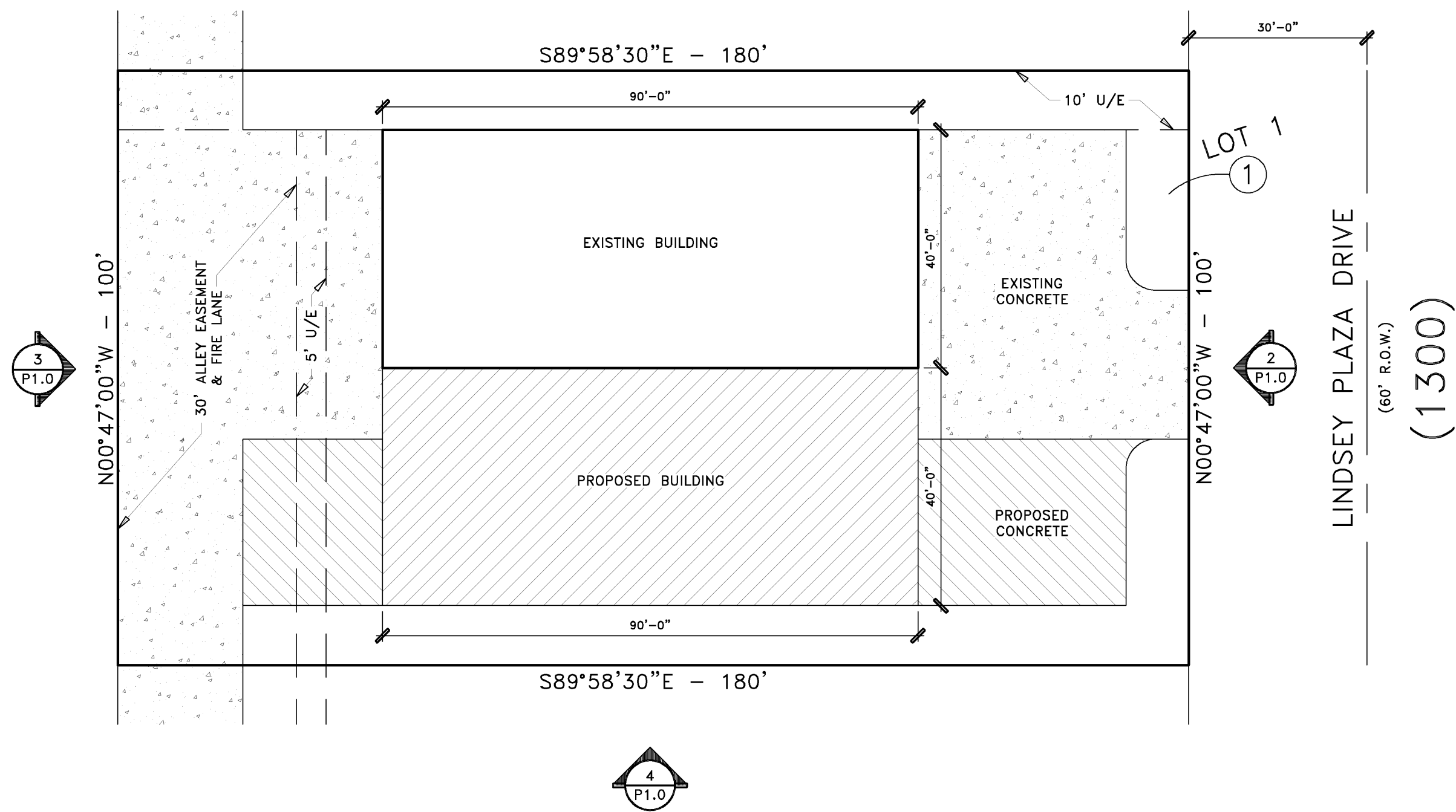
No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Before any VARIANCE can be granted, the Board shall make a finding that the four requirements have been met by the applicant. Please see the attached letter from the applicant detailing their justification for their request.

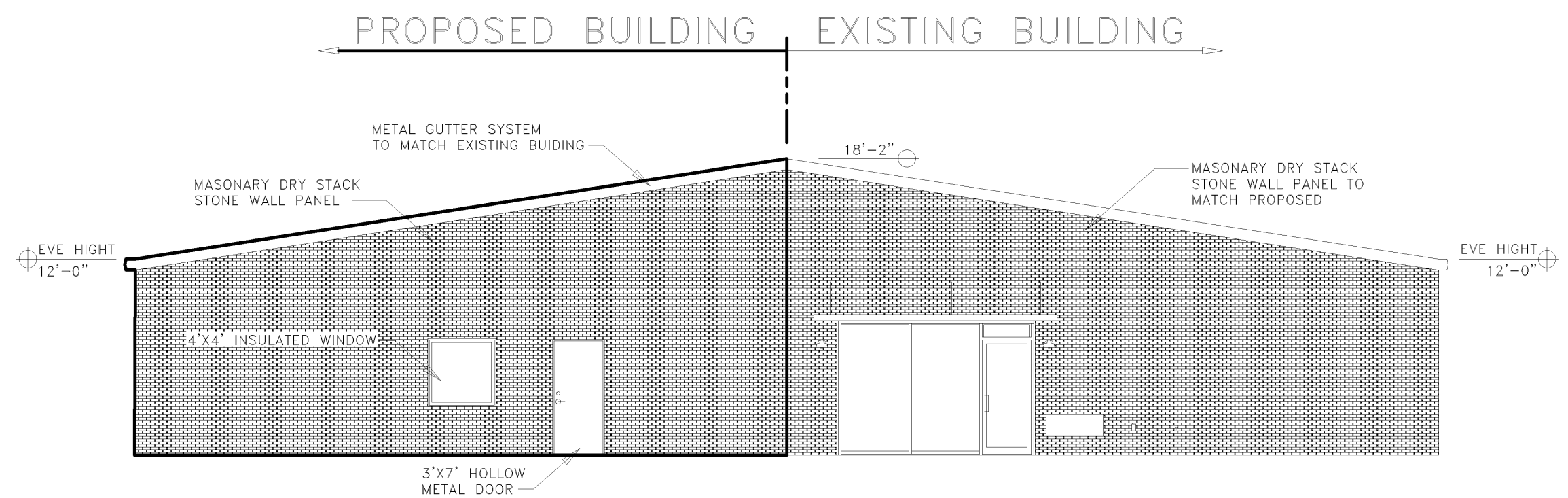
DISCUSSION: This development began construction prior to the adoption of the Exterior Masonry requirements in 2005. The exterior materials utilized in this general area vary from a mix of metal, EIFS and brick.

The building reflected in this application was constructed with metal siding. The applicant plans to continue this with the expansion of the building but will modify the existing and new building's front exterior walls to have dry stack stone wall panels. This will give the building a variance to 27% masonry instead of the 80% required by ordinance.

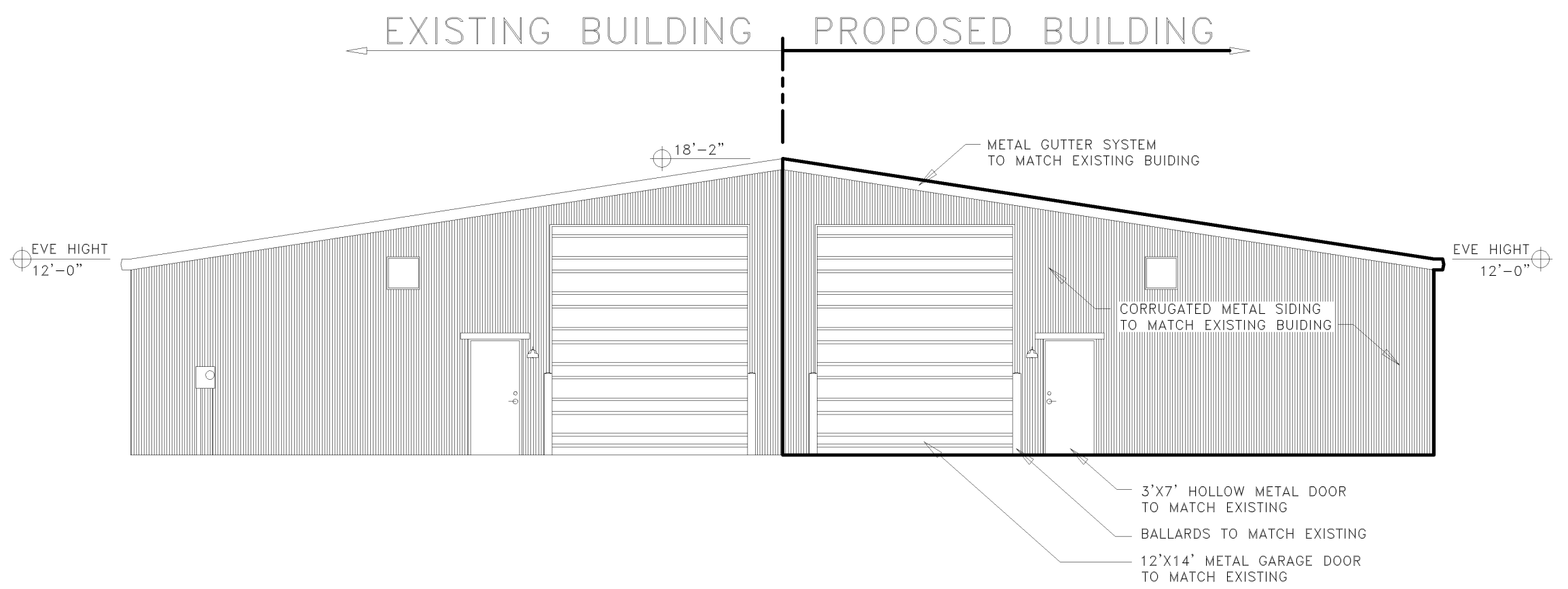
CONCLUSION: Staff forwards this request for BOA-2223-10 to the Board of Adjustment for consideration.



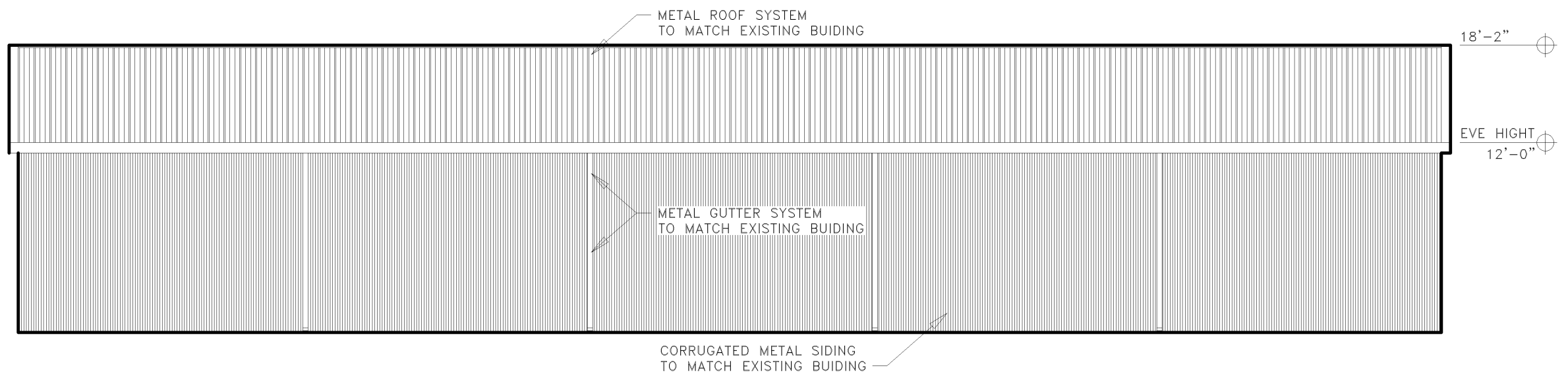
1
P1.0
PLOT PLAN
SCALE: 1/16" = 1'-0"



2
P1.0
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3
P1.0
REAR ELEVATION
SCALE: 1/8" = 1'-0"



4
P1.0
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RJH Realty
Investments, Inc

1217 Lindsey Plaza Dr Suite 101,
Norman, OK 73071
Phone: (405) 364-4801

Expansion Proposal
for
1300 Lindsey Plaza Dr.
Norman, OK 73071

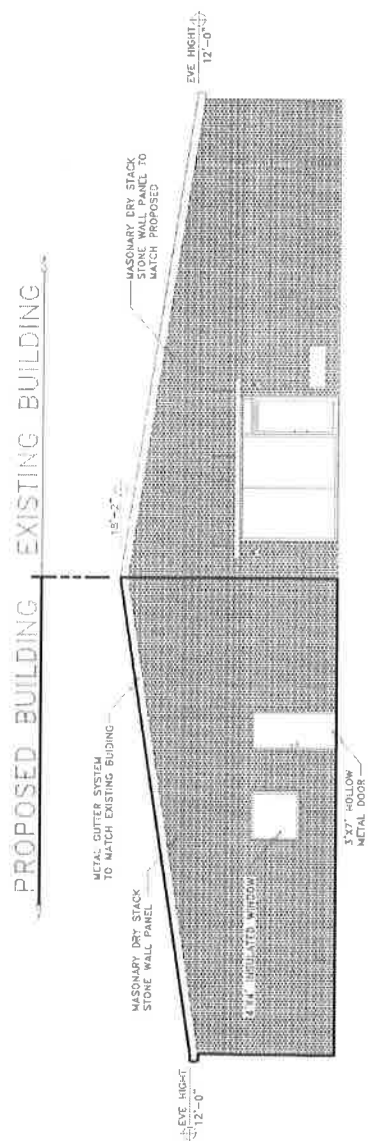
Property Discription:

Lot One (1), Block one(1),
EAST LINDSEY PLAZA, City
of Norman, Cleveland
County, Oklahoma,
according to the record
plat thereof.

1	12/10/22	EXPANSION

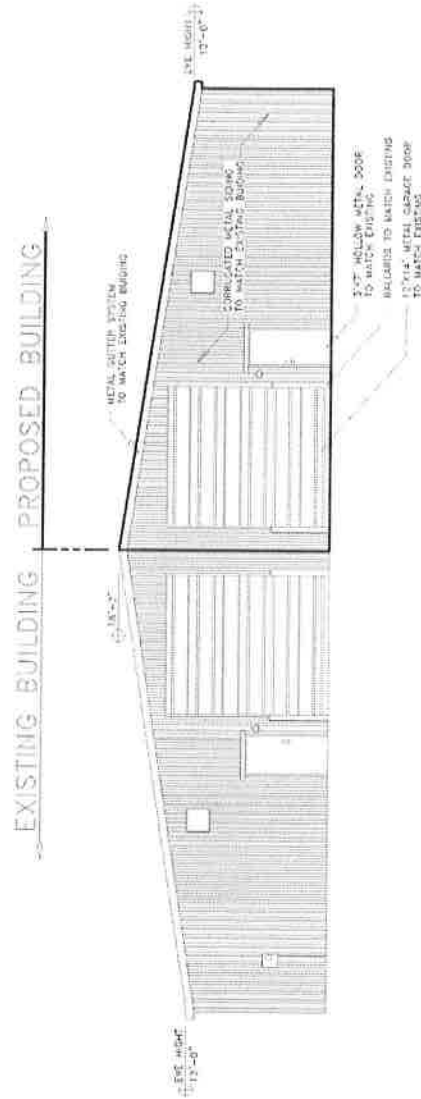
PROJECT NO:	2023-1
CAD DWG FILE:	DRAWING1.DWG
DRAWN BY:	C.C.

SHEET TITLE
EXPANSION PROPOSAL

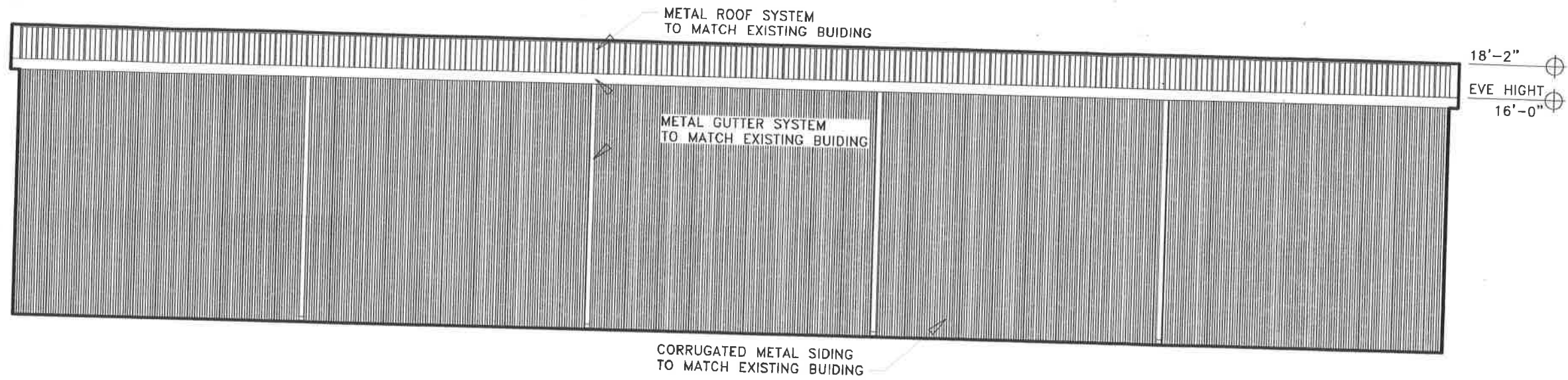


FRONT ELEVATION

SCALE: $1/8" = 1'-0"$



3 REAR ELEVATION
P1.0 SCALE: 1/8" = 1'-0"



SIDE ELEVATION

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

E
130
N

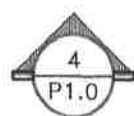
Pro

Lot
EAS

1
P1.0

PLOT PLAN

SCALE: 1/16" = 1'-0"



N00°47'00"W - 100'

N00°47'00"W - 100'

30' ALLEY EASEMENT
& FIRE LANE

5' U/E

10' U/E

S89°58'30"E - 180'

S89°58'30"E - 180'

90'-0"

90'-0"

EXISTING BUILDING

PROPOSED BUILDING

EXISTING
CONCRETE

PROPOSED
CONCRETE

40'-0"

40'-0"

LOT 1
1

30'-0"

LINDSEY PLAZA DRIVE

(60' R.O.W.)

(1300)