



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

CZACH Investments LLC
8558 W. 21st St. N
Wichita, KS 67205

November 8, 2024

PSC Consulting LLC
ATTN: Kim Edgington
2532 N. Cardinal Dr.
Wichita, KS 67204

RE: BZA2024-00061 – Variance to reduce and modify screening requirements; Generally located 370 feet north of West 21st Street North and 700 feet east of North Tyler Road (8558 West 21st Street North, Suite #100).

Dear Applicant,

At its regular meeting on **November 7, 2024**, the official action of the Board of Zoning Appeals was to **GRANT** the requested variance. The approval of the request is subject to the following conditions:

1. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the screening wall/fence and that the wall/fence shall be erected within one year.
2. The site is to be developed in general conformance to the approved site plan.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Eatherly'.

Brad Eatherly
Current Plans
Senior Planner

CC: MABCD

BZA RESOLUTION NO. BZA2024-00061

WHEREAS, AMR Land Holdings, LLC (owner); pursuant to Kansas Statutes Annotated 12-759, requests a Variance to reduce and modify screening requirements on property located at 8558 West 21st Street North, Suite 100; legally described as follows:

A portion of Lot 1, Block 3, Reflection Ridge 3rd Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of said Lot 1, thence South 271.41 feet; thence East 228.79 feet; thence North to the North line of said Lot 1; thence Northwest 257.34 feet to the beginning.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of October 10, 2024, and November 7, 2024, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Kansas Statutes Annotated 12-759 *et. seq.*; and

WHEREAS, the conditions of the request are unique to the subject property; and

WHEREAS, waiving the requirements will not adversely affect the rights of adjacent property owners; and

WHEREAS, the strict application of the applicable Code will constitute an unnecessary hardship upon the property owner; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the requested variance would not adversely affect the public interest, health, safety or welfare; and

WHEREAS, it is the opinion of the Board of Zoning Appeals that the spirit and intent of the Zoning Code is being met in this case; and

WHEREAS, each of the five conditions required by Kansas Statutes Annotated 12-759, are found to be present for a Variance to be granted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals, pursuant to Kansas Statutes Annotated 12-759, a Variance to reduce and modify screening requirements on property located at 8558 West 21st Street North, Suite 100; legally described as follows:

A portion of Lot 1, Block 3, Reflection Ridge 3rd Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at the Northwest corner of said Lot 1, thence South 271.41 feet; thence East 228.79 feet; thence North to the North line of said Lot 1; thence Northwest 257.34 feet to the beginning.

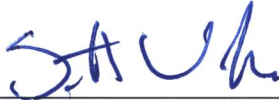
The variance is hereby **GRANTED**, subject to the following conditions:

1. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the screening wall/fence and that the wall/fence shall be erected within one year.
2. The site is to be developed in general conformance to the approved site plan.

ADOPTED AT WICHITA, KANSAS, this 13th Day of December 2024


Bryan Frye, BZA Board Chair

ATTEST:



Scott Wadle,
BZA Secretary



The Beaufort Gazette
 The Belleville News-Democrat
 Bellingham Herald
 Centre Daily Times
 Sun Herald
 Idaho Statesman
 Bradenton Herald
 The Charlotte Observer
 The State
 Ledger-Enquirer

Durham | The Herald-Sun
 Fort Worth Star-Telegram
 The Fresno Bee
 The Island Packet
 The Kansas City Star
 Lexington Herald-Leader
 The Telegraph - Macon
 Merced Sun-Star
 Miami Herald
 El Nuevo Herald

The Modesto Bee
 The Sun News - Myrtle Beach
 Raleigh News & Observer
 Rock Hill | The Herald
 The Sacramento Bee
 San Luis Obispo Tribune
 Tacoma | The News Tribune
 Tri-City Herald
 The Wichita Eagle
 The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	592711	Print Legal Ad-IPL01942930 - IPL0194293	MAPC/BZA October 10	\$53.85	1	64 L

Attention: Mandy Hebert
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle
on September 18, 2024
(One Time Only)
MAPC/BZA October 10, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, October 10, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

BZA2024-00061: Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21st Street North, Suite 100).

VAC2024-00043: Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property, generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

ZON2024-00044: Zone Change request in the City from SF-5 Single Family to MF-18 Multi-family for redevelopment to multi-family housing; generally located on the north side of West Maple Street and within one-half mile west of South Ridge Road (7722 West Maple Street).

ZON2024-00045: Zone Change request in the City from SF-5 Single-Family Residential District to GO General Office District, generally located on the southwest corner of West 9th Street North and North Tyler Road (996 North Tyler Road).

ZON2024-00046: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).

IPL0194293
 Sep 18 2024

In The STATE OF KANSAS
 In and for the County of Sedgwick
 1 insertion(s) published on:
 09/18/24

STATE OF KANSAS)
 SS
 County of Sedgwick)

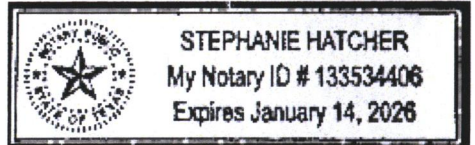
Mary Castro, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/18/2024 to 09/18/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 09/18/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



AFFIDAVIT OF PUBLICATION

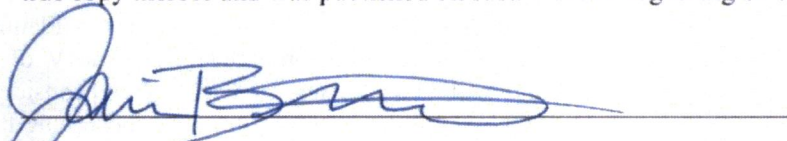
State of Kansas, Sedgwick County, ss:

Jamie Buster, City Clerk

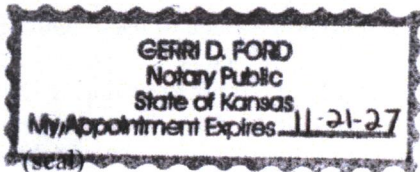
Being first duly sworn, deposes and says:


That Mandy Hebert, Administrative Aide I, from the Planning Department of the City of Wichita, Kansas has published the attached notice on the City of Wichita website, www.wichita.gov/LegalNotices, which website is designated as the official City News Outlet Publication Site for the City of Wichita, Kansas by Charter Ordinance No. 240 effective September 4, 2024.

That the attached Notice of Public Hearing / Ordinance No. _____ / Resolution No. _____ is a true copy thereof and was published on such website beginning on the 19th day of September 2024.


Signature

SUBSCRIBED AND SWORN to before me this 19th day of September, 2024.




Notary Public
Gerri Ford

City Clerk's Office

Jamie Buster – City Clerk

City Hall • 13th Floor • 455 N. Main • Wichita, Kansas 67202

316.268.4529 ext. 2805

www.wichita.gov

MAPC/BZA October 10, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, October 10, 2024, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2024-00061: Variance request in the City to reduce and modify screening and landscaping requirements located approximately 700 feet east of North Tyler Road and 370 feet north of West 21st Street North (8558 West 21st Street North, Suite 100).

VAC2024-00043: Vacation request in the City to vacate a right-of-way to incorporate an existing drive into the owner's property, generally located at the northeast corner of North Riverside Boulevard and North Salina Avenue (2170 North Riverside Boulevard).

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ZON2024-00046: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial for future commercial development, located at the northwest corner of West Central Ave. and North 119th Street West (705 North 119th Street West).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

1) **Attend In-Person** at the **Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. **Video and Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <u>Scott Wadle</u> 271 W. 3 rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on September 19, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

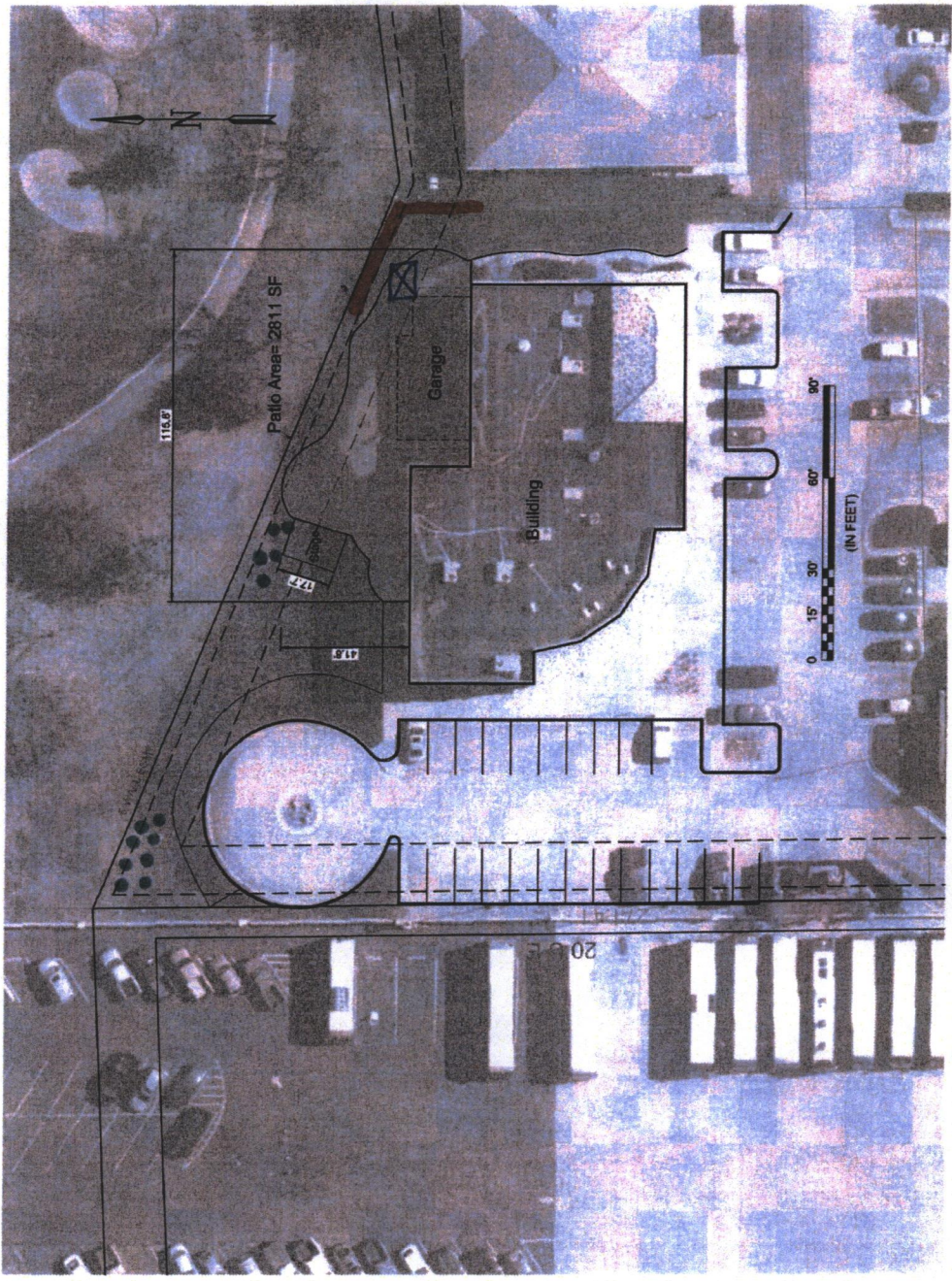
Metropolitan Area Planning Commission

New trees



8' x 8' stage

6' decorative fence

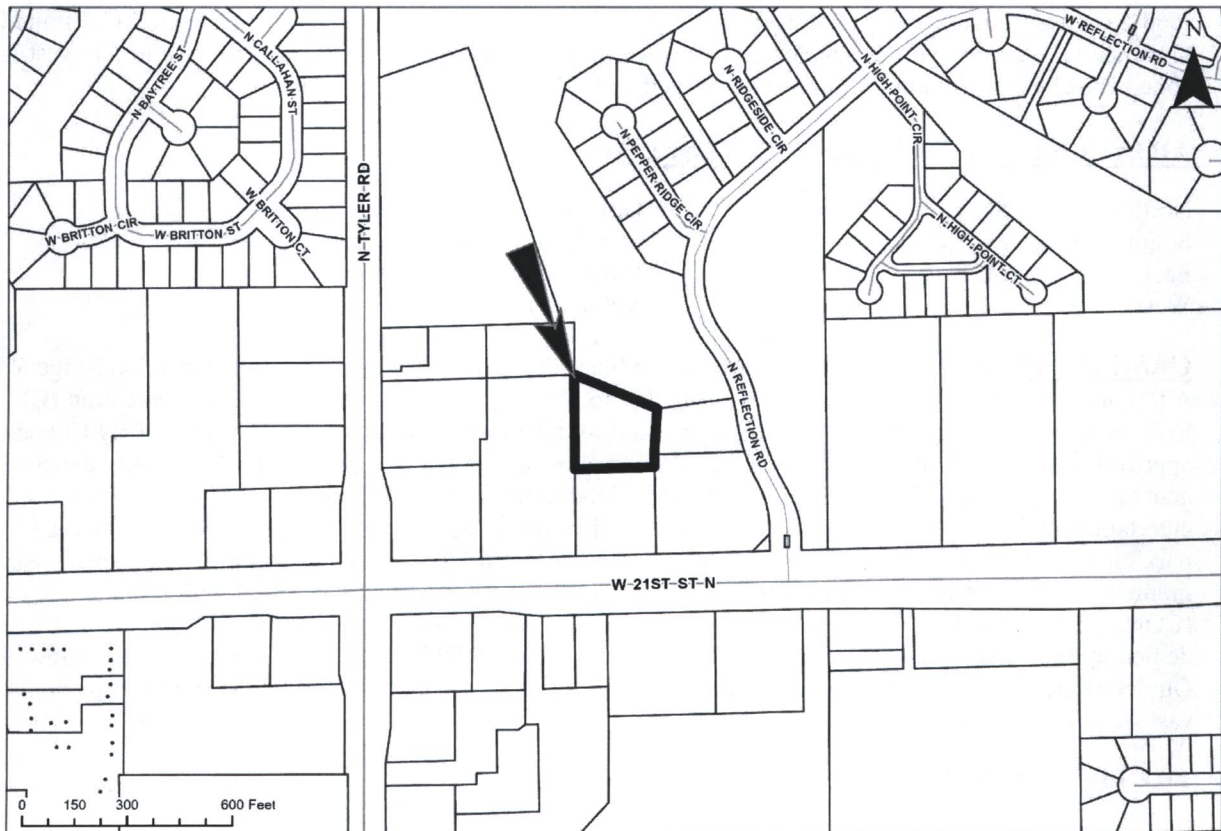


SITE PLAN

APPROVED 11/7/24 BY SBE

SECRETARY'S REPORT

CASE NUMBER: BZA2024-00061 (City)
APPLICANT: Czach Investments LLC (Applicant) / PSC Consulting LLC (Agent)
REQUEST: Variance to reduce and modify screening requirements
CURRENT ZONING: LC Limited Commercial District
SITE SIZE: 1.17 acres
LOCATION: Generally located 370 feet north of West 21st Street North and 700 feet east of North Tyler Road (8558 West 21st Street North, Suite #100).



JURISDICTION: The Board has jurisdiction to consider the Variance request under the provisions of Section 6-341(g) of the Sign Code for Sedgwick County, and as outlined in Kansas Statutes Annotated 12-759 *et. seq.* The Board may grant the request when all five conditions, as required by the statutes, are found to exist.

BACKGROUND: The applicant is requesting a Variance to reduce and modify the screening requirements of the Unified Zoning Code (UZC). The property is 1.17 acres in size. The property is generally located 370 feet north of West 21st Street North and 700 feet east of North Tyler Road (8558 West 21st Street North, Suite #100). It is currently developed as an Entertainment Establishment.

The applicant is requesting a Variance from Section IV-B.3.d.(1) of the UZC , which requires screening of all nonresidential uses along all side or rear lot lines abutting a residential zoning district. The applicant is requesting that screening, in the form of a six (6) foot decorative fence, be placed at the location of a stage on the northeast corner of the property. This would effectively only screen the stage from neighboring properties. The applicant originally requested a Variance from the Wichita Landscape Ordinance to reduce the required landscape buffer on the rear property line. However, the applicant has stated that the required landscaping can be provided. The applicant's proposed site plan is showing eight (8) new trees planted in the northwest corner of the property and five (5) new trees planted directly in the middle of the rear (north) property line.

Surrounding Context

The subject site is within a commercial shopping center. Property to the north is zoned SF-5 Single-Family Residential District and is developed with a golf course. Properties to the south, across West 21st Street, are zoned LC Limited Commercial District and GC General Commercial District and are developed with a fast-food restaurant and a car rental facility, respectively. Properties to the east are zoned LC Limited Commercial District and are developed with a dance studio and medical facility. Property to the west is zoned GC General Commercial and is developed with a Vehicle Sales operation.

ADJACENT ZONING AND LAND USE:

North:	SF-5	Golf course
South:	LC, GC	Fast-food restaurant, car rental
East:	LC	Dance studio, medical facility
West:	GC	Vehicle Sales

CASE HISTORY: On March 12, 1989, the subject site was platted as part of the Reflection Ridge 3rd Addition. In 1999, a Conditional Use was granted to allow Outdoor Entertainment and Recreation (CU-523). However, the Conditional Use was only valid for six months from the date of Wichita City Council approval. In 2012, a Conditional Use was granted to allow a Nightclub in the City for live music, dancing, and karaoke (CON2012-00021). However, the Conditional Use prohibited outside loudspeakers and entertainment, including dancing. In 2020, an Administrative Adjustment to reduce the required amount of parking from 167 spaces to 160 spaces was approved. Also in 2020, an Administrative Adjustment was granted to include a portion of the north building shown on the site plan submitted with the application (CON2020-00028). In 2022, an application for a similar request was made (CON2022-00033) that was denied by the MAPC. On July 2, 2024, a Conditional Use (CON2024-00020) was approved that allowed Outdoor Entertainment on Fridays and Saturdays from 12:00 P.M. (noon) to 11:00 P.M from a stage on the east side of the property.

THE FIVE CRITERIA FOR GRANTING A VARIANCE:

1. **Criteria: The request is unique to this property and was not created by the applicant:**
Applicant Narrative: The applicant states that, "The property, through a past oversight in the permitting process, was never required to construct required screening from adjacent residentially zoned property. This error occurred prior to the current ownership and was only discovered through a recent Conditional Use application process."

Staff Analysis: Staff does not agree with this statement. Staff is unaware of why the subject site did not include appropriate screening at the time of development. However, the requirement for screening is still in place, and the applicant could construct the required screening at this time.

2. Criteria: The granting of the Variance will not adversely affect the rights of the adjacent property owners or residents:

Applicant Narrative: The applicant states that, "This request falls squarely within the parameters of an allowed Administrative Adjustment of the Unified Zoning Code due to: the building being adjacent to a Golf Course and the building being architecturally designed to utilize the views of the adjacent property and the existing topography providing a natural screen. The provision for granting an Administrative Adjustment in the Unified Zoning Code provides for minor modifications or adjustments to the Code, this request is a simple modification request which the Code considers appropriate given the unique circumstance of the property being adjacent to a Golf Course. The applicant does not request a complete waiver of the screening requirement but merely a modification which clearly takes the rights and consideration of the nearest residential uses into account through construction of a sound barrier fence around the 8' x 8' stage area that was approved under CON2024-00020 and tree plantings as shown on the submitted site plan."

Staff Analysis: Staff does not agree with the above statement that the requested modified screening wall/fence will not adversely affect the rights of adjacent property owners or residents. One of the conditions listed in permitting the Outdoor Entertainment in July 2024, was that the screening wall would be constructed. Staff feels that this required screening wall is important to reducing sound levels to properties to the north of the subject site. Though the UZC would permit an Administrative Adjustment to be submitted to waive the screening requirements, approval of the Administrative Adjustment is depending upon a number of factors listed in Section V-I.6 of the UZC. Two of the factors discuss whether or not approval of the Administrative Adjustment would not adversely affect or be incompatible with abutting or nearby properties. Based on public input and feedback from the prior Conditional Use, there were concerns voiced regarding the possible impacts of the permitted use on the site without the required screening.

3. Criteria: The strict application of the provisions of the sign code would constitute an unnecessary hardship on the applicant:

Applicant Narrative: The applicant states, "The entire outdoor area of the business has been designed to avail itself of the view, aesthetic and open space area of the Golf Course. Great care has been taken to design the outdoor area in such a way that it is a benefit to the Golf Course and serves to enhance the overall visual appeal to the community and golfing public. The construction of a solid screening fence along the entirety of the patio would area eliminate the most desirable aspect, a wide open view of green space and beautiful view of the golf course, of the outdoor seating area which this business and their customer base has come to rely on over many years in operation. Additionally, the only area in which the screening fence could be constructed is at least two feet below the grade of the patio area which would result in a six-foot fence providing only four feet of screening at best. The expense of building this fence cannot be justified for providing such little screening effect."

Staff Analysis: Staff does not agree with this statement. The required screening is designed to protect the properties on the residential side of the screening from higher intensity uses within commercial zoning. Screening does not have to be accomplished with a screening fence or wall. The UZC affords the ability to use landscaping to accomplish the required screening, which could have higher aesthetic value more in line with a view of the golf course than a screening fence or wall.

4. Criteria: The Variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community:

Applicant Narrative: The applicant states, "The proposed screening and landscape plantings ensure that there are no adverse effects on the public health, safety, morals, order convenience, prosperity, general

welfare or harmonious development of the City. Additionally, recently approved provisions of CON2024-00020 serve to further ensure that there are none of these adverse effects. Conversely, the continued successful operation of a long-standing business which is a bona fide asset to this community has a positive effect on these factors.”

Staff Analysis: Staff does not agree with this statement. The lack of the required screening wall/fence along the rear of the property could adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or harmonious development of the community. One of the conditions listed in permitting the Outdoor Entertainment in July 2024, was that the screening wall would be constructed. Staff feels that this required screening wall is important to reducing sound levels to properties to the north of the subject site.

5. Criteria: The granting of the Variance will not be opposed to the general spirit and intent of the code:
Applicant Narrative: The applicant states, “This request is not opposed to the general spirit and intent of the Code, as the Code itself contemplates that the request is appropriate through the Administrative Adjustment process. We are simply making this request through the Variance process in lieu of the Administrative route.”

Staff Analysis: Staff does not agree with this statement. The UZC, as well as the list of conditions associated with CON2024-00020, requires screening along the entire rear property line. The requested modified screening does not satisfactorily meet the general spirit and intent of the code. Though the UZC would permit an Administrative Adjustment to be submitted to waive the screening requirements, approval of the Administrative Adjustment is depending upon a number of factors listed in Section V-1.6 of the UZC. Two of the factors discuss whether or not approval of the Administrative Adjustment would not adversely affect or be incompatible with abutting or nearby properties. Based on public input and feedback from the prior Conditional Use, there were concerns voiced regarding the possible impacts of the permitted use on the site without the required screening.

LEGAL CONSIDERATIONS: The Board of Zoning Appeals has the following options for actions.

1. Approval – The Board of Zoning Appeals can find that all five conditions necessary to the granting of a Variance exists and can approve the requested Variance. Any vote by the BZA to approve a Variance requires eight (8) votes per the BZA bylaws.
2. Denial – The Board of Zoning Appeals can find that the requested Variance does not meet the five criteria required to grant a Variance. Any vote by the BZA to deny a Variance requires a single majority of members present and voting.

RECOMMENDATION: The recommendation of Staff is that the request to reduce and modify the screening requirement **does not meet** the five criteria required to grant a Variance.

Should the Board determine that all five conditions necessary to the granting of the Variance to park within the front setback can be found to exist, Staff recommends the following conditions of approval:

1. The applicant shall obtain all permits necessary from the Metropolitan Area Building and Construction Department to construct the screening wall/fence and that the wall/fence shall be erected within one year.
2. The site is to be developed in general conformance to the approved site plan.

Report Attachments:

1. Applicant’s Response to Variance Criteria
2. Site Plan

3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Site Photos

Applicant's Response to Five Criteria:

1. That the Variance requested arises from condition that is unique to the property in question and that is not ordinarily found in the same zone or district; and is not created by an action of the property owner or the applicant;

The property, through a past oversight in the permitting process, was never required to construct required screening from adjacent residentially zoned property. This error occurred prior to the current ownership and was only discovered through a recent Conditional Use application process.

2. That the granting of the permit for the Variance will not adversely affect the rights of adjacent property owners or residents;

This request falls squarely within the parameters of an allowed Administrative Adjustment of the Unified Zoning Code due to: the building being adjacent to a Golf Course and the building being architecturally designed to utilize the views of the adjacent property and the existing topography providing a natural screen.

The provision for granting an Administrative Adjustment in the Unified Zoning Code provides for minor modifications or adjustments to the Code, this request is a simple modification request which the Code considers appropriate given the unique circumstance of the property being adjacent to a Golf Course.

The applicant does not request a complete waiver of the screening requirement but merely a modification which clearly takes the rights and consideration of the nearest residential uses into account through construction of a sound barrier fence around the 8' x 8' stage area that was approved under CON2024-00020 and tree plantings as shown on the submitted site plan.

3. That the strict application of the provisions of this Code from which a Variance is requested will constitute unnecessary hardship upon the property owner represented in the application;

The entire outdoor area of the business has been designed to avail itself of the view, aesthetic and open space area of the Golf Course. Great care has been taken to design the outdoor area in such a way that it is a benefit to the Golf Course and serves to enhance the overall visual appeal to the community and golfing public.

The construction of a solid screening fence along the entirety of the patio would area eliminate the most desirable aspect, a wide open view of green space and beautiful view of the golf course, of the outdoor seating area which this business and their customer base has come to rely on over many years in operation.

Additionally, the only area in which the screening fence could be constructed is at least two feet below the grade of the patio area which would result in a six-foot fence providing only four feet of screening at best. The expense of building this fence cannot be justified for providing such little screening effect.

4. That the Variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, the general welfare, or the harmonious development of the City or County, as the case may be;

The proposed screening and landscape plantings ensure that there are no adverse effects on the public health, safety, morals, order convenience, prosperity, general welfare or harmonious development of the City. Additionally, recently approved provisions of CON2024-00020 serve to further ensure that there are none of these adverse effects. Conversely, the continued successful operation of a long-standing business which is a bona fide asset to this community has a positive effect on these factors.

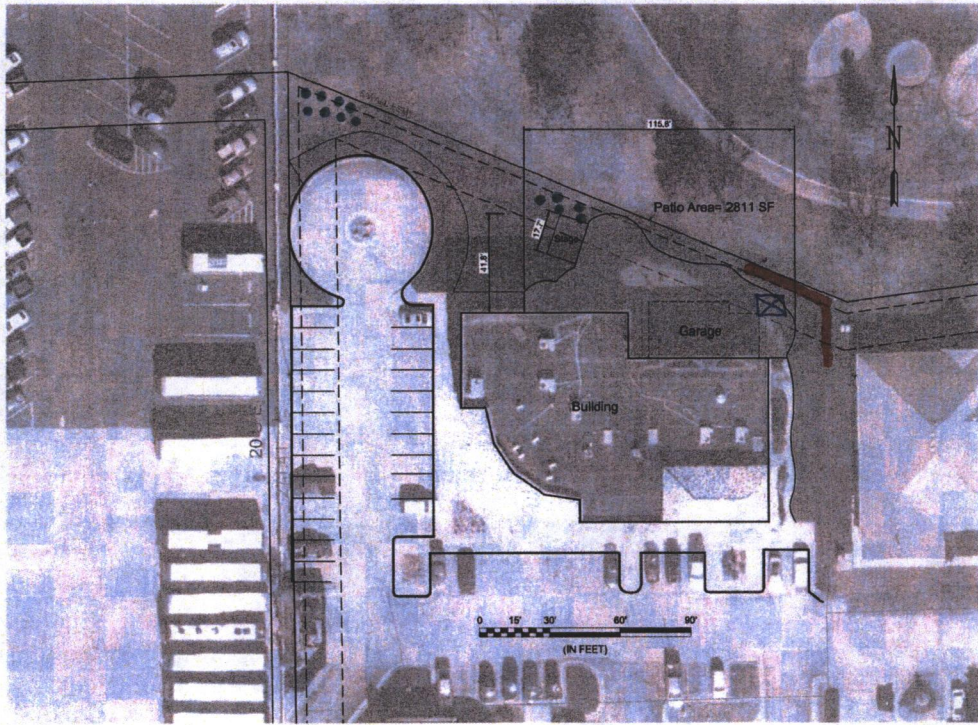
5. That granting the Variance desired will not be opposed to the general spirit and intent of this Code.

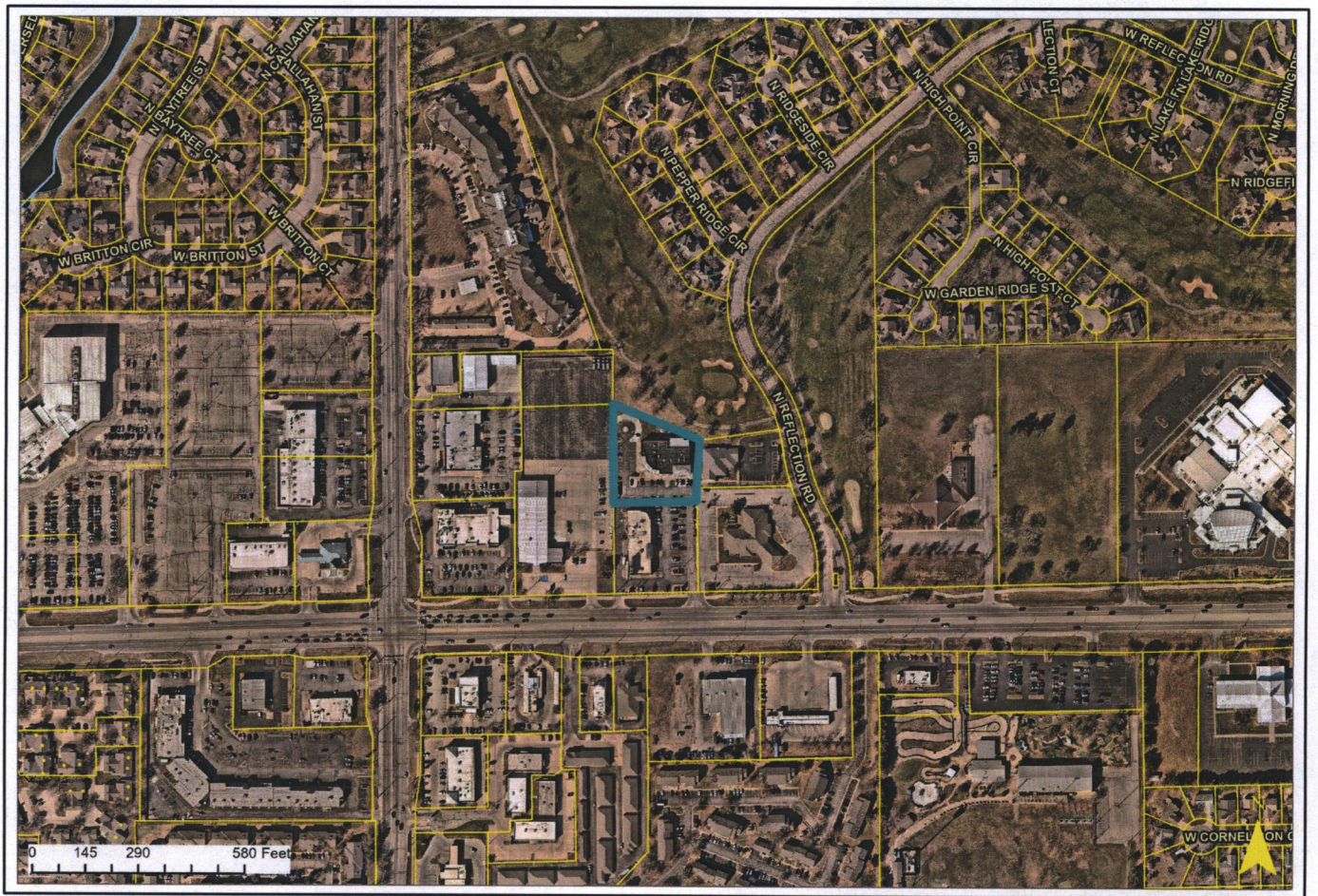
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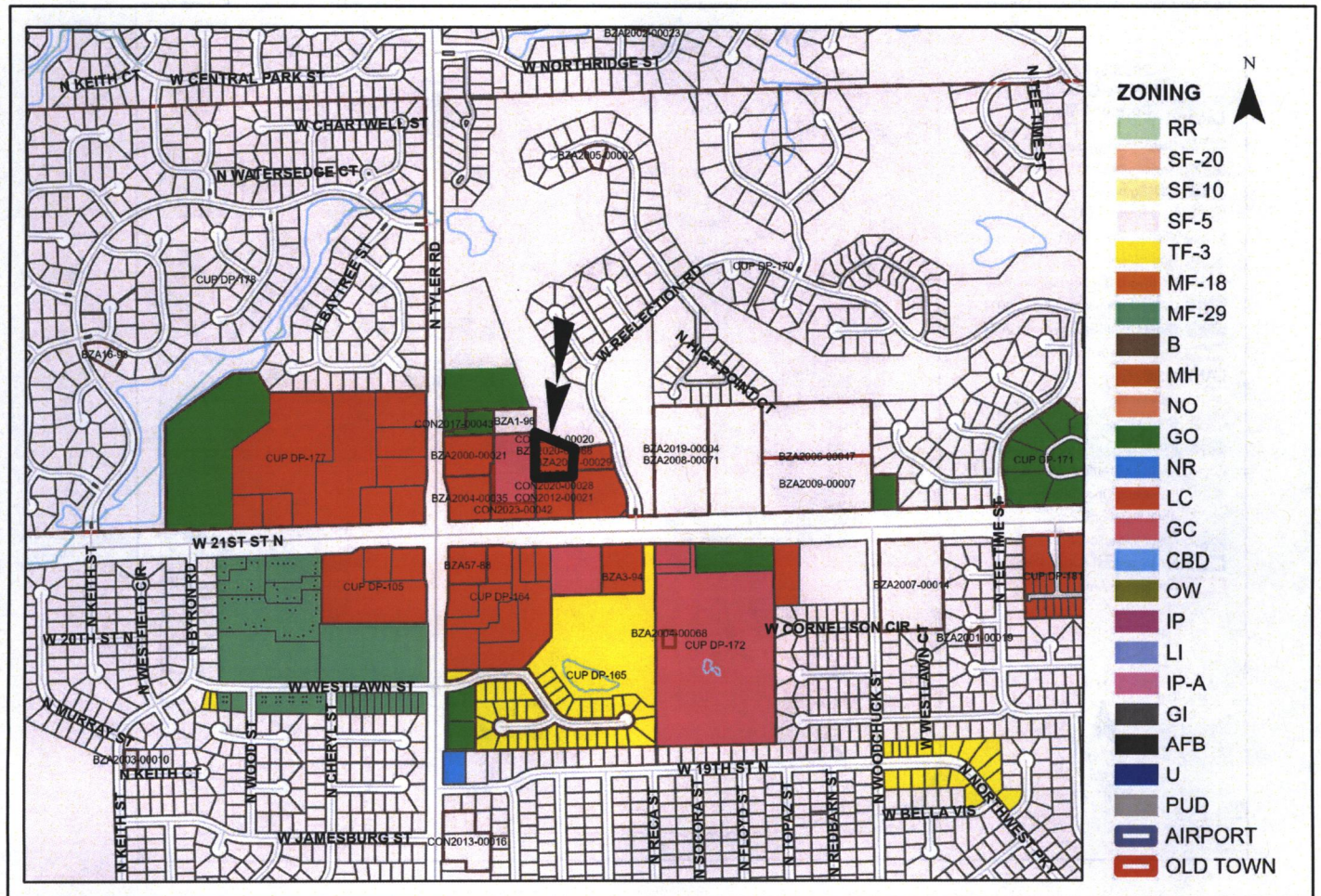
new trees

8' x 8' stage

6' decorative fence









Looking north into subject site



Looking south away from subject site



Looking east away from subject site



Looking north away from subject site



Looking west away from subject site

