



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**BOARD OF ADJUSTMENT AGENDA**

**Regular Meeting**  
**December 8, 2025**  
**2:00 PM**

1. **Roll Call**
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.**
3. **Notice of changes in the agenda.** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under item 3 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Minutes**
  - a) Minutes Approval  
July 28, 2025
6. **Public Hearing**
  - a) Board of Adjustment to conduct a Public Hearing to consider a variance request for reduction of the rear yard setback on Lot 7A, Block 4, Amended Five Oaks Subdivision Replat, commonly identified as 3612 Maple Drive.
7. **Adjournment**

Board of Adjustment MINUTES  
REGULAR SCHEDULED MEETING  
July 28, 2025  
SCOTTSBLUFF, NEBRASKA

The Board of Adjustment for the City of Scottsbluff met for a regular scheduled meeting on Monday, July 28, 2025 at 2:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on July 17, 2025. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Board of Adjustment can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Board of Adjustment member.

- 1 Chair Raul Aguallo called the meeting to order at 2:00 PM. Roll call consisted of the following members being present; Raul Aguallo, Henry Huber, Michael Mawhinney, Troy Herman, Rick Wyman, "Excused": Sabrina Esparza. City Officials present were Zachary Glaubius, Development Services Director; Gary Batt, Code Administrator II; Taylor Stephens, GIS Coordinator; Lane Miller, Administration Assistant; Zachary Durbin, Development Services Assistant.
- 2 Aguallo informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the May 5, 2025 meeting were reviewed. Conclusion: a motion was made by Herman and seconded by Wayman to approve the minutes from the December 11, 2023 meeting. "Yeas": Aguallo, Huber, Mawhinney, Herman, Wayman "Excused": Esparza. The motion carried.
- 6 Aguallo introduced Public Hearing item 6A to consider a variance request from Scott Archer for an accessory building located in front of the main building for Lot 2, Block 3, Idlerylde Addition, commonly identified as 3018 Primrose Drive. Glaubius stated per zoning code for residential neighborhoods accessory buildings are required to be to the rear of the main building. Glaubius referenced a map of the property to show that the house is unusually set-back which prevents the possibility of an accessory building to the rear. Glaubius stated the owner Scott Archer applied for a variance to allow a carport to be located in front of the main dwelling, but behind the detached garage. Glaubius stated that staff does not see an issue with granting the variance, but would recommend two (2) conditions. The first condition would require that this variance is only good for one (1) accessory building. The second condition would require that the accessory building observes the 25-foot front yard setback required in the R-1 Zone. The Board asked Glaubius for clarification on the conditions. Glaubius reiterated the conditions would only allow for the variance to include one accessory building in front the dwelling, and any future accessory building would have to follow zoning requirements, as it would not be subject to this variance. Glaubius opened the floor to Mr. Archer to answer any questions. Aguallo asked the board if they had any questions for Mr. Archer. None were had. Aguallo then asked Mr. Archer if he would like to address the Board. Archer informed the board he had pictures of the area he wants the carport. Archer stated he intends to cover two (2) cars to protect them from hail damage. Archer explained the layout and style of the carport. Archer showed the Board pictures of the area where the carport will be located on his property. Archer explained he has a very

large tree located at the front of his property that will block the view of the proposed carport. Aguallo questioned whether the structure would be attached to the existing garage or free-standing? Archer responded that the structure would be free-standing. Aguallo then opened the floor to questions from the Board members. Archers Neighbor Janie Longoria, property owner of 3010 Primrose Drive addressed the Board, and asked what consequences such structure would have on surrounding property valuations. Aguallo mentioned the structure is considered temporary and could be removed at any time. Aguallo also stated his understanding for Longoria's concern. Longoria continued that no other structure like this exists on the properties surrounding. Linda Armstrong, property owner of 3002 Primrose Drive, strongly expressed her objection to a carport being built in the neighborhood. Stating she does not want an otherwise nice neighborhood looking like a "used car lot." Armstrong continued that Mr. Archer knew what he had at his property when he bought it, and she is certain him building a carport in front of his dwelling will have an effect on the value of the surrounding properties. Aguallo opened the floor to anymore testimony. Mary Bentley, owner of 3023 8<sup>th</sup> Avenue stated that Mr. Archer's cars are nice and well-kept. She doesn't believe having them parked under a carport will look like a "used car lot." Bentley mentioned she has seen places where a carport with parked cars doesn't look nice, but believes Archer will keep his maintained to the neighborhood standards. Armstrong stated she is not concerned about the cars he wants to park, but rather the look of the proposed structure. Armstrong does not believe the type of structure Archer is proposing matches the aesthetic of the neighborhood. Aguallo asked the Board for any questions. Wayman asked if there are any restrictive covenants in the neighborhood. Glaubius stated he is not aware of any, without checking with the Register of Deeds, noting the City would not enforce them anyway. Aguallo addressed the Board with the question of whether they could deny the variance request based on the concern of appearance. The Board questioned whether Archer could build a garage instead to address the appearance concerns. Glaubius stated Archer would need to request a variance no matter what type of building was built, due to Code and setback requirements. Aguallo asked if Archer would be able to put the carport to the South side of the dwelling. Glaubius replied that there would still be setback requirements in that area. Batt (Code Administrator II) clarified there would be a 2-foot side yard and 5-foot rear yard setback requirement. Glaubius stated while this would make it possible for the structure to be placed to the South it would be tight constraints. Perales (Fire Marshall) asked Archer if he had a picture of the proposed structure. An example closely resembling the proposed structure was shown with Archer stating the exact model would have a roof matching the siding of his current dwelling. It was clarified that Archer would not be able to access the structure from the North side of the driveway. Armstrong asked if anyone in the room would like this kind of structure erected next to their property. Aguallo mentioned he has many accessory buildings located on his property including a couple carports, clarifying none are located to the front of his dwelling. Aguallo also stated his understanding for the neighbors' concern of the look of this type of carport being located in front of the dwelling. Aguallo read the options the Board could take when considering the variance; approve, deny, or table. Mawhinney asked Armstrong and Longoria how they would feel if Archer were not to build a carport, and to instead park his cars on the street. Armstrong stated she doesn't mind the cars, but does not want a structure built. Aguallo asked if anyone would like to make a motion on any of the options. A motion was not made at this time. Longoria reiterated the value of the homes in the neighborhood, and the possibility of the structures negative consequence on the property values. Aguallo clarified with Glaubius that there were no formal complaints filed against the request leading up to the meeting date. Glaubius stated there were none. Aguallo also stated his desire for the Board not to set a precedent which would allow for other such structures to pop

up in this, or similar neighborhoods. Bentley started she sees no difference between Archer parking the cars as he currently does, or parking them in the same spot with a carport covering them. Especially, since the carport will be mostly out of view due to the large tree in front of it. Wayman stated Archer's property would be a good candidate for such structure because the large tree would mostly block the view of the carport. Wayman also stated the Board needs to consider if a variance precedent is set here, is there concern such structures could pop-up anywhere in the neighborhood? Wayman noted not many sites in the neighborhood would not be suited to such a variance. Longoria stated there is the possibility the tree will not always be there, and the view of the structure would no longer be obstructed. Armstrong added when you drive up the street going North the tree does not block the view of the proposed site. Archer stated the vehicles are already parked in the proposed area, all he is asking is to put a roof over the spot to protect the vehicles from the elements. Archer stated he does not feel adding a simple roof to the area will have any negative effect on the surrounding property values. The Board clarified with Glaubius the need for the variance. Glaubius reminded the board that a variance is requested when there is due hardship because of a property's details. In this case the setback of the main dwelling is extreme compared to the surrounding properties, making it impossible to build an accessory building in the rear. Glaubius stated other properties in the neighborhood would not be candidates for a variance as they would have other placement options for a similar structure that would align with code. Glaubius clarified for the board that Archers' property is a candidate for the variance because of the unusual placement of the dwelling. The Board wanted to clarify that granting the Variance would not set a precedent for other structures to pop up in the neighborhood. Glaubius responded by stating a precedent would not be set, and any other property would still need to apply for a variance to place an accessory building in front of the dwelling, which the Board could deny. Glaubius also reminded the Board they have the right to set conditions to approve the variance beyond staffs' proposal. Glaubius stated in terms of the tree, the Board could set a condition that would require the structure be screened in by landscaping should the tree ever need removal for any reason. Aguallo clarified with Glaubius if there is any code that prohibits this type of structure from being added to any other surrounding property as long as it meets setback requirements. Glaubius stated a permit is required for the addition of any accessory building, but as long as the setback requirements are met it would be allowed without the need for a variance. Archer reminded the Board that he is taking the proper steps to legally add the accessory structure, where another person might just put up a structure without taking the proper steps. Aguallo stated the Board needed to make a final decision whether to approve, deny, or table the request.

- 7 **Conclusion:** a motion was made by Wayman and seconded by Herman to approve the proposed variance. "Yeas": Mawhinney, Herman, Wayman "Nays": Aguallo, Huber "Excused": Esparza. The motion failed.
- 8 Adjournment: Motion by Aguallo at 2:31 PM to adjourn. "Yeas": Aguallo, Huber, Mawhinney, Herman, Wayman "Excused": Esparza. The motion carried.

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Chairman Raul Aguallo

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Zachary Glaubius, Secretary

**City of Scottsbluff, Nebraska**  
**Development Services Department**

Application For Zoning Variance

1. Applicant: Tamara Salzman 307-431-2676  
Name Telephone Number  
3612 Maple Drive Scottsbluff, NE 69361  
Address City/State Zip
2. Name of Property Owner: Vince E & Tamara K Salzman 307-431-2676  
Address Telephone Number  
3612 Maple Drive Scottsbluff, NE 69361  
Address City/State Zip
3. Attorney (Optional) \_\_\_\_\_  
Name/Firm Telephone Number  
\_\_\_\_\_  
Address City/State Zip
4. Location: \_\_\_\_\_  
\_\_\_\_\_ situated on the \_\_\_\_\_  
\_\_\_\_\_ side of the street between \_\_\_\_\_ and \_\_\_\_\_
5. Address: \_\_\_\_\_
6. Legal Description: Lot 7A, Block 4, Amended Five Oaks Subdivision
7. Nature of Variance: 5 foot reduction in rear setback
8. The practical difficulty or hardship to overcome by a granting of the requested variance:  
Odd lot shape
- OR
9. Zoning decision being appealed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Present zone classification: R-1A
11. Present use of property: residential dwelling
12. Attached:  
\_\_\_\_\_  
Copy of Plot Plan  
\_\_\_\_\_  
Legal Description if not listed above  
\_\_\_\_\_  
Filing Fee - \$150.00
13. Signature: Tamara K Salzman  
(If signature is other than property owner, please attach owner's proof of acknowledgment of application)

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Checked for compliance

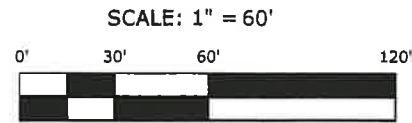
Development Services Department  
2525 Circle Drive, Scottsbluff, NE 69361

**How to apply for a variance or appeal a zoning decision of the Development Services Director:**

ALLOW a minimum of 30 days from the time of application for a variance prior to the next regular Board meeting for processing of your application.

1. Before an application for a variance can be processed, you must have applied for a building permit or a certificate of occupancy, and have been denied by the Development Services Director.
2. An application for a variance is addressed to the Board of Adjustment which meets the 2<sup>nd</sup> Monday of every month. A variance cannot be approved unless four Board members vote in favor of the variance.
3. Your application for a variance must include:
  - a. A copy of an order of the Development Services Director denying a building permit or a certificate of occupancy.
  - b. \$150.00 filing fee
  - c. Legal description of tract of land for which you are requesting a variance.
  - d. Name(s) of owner(s) of the property.
  - e. Statement of portion of zoning ordinance from which you are requesting a variance.
  - f. Statement of hardship which would occur if you were not granted the variance. This must state facts which, if proven, will be of a type that may authorize the Board to grant a variance under Section 19-910 of the Nebraska Statutes.
4. Your legal description will be used by the Secretary of the Board of Adjustment to make a vicinity sketch showing all properties within 300 feet of the subject property.
5. Notices of your variance request are mailed by the Secretary of the Board of Adjustment to the property owners within 300 feet. These notices must be mailed 10 days before the meeting.
6. Notice of variance request must be published in the Star-Herald 10 days prior to the Board meeting. The Secretary of the Board of Adjustment will arrange for such publication.
7. After receiving variance approval there is a 15 day appeal period before you may be issued a permit.

**Plat of  
Lot 7A & Lot 5B, Block 4, AMENDED FIVE OAKS SUBDIVISION,**  
Replat of Lot 7, Block 4; Replat of Lot 5A, Block 4, a Replat of Lots 4-6, Block 4; and Replat  
of Lot 8A, Block 4, a Re-Plat of Lots 8-13, Block 4; all in Amended Five Oaks Subdivision to  
the City of Scottsbluff, Scotts Bluff County, Nebraska.



**LEGEND:**

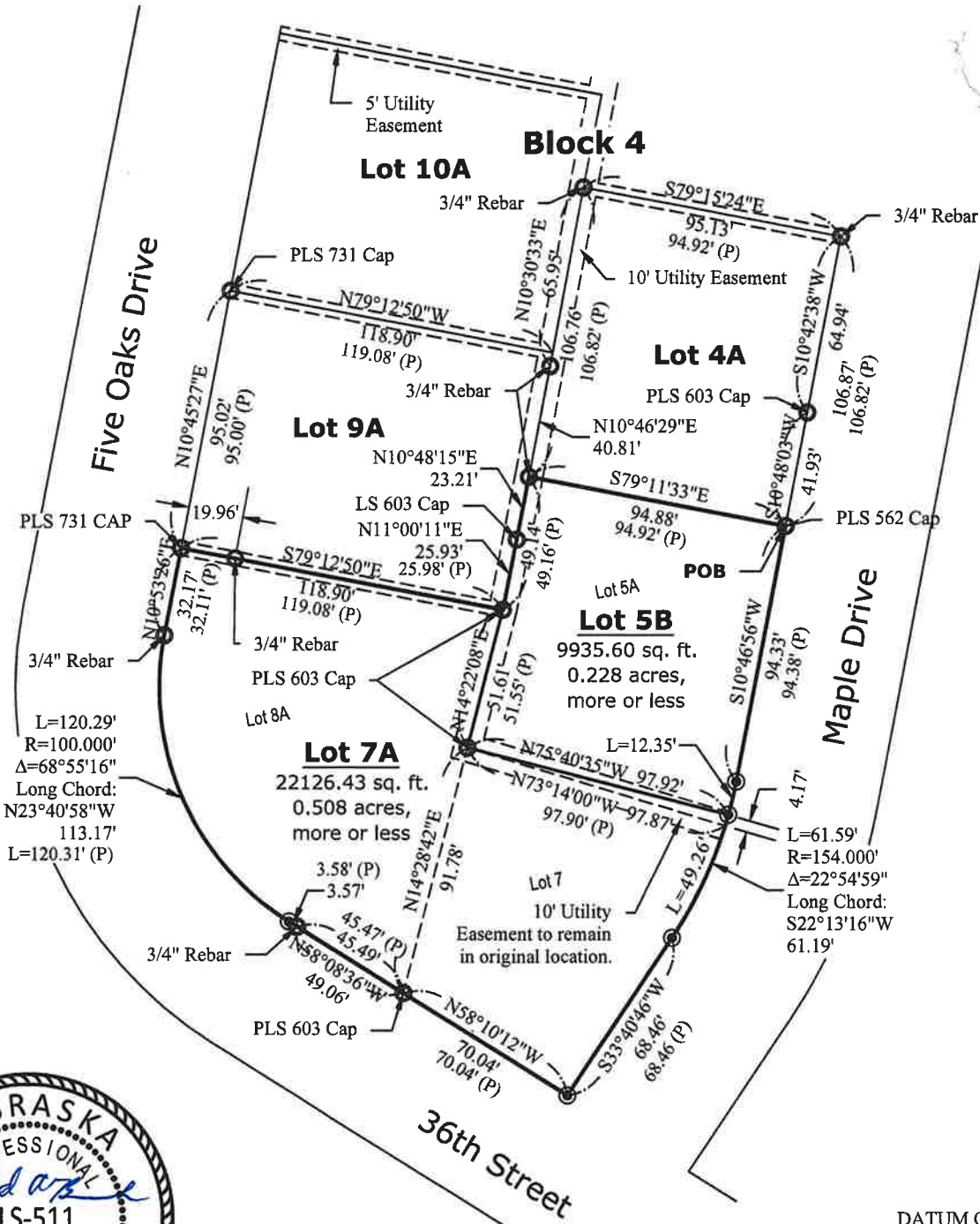
- Set 5/8"x 30" Rebar with PVC Cap
- Found Monument as Indicated
- (P) Platted Distance

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Professional Land Surveyor Number 511, duly-registered under the Land Surveyor's Regulation Act, do hereby certify that, between May 14, 2025, and June 16, 2025, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL this 19th day of June, 2025.  
Donald A. Brush  
Nebraska Professional Land Surveyor Number 511



See Sheet 2 of 2 for Legal Description, Owners Statement, and Approval & Acceptance.

DATUM CONVERSIONS:  
Nebraska State Plane NAD 83(2018)  
Combined Scale factor: 0.999495782201  
At N: 763283.80  
E: 648649.74  
Mean Convergence: -2°26'01"

Sheet No.: 1 of 2

Date: JUNE 2025

Surveyor

Client Name

Drawn by: CEB / Checked by: DAB

Job No.: 2025-33

**Panhandle Land Surveying**  
Donald A. Brush, Professional Land Surveyor  
870 SB Road, Morrill, Nebraska, 69358  
Phone: (308) 247-2602

Plat of  
**Lot 7A & Lot 5B, Block 4, AMENDED FIVE OAKS SUBDIVISION,**  
Replat of Lot 7, Block 4; Replat of Lot 5A, Block 4, a Replat of Lots 4-6, Block 4;  
and Replat of Lot 8A, Block 4, a Re-Plat of Lots 8-13, Block 4; all in  
Amended Five Oaks Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska.



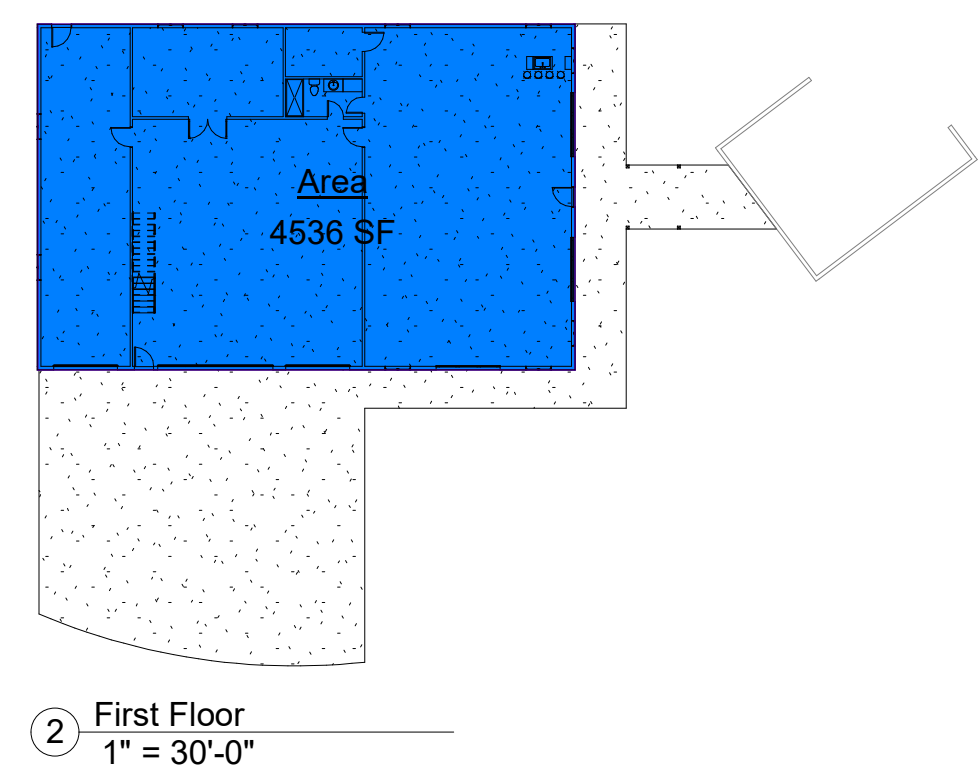
Brady Shaul  
 Shaul Designs L.L.C.  
 P.O. Box 187 · Gering, NE 69341  
 Phone: (308) 631-4995  
 brady@shaul-designs.com

www.shaul-designs.com



**Attention Contractors**

- All work shall be in strict compliance with the 2021 IRC and 2018 IBC with special attention given to the following areas.
- As of April 20, 1999 before any earthwork is commenced at the job site, all property pins/corners shall be flagged. Building setbacks shall comply with city code.
  - All Electrical shall comply with the 2017 National Electrical Code and local City codes.
  - All Plumbing shall comply with the 2021 Uniform Plumbing Code and local City codes.
  - All Mechanical shall comply with the 2012 Uniform Mechanical Code and local City codes.
  - All structures must comply with the 2018 International Energy Conservation Code.
  - City code requires finish grade to have 1/4" fall from the front wall of the house to the top of the curb. 4-1-18
  - Footings, foundation walls, piers, and other permanent supports of the building shall extend below the frost line, which is 36" in Scottsbluff, NE. R403.1.4.1
  - Backfill shall not be placed against the wall until the wall has sufficient strength and is anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill. R404.1.7
  - Basement walls shall be damp proofed with back plaster of 3/8" and tar applied over such or use a bituminous membrane applied over the wall. R406.1
  - Smoke alarms shall be installed in each bedroom and in the immediate vicinity thereof and on each additional level. Alarms shall receive their primary power from the building wiring and when the primary power is interrupted from a backup battery. R 314.1
  - An approved Carbon Monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units which have fuel-fired appliances and in those having an attached garage. R315.1
  - An egress window or a door leading directly outdoors shall be installed in each sleeping quarter. The egress window shall have a 5.7 sq. ft. of clear open space when the window is fully opened. The minimum net clear opening height shall be 24 inches and the minimum net clear opening width shall be 20 inches. The egress window shall be no more than 44" from finished floor to the windowsill. This includes the basement where one egress window shall be installed even if there are no sleeping quarters. R310.0
  - Window wells are required on all egress windows. They shall have a minimum horizontal area of 9 sq. ft. with a minimum horizontal projection and width of 36 inches. R310.2
  - Safety glazing shall be installed in all hazardous locations as described in 308.4 R308.1
  - A copy of the truss schedule shall be on file with the permit. R802.10.1
  - Roof rafters or trusses shall be attached to their supporting wall assemblies by connections capable of providing wind uplift resistance required in Table 802.11.1 R802.11
  - Edge clips shall be installed when roof decking is 7/16" or 1/2" and trusses are 24" O.C. R803.2.1 and Table 503.2.4(1)
  - In buildings with combustible roof construction an attic access shall be installed. This access shall have a rough opening of no less than 22" x 30". R807.1
  - Insulation shall be installed in accordance with the 2009 International Energy Conservation Code
  - Any wood that is in contact with earth, the cement floor, or cement block shall be pressure treated or decay resistant lumber. 317.1.2
  - Stairs that are 36" or wider shall have triple stringers.
  - Stairs that are enclosed shall have the underside of the stairs protected with 1/2" gypsum board. R302.7
  - Stairs shall have a maximum riser height of 7 1/4" and a minimum tread depth of 10" R311.7.4
  - Stairs with 4 or more risers shall have a handrail mounted 34" to 38" above the treads. The handrail shall return to the wall at the top and bottom of the stairs. R311.7.7
  - Guard rails are required when there is 30" between walking surfaces. Guard rails shall be a minimum of 36" in height, and spindles shall be situated that a 4" sphere cannot pass between spindles. R312.1
  - Crawl space access openings shall be 18" x 24" R408.5
  - Crawl space shall have vents that are 1 sq. ft for every 150 sq. ft. of crawl space. A vent shall be located within 3' of every corner of the structure. R408.1
  - The crawl space can be unvented if 6mil Polyvinyl is placed on the ground and overlapped 6" and glued. The polyvinyl shall also be glued to the exterior stem wall. R408.3
  - All vegetation and construction debris shall be removed from the crawl space. R408.5
  - There shall be a minimum of 18" between the bottom of the floor joists and the interior finish grade in crawl spaces R317.1(1)
  - A slab on grade foundation shall be frost protected by applying foam board either inside or outside the foundation wall. R403.3
  - If a garage is attached, the wall separating the garage and the interior living space shall have 1/2" gypsum board applied to the garage side. The interior living area and attic space are to be protected from the garage. R302.6
  - Any opening in the wall between the garage and living area shall have a door. The door shall be 1 3/8" solid wood, a honey-combed steel door, or 1 3/8" solid steel door, or a 20 minute fire rated door. R302.5
  - The garage floor shall slope towards the main vehicle entry door to facilitate the flow of liquids from the garage. R309.1
  - Structures shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. R319.1
  - The contractor is responsible to advise the purchaser of the option to install a fire suppression system within the new structure.



*Shaul Designs L.L.C. prepares its plans carefully for use by its Customers. However, adaptation of the plans to meet specific state and local building codes and regulations, and specific site conditions, is the responsibility of the contractor. In addition, Shaul Designs L.L.C. will not be responsible for any damages relating to the accuracy and overall integrity of the plans in excess of the license fee paid for their use. The contractor, therefore, must carefully inspect all dimensions and details in the plans for errors or omissions.*

*All construction to comply with all State and Local Codes. Construction to meet the following: 2021 IRC, 2018 IBC, 2021 UPC, 2017 NEC, 2018 IECC.*

*Unauthorized use or copying of these plans, or the design they depict, infringes rights under the Copyright Act. Infringers face liabilities that include penalties of up to \$20,000 per work infringed, and up to \$100,000 per work infringed willfully.*

Project Address:  
 3612 MAPLE DR  
 SCOTTSBLUFF NE 69361

<b>Salzman</b>	
<b>Garage</b>	
<b>Title</b>	
Project number	25-52
Date	10-14-25
Drawn by	BS
Checked by	NA
<b>A0</b>	
Scale	As indicated















11-4-2025

To Whom it may Concern,

I am fine with the additional construction on the Salzman property. 3612 Maple Drive Scottsbluff, NE.

Heather Beck

3614 Maple Drive  
Scottsbluff, NE 69361

*[Faint, illegible handwriting on lined paper]*

CITY OF SCOTTSBLUFF  
BOARD OF ADJUSTMENT

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**TO:** BOARD OF ADJUSTMENT

**FROM:** DEVELOPMENT SERVICES

**DATE:** November 20, 2025

**SUBJECT:** Variance request to reduce 15' rear yard building setback line to a 10' setback

**PUBLIC NOTICE:** This item was noticed in the paper, and mailed notification to surrounding property owners.

Photos Attached.

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The applicant, Tamara Salzman of 3612 Maple Drive, has applied for a variance with the Board of Adjustment. The request is to allow a building addition to the primary structure (detached single-family dwelling) to be built on Lot 7A, Block 4, Amended Five Oaks Subdivision, which is located in the R-1A Single-Family Residential zoning district. The performance guidelines for R-1A require a single-family dwelling to be setback a minimum of 15 feet from a rear yard property line, which the proposed addition does not meet. As the building addition is attached to the house via breezeway, it is considered part of the primary structure.

As can be observed from the plat, Lot 7A has an unusual shape. In the opinion of the Development Services Department, the unusual shape could qualify it for a variance under Nebraska Revised Statute §19-910(1). The shape and required setbacks result in peculiar and exceptional practical difficulties or exceptional and undue hardships upon the owner of the property.

The variance request is for a reduction of the 15' rear yard building setback by 5' to allow for the property owner to prevent a "notch" in the building addition. As can be seen on the site plan, the reduction is minimally necessary. Through verbal communication, staff and Ms. Salzman proposed limiting the length on which the reduction would be granted. Staff recommends the reduction be granted for the southernmost 20'. By doing so, the rear yard setback would still be 15' when it meets Lot 9A to the northwest.

Should Ms. Salzman receive the variance, she will have one year in which to complete the building or she will have to return to the Board of Adjustment for a new variance. The variance is non-transferable. Work cannot begin for a period of one week after the decision of the Board to allow other parties to file a complaint in Court should they decide.

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**Recommendation:**

**Approve:** Make a motion to grant approval to the Variance reducing the rear yard setback of 15-foot to a 10-foot rear yard setback due to the shape of the property, subject to the following condition(s):

**Denial:** Make a motion to deny approval to the Variance reducing the rear yard setback of 15-foot to a 10-foot rear yard setback due to the shape of the property, subject to the following condition(s):

**Table:** Make a motion to table the Variance reducing the rear yard setback of 15-foot to a 10-foot rear yard setback due to the shape of the property, subject to the following condition(s):





W 36<sup>th</sup> St



