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Vice Chairman  
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Daniel Donatelli, Esq.  
Jay Hernandez  
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## Town of North Hempstead



### Board of Zoning Appeals

210 Plandome Road  
Manhasset, NY 11030  
(516) 869-7667  
Fax (516) 869-7812

### NOTICE OF DECISION

**APPEAL #21212 – Marco Barrera; 24 Fairview Ave., Port Washington, Section 6, Block 10, Lot 876; Zoned Residence-C**

Variance from § 70-50.B to construct additions and a portico to an existing home that would be too close to the street.

Whereas, an application (FILE #22-001463, BZA22-000038) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

**DENIED** with respect to the variance requested under § 70-50.B for the construction of the portico and **GRANTED** with respect to the variance requested under § 70-50.B for the construction of additions of the dimension and in the location as shown on drawings prepared by Richard Steven Andujar, R.A. dated March 8, 2022.

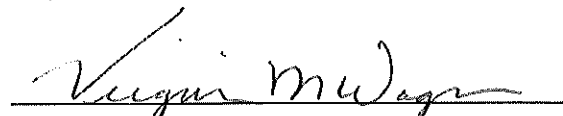
**IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT**

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli                      Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

  
VIRGINIA M. WAGNER  
SECRETARY

**THIS IS NOT A BUILDING PERMIT**

# Board of Zoning Appeals

## Town of North Hempstead

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### Findings of Fact for Appeal # 21212

**APPEAL #21212 – Marco Barrera; 24 Fairview Ave., Port Washington, Section 6, Block 10, Lot 876; Zoned Residence-C**

Variance from § 70-50.B to construct additions and a portico to an existing home that would be too close to the street.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to the criteria established in Section 267-b of the Town Law:

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances for the construction of the additions on the southern side of the home. These additions will be in line with the existing nonconforming secondary front yard setback and will not encroach any further into the front yard. Construction of the additions will allow the applicants to renovate the home while adding slightly more living space in order to better arrange the interior space.

However, the Board finds that construction of the portico would produce an undesirable change in the character of the neighborhood by further decreasing the pre-existing non-conforming setback of the dwelling along Fairview Avenue. The proposed portico would have a setback of 12.3' from Fairview Avenue where the average front yard setback of the homes along Fairview Ave is 24.65 (neighboring setbacks of 19.1, 25.2, 25.2, 19, 27.4, 27.3, 28.8 and 25.2). This would create a significant deviation between the setback of the subject home and other homes in the neighborhood, and among other things, would create a negative visual impact on the neighborhood because the subject home would not be in line with the other homes on either side. In addition, granting this variance would set an undesirable precedent for granting similar variances which could, over time, erode

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the effectiveness of the required front yard setback and further impact the character of the neighborhood.

2. The benefit to the applicant to construct a portico cannot be achieved without the requested variance. The benefit to the applicant to renovate and expand the home by constructing the additions could possibly be achieved without the necessity of the requested variances. However, the additions proposed on the southern side of the home will allow for an expansion of the existing spaces in this area and the Board finds that it might be difficult to expand the home in a manner which would increase these spaces without the necessity of the requested variances.
3. The setback to the proposed portico will be 12.3 feet where 20' is required representing a variance of approximately 40%. This is a significant deviation and given that the average front yard setback along Fairview is even greater at 24.65', the Board finds this variance to be so substantial that it would negatively alter the character of the neighborhood, which weighs in favor of denial. The minimum setback of the proposed second story addition on the southern side of the dwelling is 9.6' where 20' is required representing a variance of 52%. Although this variance could be considered substantial, the Board does not find this fact to weigh in favor of denial since the addition will be built over an existing one-story portion of the home and will not encroach any further into the existing non-conforming setback. The proposed two-story addition will be setback 19.9 feet where 20' is required. The Board finds this variance to be de minimis.
4. The Board finds that granting the requested variances for the additions on the southern side of the home would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty is self-created since the applicant proposes to renovate and expand the home in a manner which does not conform with the requirements Town Code.

Therefore, based on the above, the relief sought under § 70-50.B for the construction of a portico is DENIED because the benefit to the applicant is outweighed by the detriment to the community.

The Board further determines that the variance sought under § 70-50.B for the construction of additions on the southern side of the home is supported by the record herein, and is GRANTED as requested.

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## Board of Zoning Appeals

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### NOTICE OF DECISION

**APPEAL #21235 - Gene D'Alessandro; 2 Preston Street, Port Washington, Section 5, Block 43, Lot 31; Zoned: Residence-C**

Variance from §70-50.B to legalize an enclosed porch that is too close to the street (both primary and secondary front yards)

**Whereas**, an application (FILE #21-013539, BZA22-000054) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

**GRANTED** of the dimension and in the location as shown on drawings prepared by Paul Russo, R.A. dated November 2021 and on a survey prepared by Joseph Nicoletti, L.S. dated September 27, 2019 and revised through September 21, 2021.

**IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT**

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli                      Seconded by: Jay Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

**VIRGINIA M. WAGNER**  
**SECRETARY**

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# Board of Zoning Appeals

## Town of North Hempstead

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### Findings of Fact for Appeal # 21235

**APPEAL #21235 - Gene D'Alessandro; 2 Preston Street, Port Washington, Section 5, Block 43, Lot 31; Zoned: Residence-C**

Variance from §70-50.B to legalize an enclosed porch that is too close to the street (both primary and secondary front yards)

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, a review of Building Department files, and review of a number of documents submitted on the record in support of this application, including but not limited to; a Certificate of Existing Use #2004032 dated October 8, 2004 for a two (2)story single family dwelling w/ rear wood Deck (Front); a survey dated July 1, 2002 (which shows the enclosed porch) and; photographs of the subject property, the Board finds the following with respect to the criteria established in Section 267-b of the Town Law:

1. The Board finds there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances. The subject property is located in a unique section of town characterized by narrow streets, reduced setbacks and a dead end. The enclosed porch is setback further (24.7') than the average front primary yard setback (24.5') along Preston Street and therefore, will not have any impact on the character of this block. Although the enclosed porch maintains a secondary front yard setback of only 6.5' along Alison Street, there are no properties fronting on Alison Street and of the other two properties along this block with secondary front yards, one of these properties (property abutting the subject property to the north) contains a dwelling which is also located too close to the street (9.7' setback at the closest point to the street). Therefore, the neighborhood (on the block facing Alison Street) is characterized by homes which do not conform with the front yard setbacks of the code (at least since July 1, 2002). Given the above, and the fact that this side of the property is well screened with vegetation, the Board finds that granting the

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requested variances to legalize the enclosed porch, will not have an impact on the character of the neighborhood.

2. The benefit to the applicant, which is to legalize the enclosed porch that existed when the home was purchased, cannot be achieved without the requested variances.
3. Although the requested variance for the secondary front yard setback could be considered substantial (6.5' where 20' is required, or approximately 68%), for the reasons stated in #1 above the Board does not find this fact to weigh in favor of denial.
4. For the reasons stated in #1 above the Board does not find that granting the variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty is not self-created because the applicants relied on the Certificate of Existing Use when they purchased the property thus assuming that the enclosed porch was legal.

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### Board of Zoning Appeals

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### NOTICE OF DECISION

**APPEAL #21243 – Jaime Lambros; 49 Rolling Hill Rd., Manhasset, Section 3, Block 56, Lot 195; Zoned Residence-B**

Variance from § 70-100.2(A-4) to legalize a fence that is too tall.

**Whereas**, an application (FILE #19-237369, BZA22-000065) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

**GRANTED** of the dimension and in the location as shown on a survey prepared by Vasiliy I. Suslin, L.S. dated February 25, 2017 and revised through June 4, 2019 *as annotated by the applicant*.

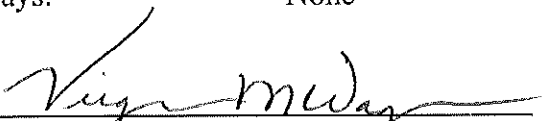
**IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT**

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell                      Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammìna

Nays: None

  
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**VIRGINIA M. WAGNER**  
**SECRETARY**

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# Board of Zoning Appeals

## Town of North Hempstead

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### Findings of Fact for Appeal # 21243

**APPEAL #21243 – Jaime Lambros; 49 Rolling Hill Rd., Manhasset, Section 3, Block 56, Lot 195; Zoned Residence-B**

Variance from § 70-100.2(A-4) to legalize a fence that is too tall.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, the Board finds the following with respect to the criteria established in Section 267-b of the Town Law:

1. For the following reasons the Board finds that; the benefit to the applicant in granting the requested variance outweighs any detriment to the health, safety and welfare of the neighborhood or community and that that there will be no adverse impacts to the character of the neighborhood:
  - The fence is a see-through estate style fence that matches the fence on the neighboring property.
  - The fence is located towards the rear building line and is difficult to see from the street.
2. The benefit to the applicant, which is to legalize the fence without modification cannot be achieved without the requested variances. The benefit to the applicant of enclosing the rear yard with a fence can be achieved without a variance but the Board finds that the removal and replacement of the existing custom-designed fence can only be accomplished at a significant cost to the applicant which outweighs any detriment to the neighborhood.
3. The Board does not find the requested variance of six inches to be substantial, especially in light of the fact that the fence is located towards the rear building line and is difficult to see from the street.

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4. The Board does not find that granting the requested variance would have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. Although the difficulty is self-created the Board does not find this fact to weigh in favor of denial. The applicants sought a permit to install the fence, however, unbeknownst to them, the fence was installed improperly by their contractor.

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### NOTICE OF DECISION

**APPEAL #21244 – Belleview Re LLC; 21 Belleview Ave., Port Washington, Section 5, Block 81, Lot 20 & 22; Zoned Residence-C**

Variations from §§ 70-50.B, 70-51.B, 70-52.3A, 70-45.A, and 70-52.6 to legalize/maintain a home on a new lot (created by a subdivision), which is too close to the street (secondary front yard), with side yards that are too small, that is within the sky exposure plane, with a ridge that is too high, and with an eave that is too high.

**Whereas**, an application (FILE #21-010653, BZA22-000068) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

**GRANTED** of the dimension and in the location as shown on drawings prepared by Robert Barbach, R.A. dated March 14, 2020 and revised through May 2, 2022.

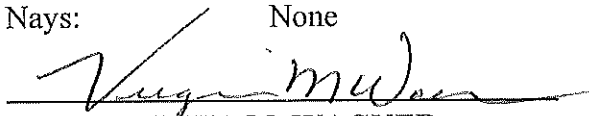
**IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT**

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli                      Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

  
**VIRGINIA M. WAGNER**  
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# Board of Zoning Appeals

## Town of North Hempstead

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### Findings of Fact for Appeal # 21244

**APPEAL #21244 – Belleview Re LLC; 21 Belleview Ave., Port Washington, Section 5, Block 81, Lot 20 & 22; Zoned Residence-C**

Variances from §§ 70-50.B, 70-51.B, 70-52.3A, 70-45.A, and 70-52.6 to legalize/maintain a home on a new lot (created by a subdivision), which is too close to the street (secondary front yard), with side yards that are too small, that is within the sky exposure plane, with a ridge that is too high, and with an eave that is too high.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, a review of Building Department files, and review of a number of documents submitted on the record in support of this application, including but not limited to; a Certificate of Existing Use #2004032 dated October 8, 2004 for a two (2)story single family dwelling w/ rear wood Deck (Front); a survey dated July 1, 2002 (which shows the enclosed porch) and; photographs of the subject property, the Board finds the following with respect to the criteria established in Section 267-b of the Town Law:

1. The Board finds that there will be no undesirable change to the character of the neighborhood nor that a detriment to neighboring properties will occur as a result of granting the requested variances. Conversely, if the variances were denied, the applicant would have the option of demolishing the existing home and constructing a new compliant dwelling in its place in order to accomplish the subdivision of the lot. The Board finds that this alternative would potentially have a greater impact on the character of the neighborhood than the proposed action which seeks to preserve an older home that contributes to the character of the neighborhood.

In making this determination the Board also notes the following:

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- the two lots being created are compliant in all respects with the lot area and lot width dimensions of the Town Code.
  - the existing home is a two-family residence which is being converted to a single-family residence. Therefore, the density of the property will remain the same even after it is subdivided.
2. The benefit to the applicant, which is to subdivide the property and legalize and expand the existing home, cannot be achieved without the requested variances. Although the addition could be modified to comply with the eave height restriction, the existing dwelling would still require a variance for eave height.
  3. Although the side yard setback variance could be considered substantial (a 3.15' setback is proposed where 5' is required), the Board does not find this fact to weigh in favor of denial. The reduced side yard setback is on the side of the property next to the proposed new lot. Subsequent purchasers of the new lot will be aware of the reduced side yard setback and therefore will not be impacted by its reduced size. The variances for front yard setback, ridge height and eave height mostly pertain to the existing home which currently does not conform to the requirements of the Residence C Zoning District.
  4. For the reasons stated in #1 above the Board does not find that granting the variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
  5. The difficulty is self-created since the applicants propose to subdivide the property and to construct an addition to the home. The Board does not find this fact to weigh in favor of denial.

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## Board of Zoning Appeals

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### NOTICE OF DECISION

**APPEAL #21252 – Farhan Khan; 77 Mayflower Ave., Williston Park, Section 9, Block 133, Lot 10; Zoned Residence-C**

Variances from §§ 70-49(C), 70-50.A, & 70-103 to construct additions that make the house too big, with additions and a front porch too close to the street, and with not enough parking.

**Whereas**, an application (FILE #22-004696, BZA22-000074) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

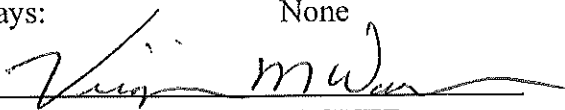
**GRANTED** with respect to the variances requested under §§ **70-50.A, & 70-103** to construct additions with a front porch which is too close to the street and with not enough parking (*one space is of insufficient size*) of the dimension and in the location as shown on drawings prepared by Louis Loria, R.A. dated November 25, 2021 and revised through May 15, 2022. The variance requested under § **70-49(C)** was **WITHDRAWN** by the applicant at the hearing,

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell                      Seconded by: Member Donatelli

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

  
VIRGINIA M. WAGNER  
SECRETARY

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## Town of North Hempstead



### Board of Zoning Appeals

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#### NOTICE OF DECISION

**APPEAL #21254 – JoJule Realty Corp. (Sundae Donuts); 432 Plandome Rd., Manhasset, Section 3, Block 71, Lot 102; Zoned Business-A**  
Conditional Use §70-126(F) for a take-out donut shop.

**Whereas**, an application (FILE #22-003916, BZA22-000082) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

**GRANTED** of the dimension and in the location as shown on a survey prepared by Reza Khamcy, P.E. dated March 6, 2022 and revised through April 28, 2022 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER:**

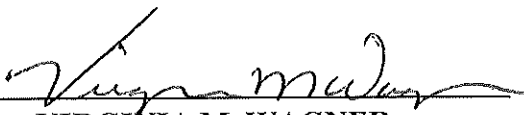
#### SEE ATTACHED RIDER

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez      Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,  
Vice Chairman Francis, Chairman Mammina

Nays: None

  
**VIRGINIA M. WAGNER**  
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# Board of Zoning Appeals

## Town of North Hempstead

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### Rider to Appeal # 21254

APPEAL #21254 – JoJule Realty Corp. (Sundae Donuts); 432 Plandome Rd., Manhasset, Section 3, Block 71, Lot 102; Zoned Business-A  
Conditional Use §70-126(F) for a take-out donut shop.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to approval and/or issuance of a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, and at every subsequent inspection following the issuance of said Place of Assembly or Place of Public Assembly License. All pick-up of sanitation shall be performed after 8:00 a.m.
2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.
3. At no time may the number of seats on the premises exceed 12. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.
4. That the applicant shall obtain a Place of Assembly or Place of Public Assembly License, if applicable, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.
5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.
6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:
  - [1]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.
  - [2]. The addition or removal of counter/kiosk service for the placement of a food order.

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7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

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### NOTICE OF DECISION

**APPEAL #21255 – Nut Just Lube, Inc; 19 Davis Ave., Port Washington, Section 5, Block 129, Lots 555 & 556; Zoned Industrial-B**

Appeal for determination or in the alternative a variance from § 70-103(F) for no loading zone, and variances from §§70-103(A)(1), and 70-212(B) to convert a warehouse to an auto repair shop with not enough parking, and outdoor storage located too close to a property line.

**Whereas**, an application (FILE #21-008575, BZA22-000072) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 13, 2022**, the appeal in the above-entitled matter was decided as follows:

The **appeal for determination** to review the decision of the Building Official is **DENIED** (the proposed use of the building differs from the prior use of the building and therefore, the relief from the provisions of Code afforded by pre-existing non-conforming status of the warehouse use is not applicable to the proposed use) and the variances sought under **§§ 70-103(F), §70-103(A)(1), and 70-212(B)** are **GRANTED** of the dimension and in the location as shown on a survey prepared by John C. Moccio, R.A. dated July 17, 2021 and revised through March 3, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman Francis      Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Vice Chairman Francis,  
Chairman Mammìna

Nays: None  
Recused: Member Donatelli

  
**VIRGINIA M. WAGNER**  
**SECRETARY**

**THIS IS NOT A BUILDING PERMIT**