

ORDINANCE 22-1403

AN ORDINANCE OF THE CITY OF WOODBURN, INDIANA COMMON COUNCIL
CONSIDERING A REQUEST TO REZONE 4213 CARL STREET
WITHIN THE WOODBURN CITY LIMITS

WHEREAS, the City Council of the City of Woodburn (the “City”), State of Indiana, pursuant to Indiana Code Section 36-7 et. seq., as amended, has authority to plan for and regulate the use and zoning of real property located within its municipal boundaries; and,

WHEREAS, the Allen County Plan Commission serves as the Plan Commission for the City; and,

WHEREAS, the Allen County Department of Planning Services serves as the Land Use staff for the City; and,

WHEREAS, petitioner JAB Rentals/James A. Brooks, Sr. filed Rezoning Petition REZ-2021-0069 with the Allen County Department of Planning Services; and,

WHEREAS, the Allen County Plan Commission held a public hearing on this Petition on the 13th day of January, 2022; and,

WHEREAS, the Allen County Plan Commission held a business meeting on the 20th day of January 2022, and after deliberating, the Plan Commission adopted Findings of Fact for this Petition resolving to recommend the 0.20 acres of real estate referenced in the Petition be reclassified R2/Two Family Residential;

WHEREAS, the Allen County Plan Commission, pursuant to I.C. Section 36-7-4-605(a)(2), by a vote of 8-0, certified the proposed rezoning with a DO PASS recommendation to the Woodburn City Council;

NOW THEREFORE, BE IT ORDAINED by the Woodburn City Council that, as the legislative body of the City of Woodburn, Indiana, the City Council concurs with the Plan Commission’s recommendation and hereby approves Rezoning Petition REZ-2021-0069 as attached hereto.

Adopted and Ordained this 7th day of February, 2022.

WAIVER OF SECOND READING

On motion duly made and seconded, the second reading of the foregoing Ordinance was unanimously waived. After a motion to adopt the Ordinance was properly made, the results of which are below, the Ordinance was deemed effective as of the date of passage due to a majority vote of ye and approval of the Mayor.

COMMON COUNCIL OF THE CITY OF WOODBURN, INDIANA

By: _____ YEA _____ NAY _____ ABS _____
Michael Voirol, Councilman

By: _____ YEA _____ NAY _____ ABS _____
Michael Martin, Councilman

By: _____ YEA _____ NAY _____ ABS _____
Tonya Thompson, Councilman

By: _____ YEA _____ NAY _____ ABS _____
Dean Gerig, Councilman

By: _____ YEA _____ NAY _____ ABS _____
Daniel Watts, Councilman

ATTEST:

By: _____
Timothy Cummins, Clerk-Treasurer

The foregoing ordinance passed by the Council is signed and approved () / not approved () by me on the same date.

By: _____
Joseph Kelsey, Mayor for the City of Woodburn

REZONING FACT SHEET

Petition #REZ-2021-0069

Project Start: December 2021

APPLICANT:	JAB Rentals – James A. Brooks, Sr.
REQUEST:	To rezone property from R1/Single Family Residential to R2/Two Family Residential
LOCATION:	The address of the property is 4213 Carl Street, located just north of 4209 Carl Street (Section 29 of Maumee Township).
LAND AREA:	Approximately .2 acres
PRESENT ZONING:	R1/Single Family Residential

17 January 2022 Plan Commission Public Hearing

- No one spoke in support or opposition.
- Jeff Sorg was absent.

24 January 2022 Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by James Wolff and seconded by David Bailey to return the ordinance to the Woodburn City Council for their final decision.
- Jeff Sorg was absent.
- **8-0 MOTION PASSED**

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
February 4, 2022

PROJECT SUMMARY

The applicant seeks Plan Commission approval of a Rezone and a Primary Development Plan to rezone a small portion of land to R2/Two-Family Dwelling to allow construction of a duplex. Today, the site consists of an unimproved lot. The property is surrounded by R1/Single Family Residential zoning, although the property directly to the south is a duplex. The property which is located within the City of Woodburn is proposing to connect to their sewer and water.

STAFF COMMENTS:

The submitted site plan shows a duplex with 8 parking spaces. Access is through the alley on the north side. The plan shows a sidewalk connecting to the duplex to the south that is also owned by the applicant. Since the proposed structure is a duplex there are no landscaping or buffering standards for the building or parking lot. The applicant did not apply for any waivers and appears to meet all of the Woodburn Zoning Ordinance. Regarding stormwater retention, staff has received correspondence from The City of Woodburn saying: *"They have no issues with the owner building a duplex at this property without a retention pond. Our storm system is sufficient to handle any runoff that will occur from the building of a duplex at this property."*

The proposed zoning will allow more housing choices in Woodburn and the property is adjacent to an existing duplex. With required setbacks equal to single family development and provisions for adequate parking, this proposal should not have a negative impact on surrounding properties.

PUBLIC HEARING SUMMARY:

Presenter: Mr. Hofer, the applicant's attorney, presented the project to the Plan Commission, as outlined above. Mr. Hofer stated that their client intends to construct a duplex on the property. Their client also owns an existing duplex to the south and lives on a parcel further south. The City of Woodburn stated that their storm system is sufficient with the proposed duplex.

Public Comments:

No one spoke in support or opposition.

COMES NOW the Advisory Plan Commission of the County of Allen, State of Indiana, pursuant to authority vested in it by Indiana Code § 36-7-4 et.seq. and Allen County Code Title 3, both as amended, and adopts the following resolution.

**Resolution of the
Allen County Plan Commission
Regarding Zoning Map Amendment**

WHEREAS the Allen County Department of Planning Services received a proposed map amendment to Title 3 of the Allen County Code (the Zoning Ordinance) on December 7, 2021 which it designated subsequently as Rezoning Petition REZ-2021-0069; and,

WHEREAS the Allen County Department of Planning Services provided for publication of a public hearing notice on the proposed map amendment in *The Journal Gazette* according to law; and,

WHEREAS the Allen County Plan Commission conducted a public hearing on the proposed map amendment on January 13, 2022; and,

WHEREAS the Allen County Plan Commission considered the petition in light of comprehensive plan and the zoning ordinance requirements; now, therefore,

BE IT RESOLVED by the Allen County Plan Commission, meeting in open session, that a resolution and proposed ordinance be sent to the City Council of Woodburn recommending that the proposed map amendment Do Pass approximately 0.20 acres to R2/Two Family Residential;

BE IT FURTHER RESOLVED that the Allen County Plan Commission's Findings of Fact setting forth its reasons for this recommended action be included with the resolution and proposed ordinance resolving Rezoning Petition REZ-2021-0069; and,

BE IT FINALLY RESOLVED that the Executive Director of the Allen County Department of Planning Services be directed to execute this Resolution on behalf of the Allen County Plan Commission and to present a copy of it to the City Council of Woodburn;

ADOPTED THIS 20th day of January 2022.



Benjamin J. Roussel
Executive Director, ACDPS
Secretary to the Allen County Plan Commission



Date of Signature

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2021-0069

APPLICANT: JAB Rentals – James A. Brooks, Sr.
REQUEST: To rezone property from R1/Single Family Residential to R2/Two Family Residential.
LOCATION: The address of the property is 4213 Carl Street, located just north of 4209 Carl Street (Section 29 of Maumee Township).
LAND AREA: Approximately .2 acres
PRESENT ZONING: R1/Single Family Residential
PROPOSED ZONING: R2/Two Family Residential

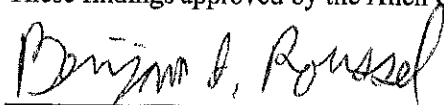
In preparing and considering proposals for rezoning, I.C. 36-7-4-603 states that the Plan Commission and legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

The Plan Commission recommends that Rezoning Petition Rezoning Petition REZ-2021-0069 be returned to the Town Council of Woodburn with a recommendation of “Do Pass” for the reasons stated below:

1. Approval of the rezoning request will be in substantial compliance with the Allen County Comprehensive Plan, and should not establish an undesirable precedent in the area. The surrounding properties along the Carl Street are utilized as single family residential and two family residential.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. This area along Carl Street is adjacent to an existing duplex. The original zoning was established over 50 years ago. There have been no development proposals for this site.
3. Approval is consistent with the preservation of property values in the area. The existing infrastructure is available to serve the existing residential subdivision with residential uses.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This proposal will continue the existing trend of residential uses in this area. Furthermore, the current zoning prohibits some new residential uses that would be compatible with surrounding land uses.

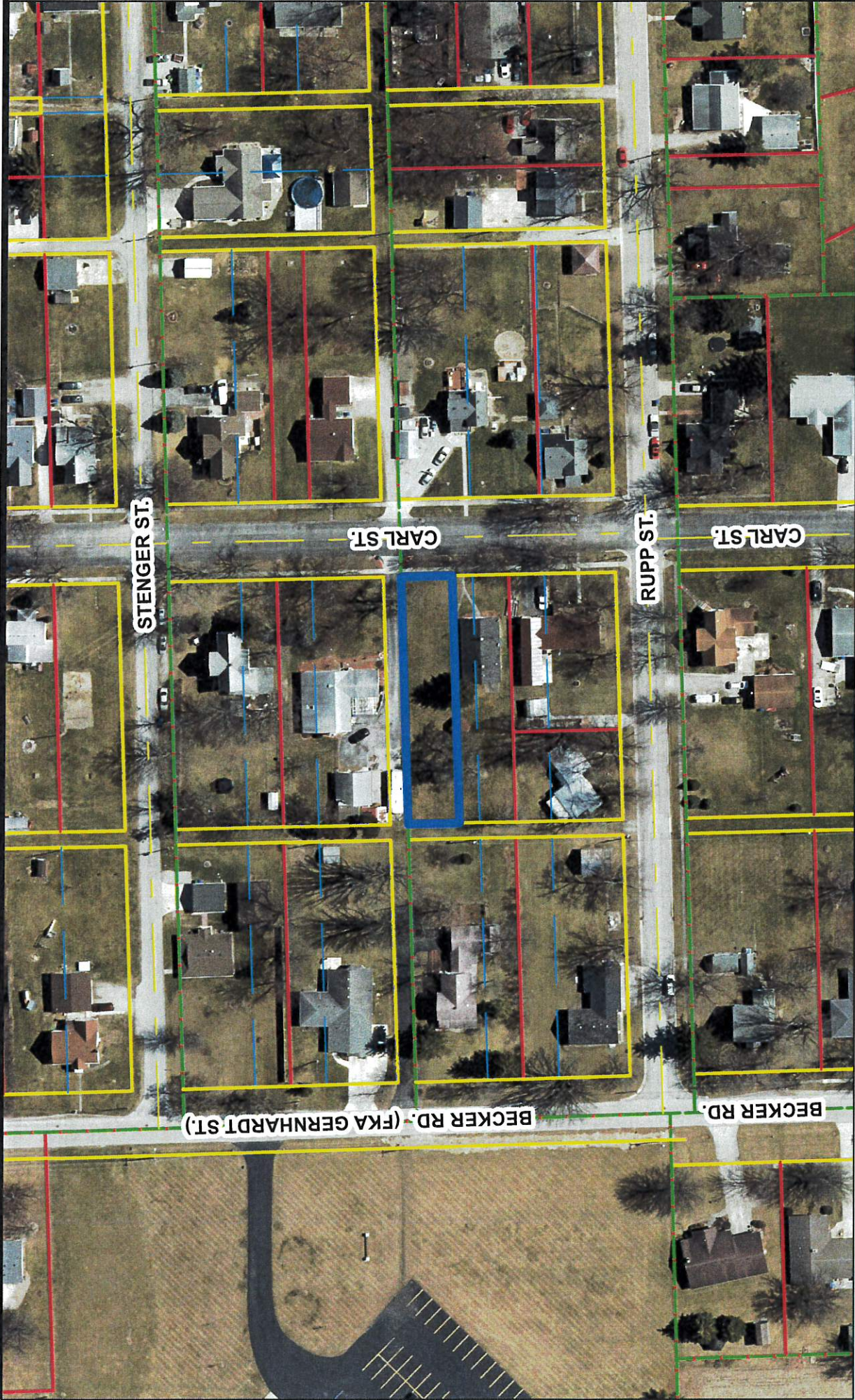
These findings approved by the Allen County Plan Commission on January 20, 2022.



Benjamin J. Roussel
Executive Director
Secretary to the Commission



REZ-2021-0069 and PDP-2021-0050 - 4213 Carl Street



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability, resulting from any error or omission in this map.

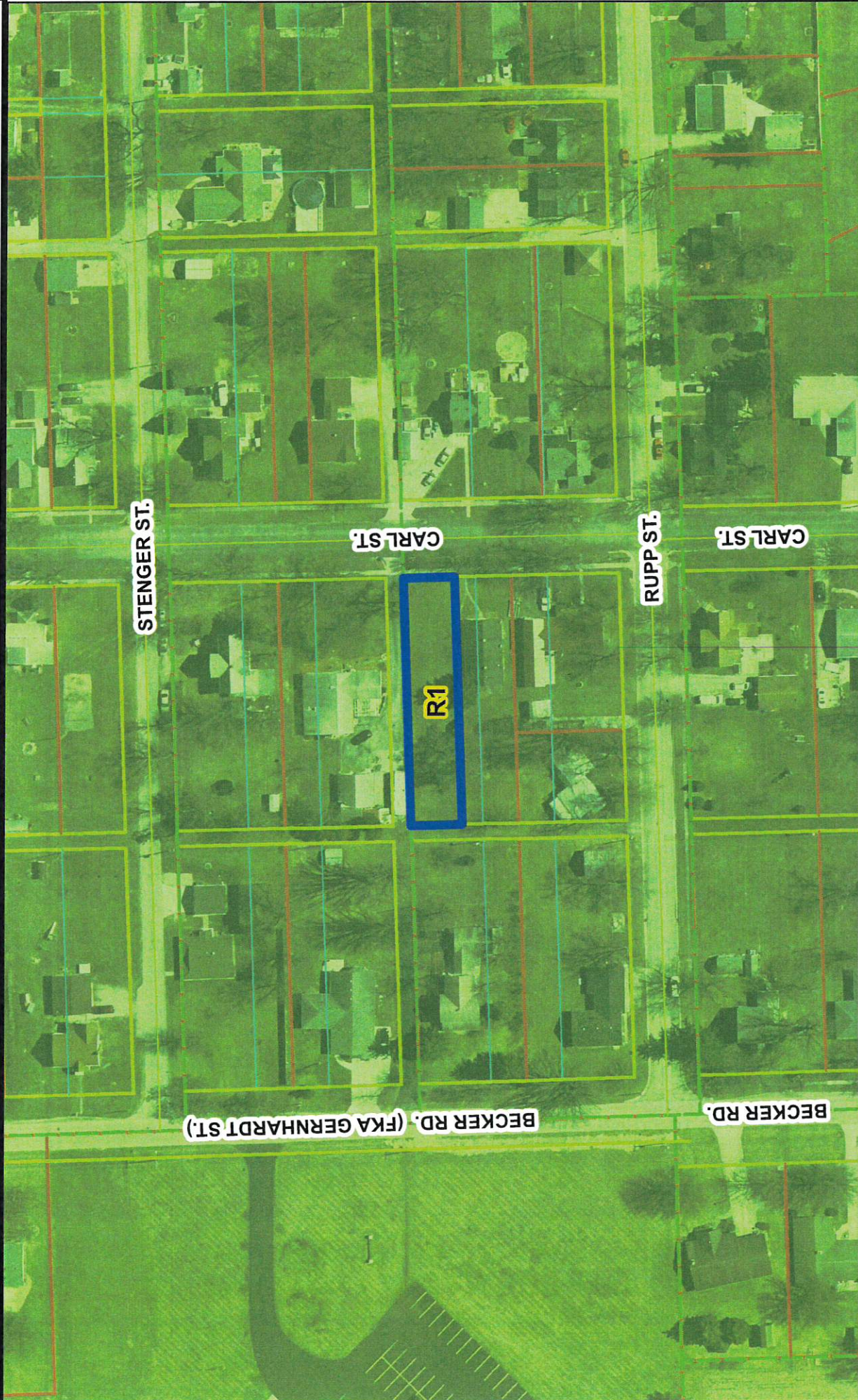
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 12/30/2021



1 inch = 100 feet



REZ-2021-0069 and PDP-2021-0050 - 4213 Carl Street

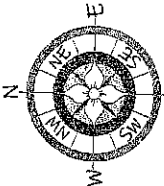


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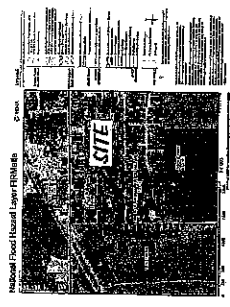
© 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring 2009
 Date: 12/30/2021



1 inch = 100 feet



SCALE 1" = 30'
INDIANA GEOSPATIAL COORDINATE SYSTEM - ALLEN CO.



NTHL FIRMEITE NOT TO SCALE

LEGEND

- M ~ MEASURED
- C ~ CALCULATED
- D ~ DEED
- CM ~ CONTROLLING MONUMENT
- R/W ~ RIGHT-OF-WAY
- POB ~ POINT OF BEGINNING
- POC ~ POINT OF COMMENCEMENT

MONUMENT LEGEND

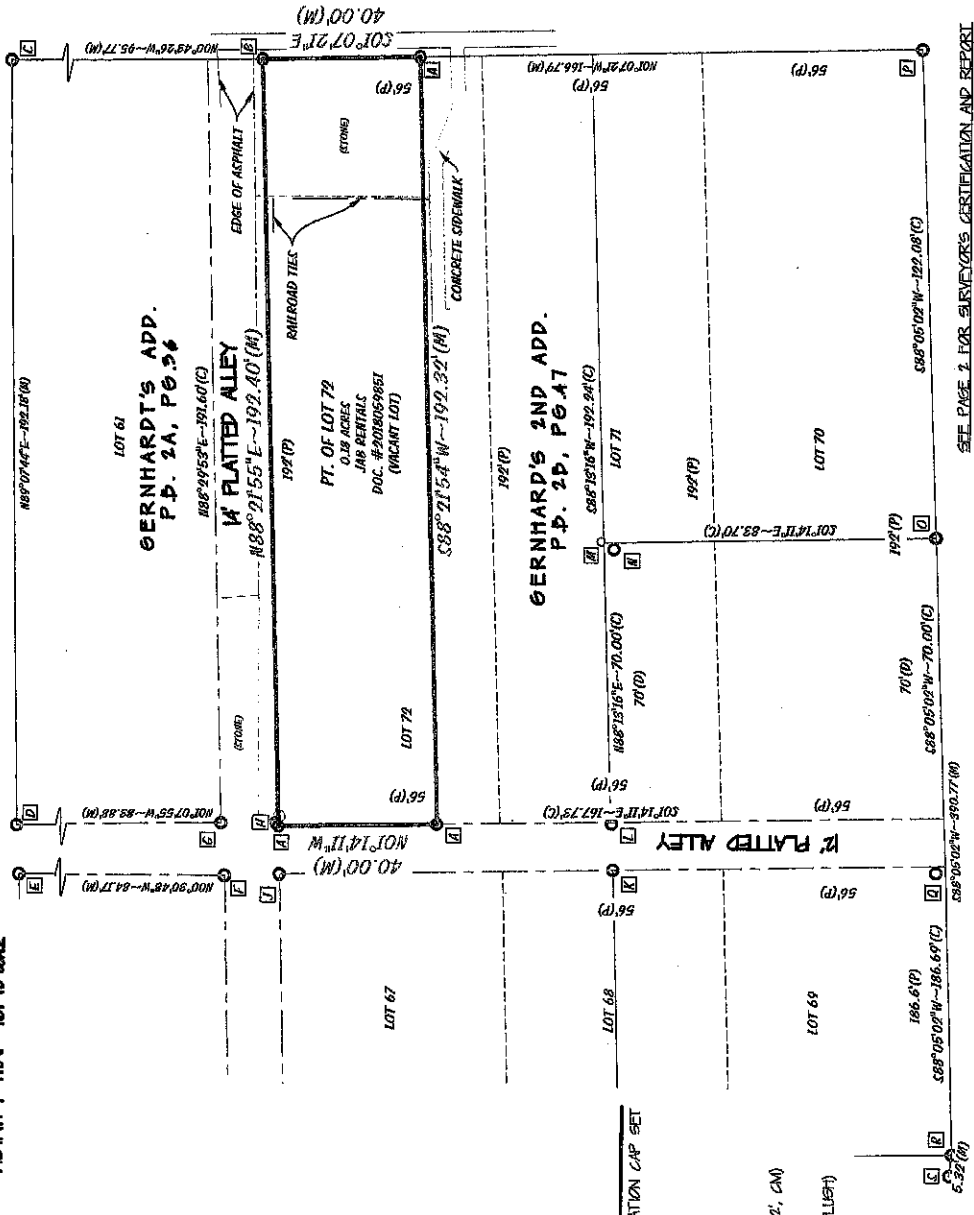
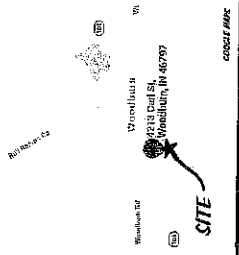
- "A" ~ 5/8" O.D. REPAIR W/ WALLACE-1501200016" IDENTIFICATION CAP SET
- "B" ~ 1" FINISHED PIPE FOUND (-02), CM
- "C" ~ 1" BOLT FOUND (-02), CM
- "D" ~ 1 1/2" PIPE FOUND (-01), CM
- "E" ~ SQUARE ROD FOUND (-02)
- "F" ~ 1/4" PIPE FOUND (-01)
- "G" ~ 1" BOLT FOUND (-01)
- "H" ~ 1/2" REBAR W/ "5991" IDENTIFICATION CAP FOUND (-02), CM
- "I" ~ SPIKE NAIL W/ WASHER FOUND 0.25" & 0.45" (-01)
- "J" ~ COTTAGE CAN FILLED WITH CONCRETE 0.25" & 1.6" (-01)
- "K" ~ CRUSHED 1/2" PIPE FOUND 2.55" & 1.6" (-01)
- "L" ~ 1/2" REBAR FOUND FLUSH (-01), CM &
- "M" ~ SPIKE NAIL W/ WASHER FOUND 0.1" (-02)
- "N" ~ 1/2" PIPE FOUND (FLUSH), CM
- "O" ~ 1" FLAT BAR FOUND 2.3" & 1.7" (-02)
- "P" ~ SPIKE NAIL FOUND (-01), CM
- "S" ~ 1/2" BAR FOUND (-01)

REAL ESTATE DESCRIPTION

PART OF DOCUMENT NUMBER 2018059891 AS RECORDED WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

THE NORTH 40 FEET OF LOT NUMBER 72 IN GERHARDT'S 2ND ADDITION TO SHIRLEY CITY (WOODBURN), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT RECORD 2, PAGE 47 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

VICINITY MAP NOT TO SCALE



COMPASS LAND SURVEYING
COMPASSLANDSURVEYING@GMAIL.COM

BOUNDARY RETRAVEMENT SURVEY

PROJECT: THE LANDS OF J&B RENTALS, LLC
ADDRESS: 419 CARL STREET, WOODBURN, INDIANA 46171

DATE: 06/15/21
DRAWN BY: ADN
REVIEWED BY: ADN
REV. DATE:

P.L.L.
PAGE 1 OF 2

PO BOX 12
LEO, IN 46765
260-417-3043

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL. FULL PAYMENT OF FEE, AND COMPLETION WITH ALL PARTS OF INSTRUMENT, AND COMPLETION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE, INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL COVERAGE TO THE LAND SURVEYOR. SURVEY DOCUMENTS, ANY BEARS WITHOUT WRITTEN VERIFICATION AND APPROVAL BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE, INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL COVERAGE TO THE LAND SURVEYOR.

SEE PAGE 2 FOR SURVEYOR'S CERTIFICATION AND REPORT

PROFESSIONAL SURVEYOR'S REPORT

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE NORTH 40 FEET OF LOT NUMBER 71 IN THE PLAT OF GERNHARDS 2ND ADDITION TO SHIRLEY CITY, AS RECORDED IN PLAT BOOK 2B, PAGE 47 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

EQUIPMENT USED FOR SURVEY:

LEICA TPS AND LEICA G50T GPS UNIT WAS USED TO COLLECT THE INFORMATION NEEDED FOR THIS SURVEY WHILE UTILIZING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (INCORS) WITH INDIANA GEOSPATIAL COORDINATE SYSTEM NETWORK (INCS)-ALLEN COUNTY.

SEAD MODEL: INEAD 12P GRS80; PROJECTION: ALLEN

CLASSIFICATION OF SURVEY AND THE RELATIVE POSITIONAL ACCURACY:

SURVEY ACCURACY: 219 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

VARIOUS TYPES OF MONUMENTS WERE FOUND AROUND THE PERIMETER OF THE PLAT OF GERNHARDS 2ND ADDITION TO SHIRLEY CITY. IT IS BELIEVED THAT NONE OF THE MONUMENTS FOUND ARE ORIGINAL SINCE THE PLAT DOES NOT MENTION OR DEPICT THE TYPE OF MONUMENTS THAT WERE SET IN 1824. THE ADJOINING PROPERTY OWNER HAS PLACED METAL CONCRETE CANS FILLED WITH CONCRETE AT OR NEAR THE PROPERTY CORNERS BASED ON A SURVEY HE HAD DONE BUT DID NOT KNOW WHO DID THE SURVEY OR WHEN IT WAS COMPLETED. MOST MONUMENTS WERE FOUND IN GOOD CONDITION, UNLESS NOTED OTHERWISE.

CONTROLLING MONUMENTS WERE LOCATED AT POINTS:

- P - 1" FINCHED PIPE
- G - 1" POST
- D - 1"-1/2" PIPE
- J - 1/2" REBAR W/ 5/8" CAP
- O - 1/2" REBAR
- P - 1/2" PIPE

OCCUPATION OR POSSESSION LINES:

NO SIGNIFICANT INCONSISTENCIES WERE FOUND BETWEEN THE OCCUPATION LINES OR POSSESSION LINES, NOR DID ANY OCCUR AS A RESULT OF THE LINES ESTABLISHED THIS PLAT OF SURVEY.

CLARITY OR AMBIGUITY OF THE RECORDED DESCRIPTION:

MINOR AMBIGUITIES WERE FOUND IN THE REFERENCE DOCUMENTS USED FOR THIS SURVEY.

THE LANDS OF J&B RENTALS, LLC AS RECORDED IN DOCUMENT NUMBER 2010050991 AS RECORDED WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

THE PLAT OF GERNHARDS 2ND ADDITION TO SHIRLEY CITY, AS RECORDED IN PLAT BOOK 2B, PAGE 47 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

NO TITLE COMMITMENT FOR TITLE INSURANCE WAS PROVIDED AT THE TIME OF THIS REPORT, NOR DID THE SURVEYOR PERFORM A TITLE SEARCH. AN ABSTRACT OR TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PROPERTY.

PROFESSIONAL SURVEYOR'S REPORT CONTINUED

THEORY OF LOCATION:

THE FOLLOWING LINES WERE ESTABLISHED BY THE OPINION OF THIS PROFESSIONAL SURVEYOR BASED UPON THE REFERENCE MONUMENTS FOUND THIS SURVEY AND THE RECORD DESCRIPTIONS. THE AMOUNT OF UNCERTAINTY IN THESE LINES ARE 0.4 FEET.

THE EAST LINE OF LOT 70 THROUGH LOT 72 IN THE PLAT OF GERNHARDS 2ND ADDITION WAS ESTABLISHED AS A LINE BETWEEN THE MONUMENTS AT P AND D.

THE EAST LINE OF LOT 67 THROUGH LOT 69 IN SAID PLAT WAS ESTABLISHED AS A LINE BETWEEN THE MONUMENTS AT J AND K.

THE WEST LINE OF LOT 70 THROUGH LOT 72 IN SAID PLAT WAS ESTABLISHED AS A LINE PER 12 FEET EAST OF AND PARALLEL WITH THE PREVIOUSLY ESTABLISHED THE EAST LINE OF LOT 67 THROUGH LOT 69.

THE SOUTH LINE OF LOT 69 AND LOT 70 IN SAID PLAT WAS ESTABLISHED AS A LINE BETWEEN THE MONUMENTS AT R, O, AND P.

THE NORTH LINE OF LOT 72 IN SAID PLAT WAS ESTABLISHED AS A LINE BETWEEN THE MONUMENTS AT P AND J, TERMINATING AT THE ALLEY.

THE SOUTH LINE OF THE SUBJECT PARCEL WAS ESTABLISHED AS A LINE PER 40 FEET SOUTH OF THE NORTH LINE OF THE SUBJECT PARCEL ALONG THE PREVIOUSLY ESTABLISHED EAST AND WEST LINE OF LOT 72.

PROJECT: BOUNDARY RETRACTION SURVEY

ADDRESS: THE LANDS OF J&B RENTALS, LLC
4125 CARL STREET
WOODBURN, INDIANA 46781

PROJECT # 21-246

DATE 06/25/21

PREPARED BY J&B RENTALS, LLC

REVIEWED BY ADW

REV. DATE

P.12

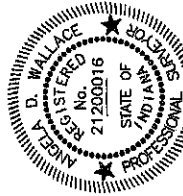
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL, FILL PAYMENT OF FEES, AND COMPLETE WITH ALL PAGES OF SURVEY. THE INFORMATION SHOWN ON THE SURVEY DOCUMENTS IS INTENDED FOR THE TRANSACTION ONLY AS BASED ON SAID SURVEY DOCUMENTS. ANY FEES WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSES INCLUDED WILL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO THE LAND SURVEYOR.

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, ANGELA D. WALLACE, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT OF SURVEY AND DESCRIPTION WAS COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36S IAC 1-12-1 THRU 30.

PROJECT NO: 21-246
 PREPARED FOR: J&B RENTALS, LLC
 LAST DAY OF FIELDWORK: 06/17/2021

IN WITNESS THEREOF, I HEREBY TO PLACE MY HAND AND SEAL THIS 25TH DAY OF JUNE, 2021.



Angela D. Wallace

I, ANGELA D. WALLACE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

LEGAL DESCRIPTION

4213 Carl Street, Woodburn, IN 46797

Part of Document Number 2018059851 as recorded in the Office of the Recorder of Allen County, Indiana:

The North 40 feet of Lot Number 72 in Gernhards 2nd Addition to Shirley City (Woodburn), according to the plat thereof, recorded in Plat Record 2, page 47 in the Office of the Recorder of Allen County, Indiana.



**GRINSFELDER
ASSOCIATES
ARCHITECTS**

ARCHITECTS
PLANNING TO BUILD A
BETTER COMMUNITY
... THROUGH DESIGN
... THROUGH INNOVATION
... THROUGH COLLABORATION

1100 North Dearborn Street
Chicago, IL 60610
Tel: 312.467.1202 E: 312.467.1204
info@grinsfelderassociates.com
www.grinsfelderassociates.com

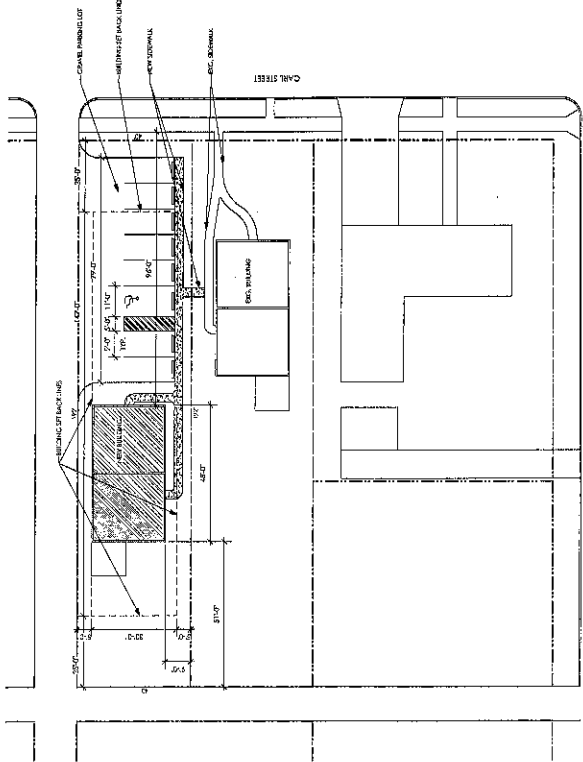


A Folly Remodel For
**4213 CARL STREET
SITE PLAN**
4213 Carl Street
Woodburn, Indiana 46797

DRAWN BY: CANK
DATE: 11/15/23
REFERENCE:

SHEET
C1

COMMISSION #
2164



① SITE PLAN
SCALE: 1" = 20'-0"
NORTH

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant JAB Rentals, LLC by sole member James A. Brooks, Sr.
 Address 4203 Carl Street
 City Woodburn State IN Zip 46797
 Telephone 260.444.9387 E-mail cbrooks91@ymail.com

Contact Person
 Contact Person Alan K. Hofer
 Address 203 W. Wayne Suite 315
 City Fort Wayne State IN Zip 46802
 Telephone 260.444.9906 E-mail AKHofer@aol.com

All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 4213 Carl Street, Woodburn, IN 46797
 Present Zoning R-1 Proposed Zoning R-2 Acreage to be rezoned .18
 Proposed density one duplex i.e. two (2) units on .18 acre units per acre
 Township name Maumee Township section # 29
 Purpose of rezoning (attach additional page if necessary) Build a duplex.

Sewer provider Town of Woodburn Water provider Town of Woodburn

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- Applicable filing fee
- Applicable number of surveys showing area to be rezoned (plans must be folded)
- Legal Description of parcel to be rezoned
- Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

JAB Rentals, LLC by sole member James A. Brooks, Sr. James A. Brooks 12-6-21
 (printed name of applicant) (signature of applicant) (date)
 JAB Rentals, LLC by sole member James A. Brooks, Sr. James A. Brooks 12-6-21
 (printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)
 cc 12-6-21 Rec 137029 Public Hearing 1-13-2021 REZ-2021-0669