

Date June 14, 2010

WHEREAS, on August 7, 2000, by Roll Call No. 00-3381 the City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

WHEREAS, the City Plan and Zoning Commission has advised in the attached letter that at a public hearing held June 3, 2010, the members voted 12-0 to recommend **APPROVAL** of a request from Tim C. Ford (owner) for property located at 2217 Beaver Avenue to amend the Des Moines' 2020 Community Character Plan future land use designation from Low Density Residential District to Commercial: Pedestrian-Oriented Neighborhood Node.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines 2020 Community Character Land Use Plan described above, is hereby approved and adopted.

MOVED by \_\_\_\_\_ to adopt and approve the proposed amendment.

FORM APPROVED:

  
 Michael F. Kelley  
 Assistant City Attorney

(21-2010-4.07)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

71A

June 11, 2010

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held June 3, 2010, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
Joel Huston				X
Ted Irvine	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Jim Martin	X			
Brian Millard	X			
William Page	X			
Mike Simonson				X
Kent Sovern	X			

**APPROVAL** of a request from Tim C. Ford (owner) for property located at 2217 Beaver Avenue to find the requested rezoning **not** in conformance with the existing Des Moines' 2020 Community Character Plan's future land use designation of Low-Density Residential; and the requested amendment to the Des Moines' 2020 Community Character Plan revising the future land use designation from Low-Density Residential District to Commercial: Pedestrian-Oriented, Neighborhood Node; and the requested rezoning subject to the owner of the property agreeing to the following conditions:

ZON2010-00081 & 21-2010-4.07

1. Compliance with all applicable Site Plan regulations including provision of all required landscaping and screening with a 6 foot minimum height solid wooden fence as part of necessary buffer yards along the south and east property lines.
2. Any additional signage on the premises may only be Type A signs (indirectly illuminated only).



CITY PLAN AND ZONING COMMISSION  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309 -1881  
(515) 283-4182

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

3. Prohibit hours of operation for any business use between the hours of 9:00 p.m. and 6:00 a.m.
4. Prohibit the use of the property for the following uses:
  - a) Financial service establishment that involve lending based primarily on collateral of future payroll and/or repayment by post-dated check;
  - b) Pawn brokerages;
  - c) Bakeries;
  - d) Restaurants;
  - e) Delicatessens;
  - f) Gas stations;
  - g) Grocery stores;
  - h) Launderettes and coin-operated dry cleaning establishments; and dry cleaning or pressing establishments;
  - i) Locker plants;
  - j) Automotive accessory and parts stores;
  - k) Upholstery shops; and
  - l) Package goods stores for the sale of alcoholic beverages.
  - m) Clothes cleaning and laundry pick up stations.

#### Written Responses

3 In Favor

1 In Opposition

#### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested Rezoning be found not in conformance with the current Des Moines' 2020 Community Character Plan's future land use designation of Low-Density Residential.

Part B) Staff recommends approval of the requested amendment to the Des Moines' 2020 Community Character Plan revising the current future land use designation from Low-Density Residential District to Commercial: Pedestrian-Oriented, Neighborhood Node.

Part B) Staff recommends approval of the requested Rezoning subject to the owner of the property agreeing to the following Conditions:

1. Compliance with all applicable Site Plan regulations including provision of all required landscaping and screening with a 6 foot minimum height solid wooden fence as part of necessary buffer yards along the south and east property lines.
2. Any additional signage on the premises may only be Type A signs (indirectly illuminated only).
3. Prohibit hours of operation for any business use between the hours of 9:00 p.m. and 6:00 a.m.
4. Prohibit the use of the property for the following uses:
  - a) Financial service establishment that involve lending based primarily on collateral of future payroll and/or repayment by post-dated check;
  - b) Pawn brokerages;

- c) Bakeries;
- d) Restaurants;
- e) Delicatessens;
- f) Gas stations;
- g) Grocery stores;
- h) Launderettes and coin-operated dry cleaning establishments; and dry cleaning or pressing establishments;
- i) Locker plants;
- j) Automotive accessory and parts stores;
- k) Upholstery shops; and
- l) Package goods stores for the sale of alcoholic beverages.
- m) Clothes cleaning and laundry pick up stations.

**STAFF REPORT**

**I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is seeking to allow a gift boutique retail use within the existing building. This is in addition to a proposed beauty salon use and an existing insurance office use.
2. **Size of Site:** 23,180 square feet (0.53 acres).
3. **Existing Zoning (site):** "C-0" Commercial-Residential District and "R1-60" One-Family Low-Density Residential District.
4. **Existing Land Use (site):** Tim Ford Insurance agency.
5. **Adjacent Land Use and Zoning:**
  - North* – "C-0", Use is Des Moines Pediatric and Adolescent Clinic.
  - South* – "R1-60", Uses are single-family dwellings.
  - East* – "R1-60", Uses are single-family dwellings.
  - West* – "C-0 & R1-60", Use is Church of the Open Bible.
6. **General Neighborhood/Area Land Uses:** The subject property is located at the intersection of Beaver Avenue and Hickman Road. The area serves a small neighborhood service commercial node with a church, medical clinic, and insurance office all fronting the intersection.
7. **Applicable Recognized Neighborhood(s):** Beaverdale Neighborhood.
8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** Low Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such

amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Landscaping:** The applicant is required to provide landscaping in accordance with the Des Moines' Landscape Standards, based on the change of occupancy from the previous daycare use. The applicant has a temporary Certificate of Occupancy for the existing insurance office contingent on compliance with Site Plan standards.

The landscaping requirements will involve buffer yard plantings and screening on the south and east property lines adjoining residential uses, and perimeter parking lot landscaping along Beaver Avenue. While there is an existing chain link fence on the perimeter that could be fitted with slats to meet the screening requirements, staff believes that with the Rezoning, a solid wood fence is more appropriate given the context of the adjacent residences.

- 2. Parking/Access:** The subject property has access from both Beaver Avenue and Hickman Road. Parking to the east of the building was developed under provisions that allowed extension of parking into an adjoining residential district. The applicant is currently undergoing Site Plan review and is developing additional parking south of the building. The building requires a minimum of 12 spaces to allow occupancy of the entire building for office/retail and beauty salon. The existing Site Plan provides 17 spaces upon development of the parking.
- 3. Urban Design/Signage:** The existing and proposed Zoning Districts both allow for Type B signs, which are internally illuminated. The Zoning Ordinance prohibits this type of signage on a building façade which is oriented toward directly adjoining properties in an "R" District.

The current insurance offices have a sign on the north façade facing Hickman Road that is internally illuminated. This sign is allowed by right under the current "C-0" District regulations. The Rezoning, as currently proposed, would allow such internally illuminated signs by right on the north and west sides of the building and the northern portions of the east side of the building. Staff has concern that additional internally illuminated signs on this building may have a negative impact on the character of the surrounding neighborhood. Staff recommends that any additional signs only be Type A signs (indirectly illuminated only).

- 4. 2020 Community Character Plan:** The requested Rezoning requires that the current Des Moines' 2020 Community Character Plan future land use designation be amended from Low-Density Residential to Commercial: Pedestrian-Oriented, Neighborhood Node. This necessary designation is defined in the Plan as small-scale commercial serving primarily the adjacent neighborhood. Staff believes that this amendment would be appropriate given the intent of that designation in the Plan and given the existing uses at the intersection of Beaver Avenue and Hickman Road.

However, the requested Rezoning would allow for some uses that staff believes will not be appropriate for the specific property given proximity to the immediately adjacent residential neighborhood. These uses that staff believes are not compatible due to their intensity and potential negative impacts would include: pay day loan financial services, pawn brokerages, bakeries, restaurants, delicatessens, gas stations, grocery stores, laundrette and coin-operated dry cleaning establishments, locker plants, automotive accessory and parts stores, upholstery shops, and package goods stores for the sale of alcoholic beverages.

The "C-1" District allows business operations to occur except between the hours of 2:00 a.m. and 6:00 a.m. Staff believes that these hours should be further restricted to prohibit operation between 9:00 p.m. and 6:00 a.m. in order to protect the character of the neighborhood.

**SUMMARY OF DISCUSSION**

Mike Ludwig presented staff report and recommendation.

Jeffrey Johannsen asked about the letter from the Beavertdale Neighborhood Association (BNA) and their concerns.

Mike Ludwig stated the staff recommendation addresses the concerns of the Beavertdale Neighborhood Association (BNA). An Adult bookstore, theatre or shops (adult entertainment businesses) are not a permitted use in the C-1 District. Therefore a specific prohibition of the use as part of this C-1 rezoning is not necessary. Also a clothes cleaning and laundry pick-up station per Section 134-842[2][i] is for drop-off / pick up only. Actual cleaning or pressing would occur off-site. Therefore, staff recommends that prohibited use "4h" of the staff recommendation be amended to prohibit "laundrettes, coin operated dry cleaning establishments, and dry cleaning or pressing establishments" and that prohibited use "4m" prohibiting "clothes cleaning and laundry pick up stations" be added to address the neighbors' concerns and to match the wording of Section 134-842[2][aa].

Tim C. Ford 2217 Beaver Avenue stated that he agrees with most of the staff recommendations. He asked for the definition of the prohibited use of delicatessens, as to how broad – does it mean cutting meat like a traditional New York style deli versus maybe a neighborhood sandwich coffee shop.

Mike Ludwig clarified that the prohibited uses also include restaurants which would include the example the applicant gave. Therefore, both traditional New York style deli and neighborhood sandwich coffee shop would be prohibited uses.

Tim C. Ford stated although he agrees with staff recommendations he has one concern. He is concerned with the cost of providing a solid wood fence along the south and east property lines. He would have to pay out of pocket without any help.

Mike Ludwig stated there are various ways to meet the 75% opaque requirement. In this case staff recommendation is for a 100% opaque solid wood fence as part of the necessary buffer yards along the south and east property lines. There have been issues with slats being installed in chain link fences because they are not durable, they break and fall out of the fence.

Tim C. Ford proposed a polypropylene fence (mesh fabric) which has a 10 year warranty be attached to the existing chain link fence.

Greg Jones asked if this material is panelized or comes in a roll sheet.

Tim C. Ford stated the material comes on a 50 foot roll.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

*The following spoke in favor of applicant's request*

Mike Kamper 1804 38<sup>th</sup> Street, Beaverdale Neighborhood Association president stated because this area is predominately residential the Association agrees with converting this area to a "C-1" property but with restrictions on the type of businesses that could go there to maintain residential and prevent commercial sprawl.

Brian Millard asked Mr. Kamper what he thought about the proposed screening of the fence by the applicant.

Mike Kamper stated he would like to see it, and if it is denser than mesh fabric on a tennis court fence it might be acceptable. However, he would like for the neighborhood residents to decide.

Larry Hulse stated that the staff recommendation stands. If the Commission gave staff authorization to look at other materials, they can.

Mike Ludwig stated that the Commission could make a recommendation. The applicant would have to agree to any condition in writing prior to Council meeting on June 14, 2010.

Ted Irvine asked to see the specifications for the proposed material.

Greg Jones stated that his concern with the new material is that it might look worse than a chain link fence without seeing it put up.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

*The following spoke in opposition of the applicant's request*

Bruce Williams 2206 40<sup>th</sup> Street stated that it is not that he opposes the applicant's request but he feels that changing "C-0" to "C-1" will allow the possibility of dramatic commercial changes to the character of the intersection from 9 professional businesses to over 55 retail businesses. He thought maybe a variance to "C-0" for this business would be better than rezoning to "C-1". He also stated that he supports staff recommendations, especially the wooden fence and suggests that staff look again at the landscaping requirements to possibly do less there to help the applicant's cost of the wooden fence.

*Rebuttal*

Tim Ford stated that there are challenges in balancing the need of the neighborhood and reiterated the extra cost of the wood fence.

Brian Millard asked if the applicant was given more time to put up the fence, would it help.

Tim Ford stated that it probably would not help.

Will Page called attention to the fact that this property was originally a fire department and the applicant kept the fire tower on the building to call attention to its original function, which is admirable.

Brian Millard stated that regardless of the outcome he would like for a sample of the applicant's proposed material to be presented to the City. He is sympathetic to the cost the applicant is going to incur.

Leisha Barcus asked about Mr. Williams' suggestion of a use variance.

Mike Ludwig stated the applicant would have to be denied zoning by the City Council before the applicant can apply to the Zoning Board of Adjustment for a use variance.

Brian Millard stated that regardless of the Commission's recommendations, the applicant would still be able to go to Council with an alternate fence material and it would be up to the Council.

Ted Irvine asked if there was any consideration to the landscaping suggestion of requiring less which would save on the landscaping expense freeing up money to be used on the expense of the wooden fence.

Mike Ludwig stated the fence is required by the zoning ordinance as a buffering requirement. The landscaping is required by the Landscape Standard which are guidelines. The planning director does have the authority to grant a waiver if it is deemed appropriate. Staff will take it in consideration in relation to the wooden fence.

### COMMISSION ACTION

Jeffrey Johannsen moved staff recommendation to Part A) The requested rezoning is found **not** in conformance with the existing Des Moines' 2020 Community Character Plan's future land use designation of Low-Density Residential;

And

Part B) To approve the requested amendment to the Des Moines' 2020 Community Character Plan revising the future land use designation from Low-Density Residential District to Commercial: Pedestrian-Oriented, Neighborhood Node;

And

Part C) To approve the requested rezoning subject to the owner of the property agreeing to the following conditions:

1. Compliance with all applicable Site Plan regulations including provision of all required landscaping and screening with a 6 foot minimum height solid wooden fence as part of necessary buffer yards along the south and east property lines.



2. Any additional signage on the premises may only be Type A signs (indirectly illuminated only).
3. Prohibit hours of operation for any business use between the hours of 9:00 p.m. and 6:00 a.m.
4. Prohibit the use of the property for the following uses:
  - a) Financial service establishment that involve lending based primarily on collateral of future payroll and/or repayment by post-dated check;
  - b) Pawn brokerages;
  - c) Bakeries;
  - d) Restaurants;
  - e) Delicatessens;
  - f) Gas stations;
  - g) Grocery stores;
  - h) Launderettes and coin-operated dry cleaning establishments; and dry cleaning or pressing establishments;
  - i) Locker plants;
  - j) Automotive accessory and parts stores;
  - k) Upholstery shops; and
  - l) Package goods stores for the sale of alcoholic beverages.
  - m) Clothes cleaning and laundry pick up stations.

Motion passed 12-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

Item 2010 00081 Date 5-31-10

71A

I (am)  (am not) in favor of the request.

RECEIVED  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
JUN 03 2010

Print Name Bruce Williams

Signature Bruce Williams

Address 2206 40th ST.

Reason for opposing or approving this request may be listed below: CHANGING  
C-0 TO C-1 will open the door to allowing the possibility  
of dramatic commercial changes to the character  
of the intersection from 9 professional businesses  
to over 55 retail businesses. I could support  
a variance in C-0 to allow a combined  
Beauty shop/nutique that would convert to C-0 & sold.

Item 2010 00081 Date 5/26/10

(am)  (am not) in favor of the request.

RECEIVED  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
JUN 01 2010

Print Name KATHY COLLINS REILLY

Signature Kathy Lee Reilly

Address 2312 40th Pl.

Reason for opposing or approving this request may be listed below:  
The business there already seems to believe the current  
zoning designation of C-0 <sup>(upstairs is sleeping there...)</sup> & Moreover, we would  
like to keep "A Kinder Touch" in Beavercreek. It's  
an odd pairing, but if it works for them, it  
should work for us.

Item 2010 00081 Date 5/29/10

(am) (am not) in favor of the request.

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT  
Print Name First Church of the open Bible  
Signature Charles L. Arne

MAY 23 2010  
Address 2200 Beaver Ave, Aspinus

Reason for opposing or approving this request may be listed below: 5030

This will be good for the neighborhood

Item 2010 00081 Date 5/27/10

(am) (am not) in favor of the request.

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT  
Print Name Dianna Peterson  
Signature Dianna Peterson

JUN 02 2010  
Address 2117 Beaver

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

71A



June 1, 2010

City Plan and Zoning Commission Board  
Argonne Armory Building  
602 Robert D. Ray Drive  
Des Moines, IA 50309-1881

*By email via Erik Lundy*

Dear Members of the Plan and Zoning Commission Board,

I am writing to you on behalf of the Beaverdale Neighborhood Association (“BNA”) regarding:  
Item 1A-1C. Request from Tim C. Ford (owner) to rezone property located at 2217  
Beaver Avenue at the June 3, 2010 City Plan and Zoning Commission meeting.

Our neighborhood is fortunate, that as Tim Ford’s State Farm Insurance agency outgrew his location, he chose to relocate to a larger space at 2217 Beaver Avenue and still keep his business in the Beaverdale Area. Likewise, Becky Cracraft’s A Kinder Touch store has been a great niche business in our neighborhood, and Becky has been a very active business owner with a positive influence on our community. We are excited that Becky will be able to relocate her business to another location within Beaverdale.

The BNA Board recognizes that to keep these businesses in the area, the present location at 2217 Beaver Avenue needs to be rezoned from C-0 to C-1. While the BNA Board is supportive of the zone change, we do have some concerns about continued commercial sprawl into our residential areas. The original occupancy of the building was a fire station (a service entity to the community) and more recently a school for special needs children. To rezone this location now to C-1 will change the character of a largely residential corridor, and we wish to minimize the impact to the community.

We have received a copy of the City Staff Recommendations and support those recommendations listed out in Section C, 1-4. We respectfully request the consideration of two additional restrictions under #4 for the property owner and Planning and Zoning to consider. They are:

- m) Adult bookstore, theatre or shop
- n) Clothes cleaning & laundry pickup stations

The former we request because this building is located near residential homes with small

children. The latter we request due to concerns regarding possible chemical contamination associated with dry cleaning facilities. Please feel free to contact me if you have any questions. Thank you again for your time & energy on this rezoning matter.

Sincerely,  
Michael Kamper  
President, BNA  
[Kamperdsm@yahoo.com](mailto:Kamperdsm@yahoo.com)  
515-279-0410 (H)  
515-283-5651 (W)

Cc:  
Council members: Halley Griess & Chris Coleman;  
BNA Board  
Tim Ford (via fax)  
Becky Cracraft

3  
71A

**Ludwig, Michael G.**

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**From:** Mike Kamper [kamperdsm@yahoo.com]  
**Sent:** Wednesday, June 02, 2010 9:46 AM  
**To:** Ludwig, Michael G.; kamperdsm@yahoo.com  
**Cc:** Hulse, Larry D.; Lundy, Erik M.  
**Subject:** Re: City Plan & Zoning Commission June 3rd meeting

Thanks Michael -

I just got off the phone with Erik clarifying the neighborhood's misconceptions.

As to the adult book store, I didn't think that was a C-1 and somebody convinced me that it was. So it is a moot point here.

On the clothes cleaning & laundry pick-up stations, our board read that as dry cleaning business and not distinguishing between drop off and dry cleaning and pressing establishments. I would agree, please add the dry cleaning and pressing establishments to letter "h" on the staff recommendation and add the "clothes cleaning & laundry pick-up stations" to the list of restrictions.

I do not have access to my Yahoo account at my work station. I need to run across the street to use a "community" terminal. If you have questions about the above comments please feel free to call me at work 283-5651. Thanks again for your help.

Mike Kamper  
283-5651 (w)

----- Original Message -----

**From:** "Ludwig, Michael G." <MGLudwig@dmgov.org>  
**To:** Mike Kamper <kamperdsm@yahoo.com>  
**Cc:** "Hulse, Larry D." <LDHulse@dmgov.org>; "Lundy, Erik M." <EMLundy@dmgov.org>  
**Sent:** Wed, June 2, 2010 8:59:50 AM  
**Subject:** RE: City Plan & Zoning Commission June 3rd meeting

Mike,

Thanks for the letter from the Beaverdale Neighborhood Association. Staff will forward the letter to the Plan and Zoning Commission. A couple of comments/clarifications:

1. Adult bookstore, theatre or shops (adult entertainment businesses) are not a permitted use in the C-1 District. Therefore a specific prohibition of the use as part of this C-1 rezoning is not necessary.
2. A clothes cleaning and laundry pick-up station per Section 134-842[2][i] is for drop-off / pick up only. Actual cleaning or pressing would occur off-site. Therefore, I would recommend that prohibited use "h" under item 4 of the staff recommendation be amended to prohibit "launderettes, coin operated dry cleaning establishments, and dry cleaning or pressing establishments" to address the neighbor's concerns and to match the wording of Section 134-842[2][aa].

Please call me at 283-4810 or e-mail me if you have additional questions.

Sincerely,

Michael Ludwig, AICP

Planning Administrator

-----Original Message-----

From: Mike Kamper [mailto:kamperdsm@yahoo.com]  
Sent: Wednesday, June 02, 2010 7:56 AM  
To: Ludwig, Michael G.  
Subject: Fw: City Plan & Zoning Commission June 3rd meeting

Michael -

I just wanted to forward a message I sent Erik for the P&Z meeting tomorrow. Erik's already indicated he will forward the letter on. Thanks for you help on this as well.

Mike Kamper  
BNA President

----- Forwarded Message -----

From: Mike Kamper <kamperdsm@yahoo.com>  
To: emlundy@dmgov.org  
Cc: Halley Griess <hrgriess@dmgov.org>; Chris Coleman <ccoleman@dmgov.org>; Chris Coleman <colemanseven@mchsi.com>  
Sent: Tue, June 1, 2010 9:54:28 PM  
Subject: City Plan & Zoning Commission June 3rd meeting

Erik -

Attached is the Beaverdale Neighborhood Association Board's response to the zoning change request at 2217 Beaver Avenue that is scheduled to appear on the June 3rd board meeting. I do not have a comprehensive email list of the members on the City Plan and Zoning Commission Board and was wondering if you could forward this message to them? I will make arrangements to send the letter to Tim Ford and to Becky Cracraft.

If you have any questions I can be contacted at work at 283-5651 and at home 279-0410 or reply back to this email address. Thanks in advance for your help.

Mike Kamper  
BNA President

71A

Tim Ford - 2217 Beaver Avenue

ZON2010-00081

