

Tonka Bay City Council Agenda Item
Executive Summary

Title of Item: **VARIANCE REQUESTS:** Application from Carol and Kim Culp requesting a variance to allow a swimming pool in the front yard (lakeside) at 20 Old Orchard Lane – R-1A zoning – PID: 28-117-23-24-0007

Meeting Date: **9-10-13**

60 Day Review deadline: **60 day period ends 9-27-2013**

Staff/Guest Reporting: Kelsey Johnson, AICP – City Planner
Justin Messner, PE – City Engineer

Summary: The property owners are proposing a swimming pool in the front yard (lakeside) of the property. The Zoning Ordinance states that for riparian lots, the front yard is that side adjacent to the lake. Section 1011.04, Subd. 1.a. Accessory Buildings, Structures, Uses and Equipment General Provisions states that “except as may be specifically provided, no accessory use, building, structure or equipment shall be allowed within a required front yard”. The requested variance is as follows:

1. A **variance** to allow for the installation of a swimming pool in the front yard (lakeside) of the property.

Staff believes that the applicant has met the Statutory and City Criteria for approving the requested variance. Staff has provided a template approval motion on page 5 as well as findings of fact for approval for the requested variance.

City of Tonka Bay Planning Department
Variance Report

To: **City Council**

From: Kelsey Johnson, AICP – City Planner
Justin Messner, PE – City Engineer

Meeting Date: **September 10, 2013**

Applicant: Carol and Kim Culp

Owner: Carol and Kim Culp

Location: **20 Old Orchard Lane**

Zoning: **R-1A**

Introductory Information

Proposed Project: The property owners are proposing to install an in-ground swimming pool between their home and the lake. The proposed project will also include steps, retaining walls, and a patio around the pool.

Variance Request(s): The proposed action will require the following variance:
1. A **variance** to allow for the installation of a swimming pool in the front yard (lakeside) of the property.

Findings

Site Data: Lot Size – 41,694 square feet
Existing Use – Single Family Home
Existing Zoning – R-1A
Property Identification Number (PID): 28-117-23-24-0007

Comp Plan Guidance:

- The comprehensive plan guides this lot for single family use. The corresponding zoning assigned to this property (R-1A) allows for single family homes.

Accessory Buildings:

- No accessory building or use, except as specifically provided by the Zoning Ordinance, may be located in a front yard.
- For riparian lots, the front yard is defined as that side adjacent to the lake.
- The applicants have proposed to locate the pool in the front yard. A variance will be required.

Hardcover:

- The maximum hardcover permitted on this lot without any review is 25 percent; hardcover between 25 percent and 35 percent can be allowed subject to approval by the City Engineer and City Administrator.
- The applicants are proposing hardcover in the amount of 11,811 square feet,

which is 28.33 percent of the lot. This is a 3.6 percent increase from what exists today.

- As part of approval, it will be a requirement that stormwater be treated on site. Plans for this treatment will be subject to review by the City Engineer.

Application Review:

**Applicable Code
Definitions:**

Accessory Building or Use. A subordinate building or use which is located on the same lot on which the main building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such building or main use.

Lot, Frontage. The front of a lot shall be, for purposes of complying with this Ordinance, that boundary abutting a public right-of-way. For lots abutting on two streets, the front shall be the boundary with the shortest length. For lakeshore lots, the boundary abutting the lakeshore shall be considered the front.

Variance. A variance is a relaxation of the terms of the Zoning Ordinance where such deviation will not be contrary to the public interest and where, owing to conditions unique to the individual property under consideration and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

Applicable Codes:

1011.04 Accessory Buildings, Structures, Uses and Equipment. Subdivision 1.a Except as may be specifically provided, no accessory use, building, structure or equipment shall be allowed within a required front yard. Placement of accessory buildings, structures, and equipment in the Shoreland District shall be regulated as found in Section 1070 of this Code.

**Variance Criteria
Review:**

By state statute, there are three definitive criteria that all variances must address: consistency with the ordinance, consistency with the comprehensive plan, and the establishment of "practical difficulties." Presuming a request meets the statutory criteria, city code also requires that the proposal will NOT impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in the public street, increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the neighborhood.

The requested variance is as follows:

1. A **variance** to allow for the installation of a swimming pool in the front yard (lakeside) of the property.

Staff's analysis of the requested variance under the review criteria is as follows:

A. Statutory Criteria

1. *The request is in harmony with the general purposes and intent of this ordinance.*

It is staffs interpretation that the requirement that no accessory structure or use be located in the front yard is intended to maintain a reasonably consistent appearance and high visual standard of all property from the public street. In the case of riparian lots, the lakeside of the property is considered the front yard. It is also staffs interpretation that this is intended to maintain a consistent appearance and high visual standard of properties from the lake, as well as to preserve views of the lake from adjacent property.

A swimming pool is a reasonable use for a single family home and can be found on several other lakefront properties within Tonka Bay and around Lake Minnetonka in adjacent communities. As written, the Code would result in the street side of the property being considered the rear yard; however, staff does not find this to be a desirable or logical location for a pool. It is staffs' belief that when the ordinance was adopted to treat the lakeside as the front yard, it was not intended to relocate accessory uses, such as swimming pools, storage sheds, and the like, to the street side. From an aesthetic standpoint, it is much more reasonable to locate the pool on the lakeside of the property. **Criteria met**

2. *The variance is consistent with the comprehensive plan.*

The Comprehensive Plan calls for this area of the City to be used for single family dwellings, and for the development to occur in an orderly fashion in a manner best for the community. A swimming pool is a reasonable accessory use to a single family home and the lakeside of the property presents the most viable location for the pool as outlined in criteria 1 above. **Criteria met.**

3. *The property in question meets the "practical difficulties" test:*

a.) *The property owner proposes to use the property in a reasonable manner.*

The property owners are seeking to install an in-ground swimming pool and patio for greater enjoyment of the lakeside of their property. The uses conform to the allowed uses in the R-1A district. While the zoning ordinance states that the lakeside shall be considered the front yard for riparian lots, and that no accessory uses shall be located in front yards, the lakeside presents the most reasonable location for the pool. Staff finds the request reasonable. **Criteria met.**

b.) *There are unique circumstances to the property not created by the landowner.*

The subject property is no more unique than any other riparian lot in the City. A request to locate a swimming pool in the front yard (lakeside) of any lakeshore property in the City would require a variance. What is unique about the request is that it is staffs belief that swimming pools were not considered when the ordinance was adopted

to treat the lakeside as the front yard and to not allow any accessory uses or structures in the front yard. This requirement would allow for the property owner to locate a swimming pool on the street side of the property, which is not ideal for orderly development, nor is it allowed on non-riparian properties throughout the City. **Criteria met.**

c.) *The variance will maintain the essential character of the locality.*

The essential character of the locality will not be negatively impacted as a result of approval of this variance. Swimming pools can be found on the lakeside of several other riparian lots in the City of Tonka Bay as well as around Lake Minnetonka in adjacent communities. The swimming pool should not reasonably detract from views of the lake from adjacent property. The lakeside of the property presents a much more reasonable location for a swimming pool than the streets side of the property. **Criteria met.**

B. City Tests:

1.) *Will the variance impair an adequate supply of light and air to adjacent property?*

No. The proposed swimming pool should not impair an adequate supply of light and air from reaching adjacent property. A fence will be required to be installed surrounding the pool of a height no greater than six feet; however, the property owners could install a fence for their rear yard without a swimming pool. **Criteria met.**

2.) *Will the variance unreasonably increase the congestion in the public street?*

No. The current use of the property is for a single-family home, which will not change as a result of granting the variance. **Criteria met.**

3.) *Will the variance increase the danger of fire or endanger the public safety?*

No. The installation of a swimming pool is not anticipated to increase the risk of fire or endanger the public safety. **Criteria met.**

4.) *Will the variance unreasonably diminish or impair established property values within the neighborhood?*

The proposed addition of a swimming pool to the lakeside of the property should not have any impact on the values of neighboring properties. However, allowing a swimming pool on the street side of the property may have adverse effects on neighboring property values.

Second, the intent of the zoning ordinance is:

To protect the public, such provisions are intended to provide for

adequate light and air, safety from fire and other danger; prevent undue concentration of population; provide ample parking facilities; regulate the location and operation of businesses, industries, dwelling and buildings for other specified purposes; preserve property values by providing for orderly and compatible development of the various land uses; encourage energy conservation and the use of renewable energy resources; provide for administration of this Ordinance and all amendments hereto.

Staff does not foresee any way in which the above requested variances will be in direct conflict with the above intent. **Criteria met.**

Engineering Reports: As noted previously, calculations for this property indicate that approximately 28.33 percent of the property is hardcover. This exceeds the 25 percent maximum and requires approval from the City Engineer and City Administrator. As part of approval, it will be a requirement that stormwater be treated on site. Plans for this treatment will be subject to review by the City Engineer.

Conclusion

Council Options: The City Council has the following options:

- A) DIRECT STAFF TO PREPARE A RESOLUTION APPROVING THE REQUEST (based on the applicant's submittals and findings of fact).
- B) DIRECT STAFF TO PREPARE A RESOLUTION DENYING THE REQUEST (based on the applicant's submittals and findings of fact).
- C) TABLE THE ITEMS and request additional information.

The 60-day review period for this application expires on 09-27-13. An extension letter may be sent to the applicant and the home owners. A final decision MUST be made prior to 11-26-13.

Recommendation: Staff recommends approval of the requested variance based on the findings detailed in the report and as outlined in the template approval motion below.

Template Denial Motion: "I move that we direct staff to prepare a resolution of denial for the requested variance based on the following findings of fact:"
(Not Recommended)

- (Provide findings to support conclusion)

Template Approval Motion: "I move that we direct staff to prepare a resolution of approval for the requested variance to allow for the installation of a swimming pool in the front yard (lakeside) of the property based on the findings of fact listed in the report. Furthermore, the approval shall include the conditions listed within the staff report as may have been amended here tonight".
(Recommended)

- a. The proposed use as a single-family home will not change and is consistent with the comprehensive plan.
- b. Granting the requested variance will not impair an adequate supply of light and air to adjacent parcels.
- c. Granting the variance will not increase congestion in the public street. The use of the property as a single family home will stay the same and not increase congestion.
- d. Granting the variance will not increase the danger of fire or endanger the public safety.
- e. Granting the variance will not diminish or impair established property values in the neighborhood. However, locating the swimming pool on the street side of the property may have adverse effects on neighboring property values.
- f. Granting the variance will not alter the essential character of the locality. Swimming pools can be found on the lakeside of several other riparian lots in the City of Tonka Bay and around Lake Minnetonka in adjacent communities. The swimming pool should not reasonably detract from views of the lake from adjacent property. The lakeside of the property presents a much more reasonable location for a swimming pool than the street side of the property.
- g. The request for a swimming pool is reasonable given the principal use of the property as a single-family home.
- h. The variance request is in harmony with the general intent of the ordinance and will not lead to an overcrowding of homes. The ordinance states that the lakeside of riparian lots shall be considered the front yard. It also states that accessory structures and uses shall not be permitted in front yards. It seems reasonable that swimming pools on riparian lots may not have been considered when this requirement was adopted.

***Recommended
Conditions:***

- 1. The applicant shall obtain all necessary permits and approvals from the City of Tonka Bay and other applicable entities with jurisdiction prior to any construction. This includes, but shall not be limited to permits from the Minnehaha Creek Watershed District (MCWD) and the Lake Minnetonka Conservation District (LMCD).
- 2. The approval of the building permit for the swimming pool is contingent upon the Applicant obtaining a fence permit that meets city code and the swimming pool regulations.
- 3. The MCWD shall review and approve the final grading plans approved by the City Engineer prior to any work being authorized. Proof of MCWD approval (if needed) shall be provided to the city prior to a building permit being authorized.
- 4. Erosion control measures shall be shown on the building permit plans and shall be subject to review and approval by the City Engineer.
- 5. Building of structures (i.e. pool equipment storage structures) shall not

occur within any existing easements on the property.

6. The applicant shall work with the City Engineer on a plan to treat stormwater on site. Plans for this treatment will be subject to review and approval by the City Engineer prior to issuance of a building permit.
7. The City Engineer shall inspect the property at the property owner's expense during the construction process to ensure on-going compliance with all engineering requirements.
8. The building permit for the swimming pool
9. The variances shall expire one year from the date of the resolution. City Council approval will be required for any subsequent extension.

September 5, 2013

To: Tonka Bay Mayor, City Council and other stakeholders

Subject: Carol and Kim Culp front yard (lakeside) swimming pool variance request

Our names are Steve and Luann Dunphy and we live at 40 Old Orchard Lane in Tonka Bay. Our residence is two doors south of the Culp's home at 20 Old Orchard Lane.

We respectfully ask that you deny the Culp's variance request. We believe that a lakeside pool and fence will "Unreasonably diminish or impair established property values within the neighborhood..." (as per Tonka Bay Section 1004.02 General Provisions and Standards, Subd.3. Review Criteria, part d.) and "Violate the intent and purpose of the Comprehensive Plan" (part e.) For perspective, our home sits on the highest point of land along Crescent Beach (the lakeshore along Birch Bluff Rd., Old Orchard Lane and Wildhurst Rd.) Our property value is primarily a result of the excellent lake view and privacy of the property. Our lot is angled to the northwest and our home is angled even further to the north (please reference neighborhood aerial photo submitted as part of variance request and mailed to neighbors). Thus, our primary lakeside view is across the two properties to the north, including the Culp's residence. A pool and fence, along this sightline, will significantly detract from our home's lake view and property value.

We also object to the variance request because of the potential for noise from the pool. Again, because our property sits above the Culp's (by perhaps 20 – 25 feet) any pool noise will be directed at our master bedroom, family room and deck. We believe this is in conflict with Section 1004.02, Subd. 4. Conditions. Part a. "A variance...shall not be granted unless it can be demonstrated that they are in harmony with...the ordinance."

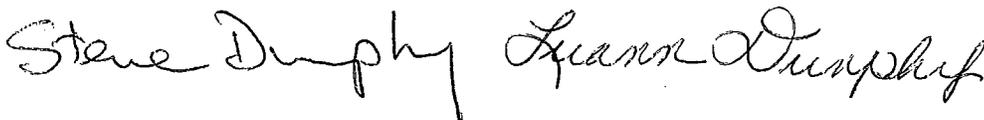
We would like to point out the Culp's have space in their backyard (non-lakeside) for a swimming pool and we would have no objections to such a structure.

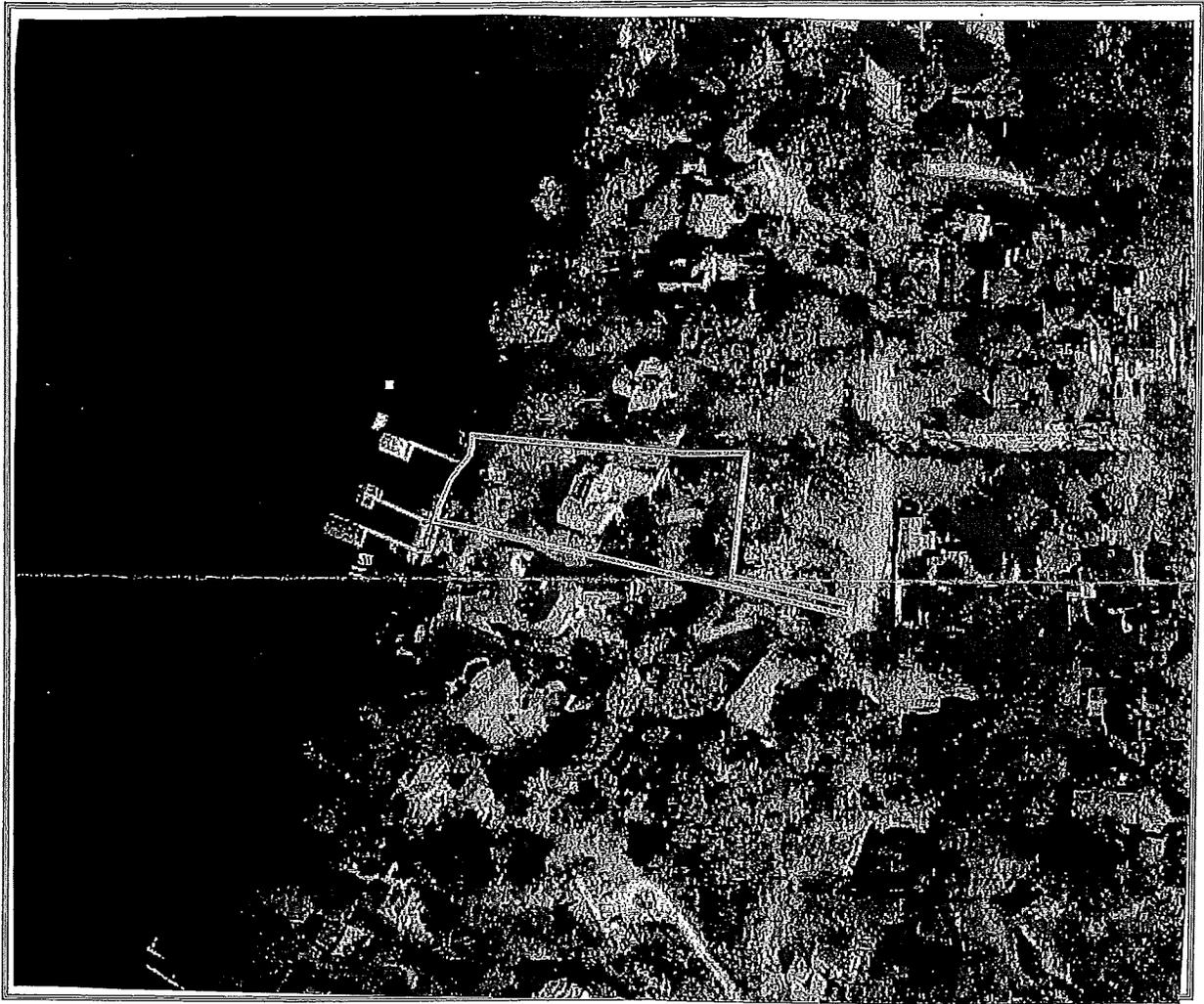
Should the lakeside pool variance be granted (and we are opposed to this as outlined above), we would propose that the fencing be placed in close proximity to the pool as opposed to the perimeter of the property (as shown in the submitted plan.) In Section 1011.05 Fencing/Screening, Subd.1. Fencing Regulations, part d.4. it states, "...in the case of lakeshore lots, no such fence or wall shall be located so as to block or otherwise adversely interfere with an adjoining property owner's lake view." Further, there appears to be a conflict between part d.3. wherein a common property line fence cannot be more than 3 or 4 feet (with permission) in height and Section e. Swimming Pool fences, part 1. where the fence needs to be at least 4 feet in height.

Thank you for your consideration of this input.

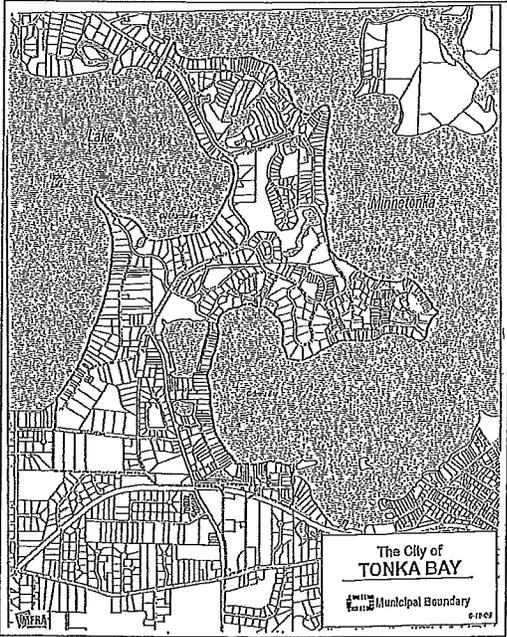
Respectfully submitted,

Steve & Luann Dunphy

Handwritten signatures of Steve Dunphy and Luann Dunphy in cursive script.



20 Old Orchard Ln



Location within the City of Tonka Bay

Joe Kohlmann

From: Dirk McMahon <irishnw22@yahoo.com>
Sent: Thursday, September 05, 2013 7:25 AM
To: jkohlmann@cityoftonkabay.net
Subject: Re:

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mr. Kohlmann,

We were able to talk to the Culps about their plans for their pool last night and they answered our question regarding the type of fence they will be installing.

Between our collective surveys we figured out the property line . We wanted to let you know that there are no outstanding questions/ issues at this time.

Thank you.

Dirk and Wendy McMahon

From: Dirk McMahon <irishnw22@yahoo.com>
To: "jkohlmann@cityoftonkabay.net" <jkohlmann@cityoftonkabay.net>
Sent: Wednesday, September 4, 2013 9:40 AM
Subject:

Dear Mr. Kohlmann,

Attached please find our letter regarding questions to a pool installation at 20 Old Orchard Lane.#28-117-23-24-0007

If you have any questions please feel free to call us at #612-618-3669.

Regards,

Dirk and Wendy McMahon

September 4, 2013

City of Tonka Bay

Mr. Joe Kohlmann

4901 Manitou Road

Tonka Bay, MN 55331

RECEIVED
SEP 3 2013
CITY OF TONKA BAY

Dear Mr. Kohlmann,

We are contacting you in response to the notice of the public hearing regarding Kim and Carol Culp's request for a variance for the installation of a pool in their front yard.(PID # 28-117-24-0007) We are unable to be present for the public hearing.

We live next door to the Culp's. We have a copy of the Culp's survey.

We do not have an issue with a pool being installed. We do have questions regarding what type of fence will be installed as it appears it will be the entire perimeter of the their front yard(lakeside) .

We would like to clarify the property line prior to a fence being installed as we have potential plans to build steps and /or an elevator going down to the lake on that side of our yard.

Thank you.

Dirk and Wendy McMahan

CITY OF TONKA BAY
VARIANCE APPLICATION

Phone: (952) 474-7994 Fax: (952) 474-6538
www.cityoftonkabay.net

RECEIVED

JUL 30 2013

Application fee: \$150.00

CITY OF TONKA BAY

The application fee is used to cover publication costs, County recording fees, postage and other supplies.

Escrow fee: \$1,150.00

The escrow fee is charged to cover staff expenses, engineering, planning and attorney expenses (as billed) which may be incurred because of your application. All staff time is billed at the regular employee rate plus 30% for overhead costs, which includes benefits, buildings, lights, heat, etc.

Contact:
Mike Mulvaney, Custom Pools
612-933-2255 (cell)

Email: mike@custompoolsinc.com
(pool)

Any remaining funds, after expenses, are returned to the applicant. Expenses incurred over \$1100 will be billed to the applicant.

APPLICATION DATE 7-30-13

SITE ADDRESS (or legal description) 20 Old Orchard Lane
PID NUMBER _____

NAME OF PROPERTY OWNER(S) Carol and Kim Culp
MAILING ADDRESS 20 Old Orchard Lane Tonka Bay MN 55331
Street Address City State Zip

PHONE 952-470-0878 E-MAIL carolculp5@gmail.com
Kim.Culp@ex@elsiorLLC.com

NAME OF APPLICANT(S) (if different from above) _____

MAILING ADDRESS same as above
Street Address City State Zip

PHONE _____ E-MAIL _____

Initial where indicated that you have read and understand the requirement(s):

- A. All property owners must sign as co-applicants.
- B. The property corners and proposed construction must be flagged/staked at the time of the application and maintained until the council makes a determination.
- C. Survey Requirements:

1. **Initial Survey**

Every application for building permit (excluding interior remodels, re-roofs, re-siding and general maintenance) shall be accompanied by a certified survey at a scale and in quantities deemed necessary by the City of Tonka Bay unless waived in accordance with the City's survey exemption policy (attached). Because the survey will be used to determine an application's conformance with City Code, it shall be the responsibility of the applicant to ensure information provided on the survey corresponds to submitted building plans (including existing and proposed topography). An issued building permit shall only authorize those land alterations identified on the associated survey. Surveys shall include all information as deemed necessary by the City to provide for the enforcement of city code. See below for more details in the "Submit with Application" section, Item 1.

2. **Foundation Survey**

Applications for new structures shall require that an as-built foundation survey be submitted by a time specified by the City (general prior to completing a foundation inspection) unless waived in accordance with the City's survey exemption policy. The as-built foundation survey shall certify both the final setbacks of the structure being built, and the elevations at which the new structure exists. Failure to provide the foundation survey is in direct violation of this ordinance and expenditures incurred beyond the construction of the foundation will not be considered in determining the actions required to bring the building back into conformance if not built to approved plans.

3. **As-Built Survey**

Applications for new structures shall require that an as-built survey be submitted upon completion of work unless waived in accordance with the City's survey exemption policy. The as-built survey shall certify the final topography of the site, verify the drainage patterns existing upon completion of work, and the distance from average ground level to the highest roof peak. Any additional information needed by the city to ensure compliance with code can also be required. The city reserves the right to withhold the certificate of occupancy for dwelling units until final grading addresses all problems that may be detrimental to adjacent properties.

D. The applicant or representative thereof shall appear before the City Council to answer questions concerning the proposed conditional use permit. See attached public hearing information sheet.

Submit with Application:

1. Eleven (11) to scale copies and Eleven (11) reduced (8-1/2" x 11" or 11" x 17") copies of a certified survey of the property. The survey shall include all information necessary to enforce applicable zoning regulations. Such information may include but is not limited to:
 - Location and Floor Area of existing and proposed structures
 - Lot Lines
 - Parcel size in acres and square feet
 - Building setbacks (closest point of building to each property line)

- Low floor elevations of existing and proposed structures
 - Water features (lakeshore, wetlands, etc.)
 - Existing and proposed topography – including ground elevations at corners of existing and proposed structures.
 - General location of vegetation
 - Location of structures on adjacent lots
 - Easements
 - Existing and proposed impervious surface calculations.
 - Location of public and private sewer lines or wells.
2. Hardcover calculation – current and proposed
 3. Floor area ratio – current and proposed
 4. Landscape plan and grading and drainage plan (current and proposed)
 5. Payment

Additional Information

- A. The request for variances shall be placed on the agenda of the first City Council meeting occurring at least thirty (30) days from the date of official submission unless waived by the Zoning Administrator. Upon receipt of a completed application, the Zoning Administrator shall set a public hearing for a regular meeting of the City Council. The City Council shall conduct the hearing.
- B. Notice of said hearing shall be published in the official newspaper at least ten (10) days prior to the hearing and written notification of said hearing shall be mailed at least ten (10) days prior to all property owners within three hundred fifty (350) feet of the boundary of the property in question.
- C. For properties within the Shoreland, Floodway or Flood Fringe Overlay District, the City will submit to the Commissioner of Natural Resources a copy of the application for proposed variances so that the Commissioner will receive at least ten (10) days notice of the hearing.
- D. The applicant or representative thereof shall appear before the City Council to answer questions concerning the proposed variance.
- E. A variance of the Ordinance shall be by four-fifths (4/5) vote of the entire City Council.
- F. If approved, the variance shall become null and void twelve (12) months after the date of approval, unless the property owner or applicant has substantially started the construction of any building, structure, addition or alteration, or use requested as part of the permit.
- G. Prior to approving an application for a variance, the City shall verify ownership, and that there are no delinquent property taxes, special assessments, interest, or City utility fees due upon the parcel of land to which the permit application relates.
- H. By state statute, there are three definitive criteria that all variances must address. The three criteria are as follows:
 1. Is the variance request reasonable? The hardship requirement does not mean that a property owner must show the land cannot be put to any reasonable use without the variance. Rather, the property owners must show that they would like to use their property in a reasonable manner that is prohibited by the ordinance.
 2. Does the application present unique circumstances?
 3. If approved, would the variance alter the essential character of the locality?

1004.02 GENERAL PROVISIONS AND STANDARDS

Subd. 3. Review Criteria. In considering all requests for a variance and in taking subsequent action, the City Council shall make a finding of fact that the proposed action will not:

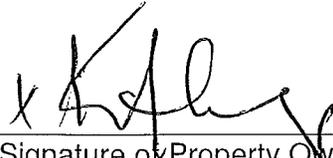
- a. Impair an adequate supply of light and air to adjacent property.
- b. Unreasonably increase the congestion in the public street.
- c. Increase the danger of fire or endanger the public safety.
- d. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this Ordinance.
- e. Violate the intent and purpose of the Comprehensive Plan.
- f. Violate any of the terms or conditions of Subd. 4., below.

Subd. 4. Conditions. A variance from the terms of this Ordinance shall not be granted unless it can be demonstrated that:

- a. Undue hardship will result if the variance is denied due to the existence of special conditions and circumstances which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
 - 1. Special conditions may include exceptional topographic or water conditions or, in the case of an existing lot or parcel of record, narrowness, shallowness, insufficient area or shape of the property.
 - 2. Undue hardship caused by the special conditions and circumstances may not be solely economic in nature, if a reasonable use of the property exists under the terms of this Chapter.
- b. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance or deny the applicant the ability to put the property in question to a reasonable use.
- c. The special conditions and circumstances causing the undue hardship do not result from the actions of the applicant.
- d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district under the same conditions.



 Signature of Applicant

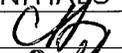
X 

 Signature of Property Owner

 Signature of Applicant

X 

 Signature of Property Owner

This Section Completed by Staff			
FEE	FOR	DATE PAID	STAFF INITIALS
\$150.00	Application Fee	7-30-13	
\$1,150.00	Escrow Fee*	7-30-13	