

**CITY OF NEVADA—APPEAL TO BOARD OF ADJUSTMENT**

DATE 6-4-15

**Appeal is hereby made: (check one)**

- Variance from Zoning regulations
- Decision of the Zoning Regulations

**Reason for making appeal (cite applicable section of City Code)**

Per Chapter 37, Article VIII, Section 37-28, a 20' Rear Setback is required. Applicant is requesting reduction to 10' rear setback. The setback reduction is needed to provide room for the building, parking stalls, and drive aisle. With the reduced setback though, there is a 10' alley along the north side of the property which still provides a total of 20' separation between properties. See attached sketch.

**Property Which I own (legal description of property)**

Block 23 Lot 11, 12, 13, 14 Prewitts Addition  
Property is Zoned C-3 Commercial

Owner Name Cash and Dash Phone 636-970-0330

Address of Owner 1502 W. Austin Blvd, Nevada, MO 64772

Signature of Owner or Agent DL PARTNERS, LLC  
Robert D. Assell

**FILLED OUT BY CITY PERSONNEL ONLY (fee \$15.00)**

Date Received 6/22/15 By Johnna Williams

Date of Public Hearing 7/7/15

Appeal: **Granted** \_\_\_\_\_ **Denied** \_\_\_\_\_

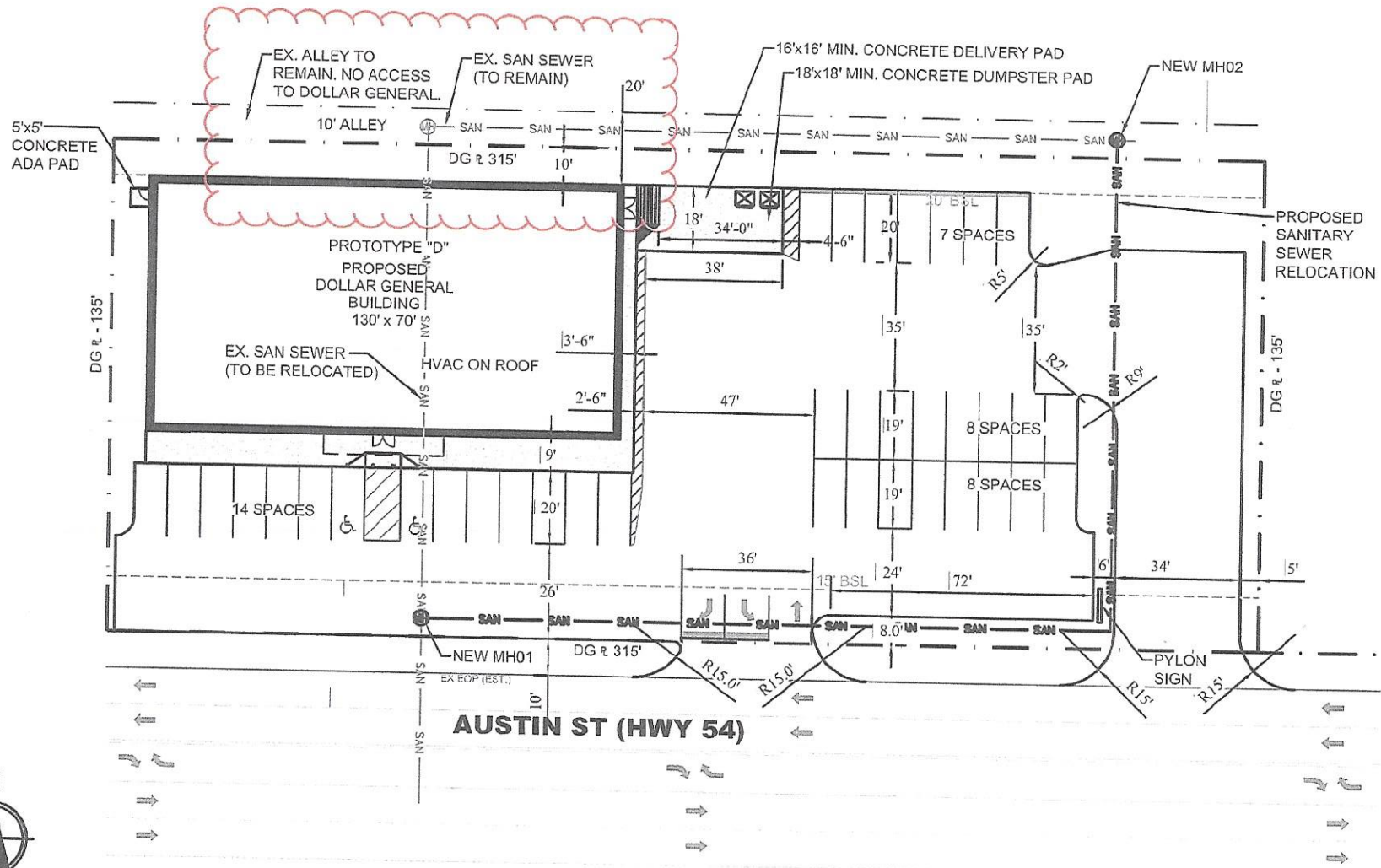
Variance Granted Subject to the following Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Chairman's Signature \_\_\_\_\_ Date \_\_\_\_\_

# PRELIMINARY SITE PLAN

CITY, STATE - STREET:  
NEVADA, MO - 1502 W. AUSTIN ST

PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,100 / 7,302	COMPANY: DG PARTNERS, LLC	COMPANY: ANDERSON ENGINEERING, INC.	03/24/15
ACREAGE:	±0.98 AC	NAME: BOB CISELL	NAME: AARON HARGRAVE	
PARKING SPACES:	37	PHONE #: (636) 970-0330	PHONE #: (417) 866-2741	



June 1, 2015

City of Nevada  
110 S. Ash St.  
Nevada, MO 64772


**RE: Appeal to Board of Adjustment  
Block 23 Lot 11, 12, 13, 14 Prewitts Addition**

To whom it may concern:

I, Ronald W. Schuster of Cash and Dash, Inc. give permission to DG Partners, LLC to act as the agent for Cash and Dash, Inc., the current owners.

DG Partners, LLC currently has the property under contract to purchase.

Sincerely,

  
Ronald W. Schuster  
Cash and Dash, Inc.