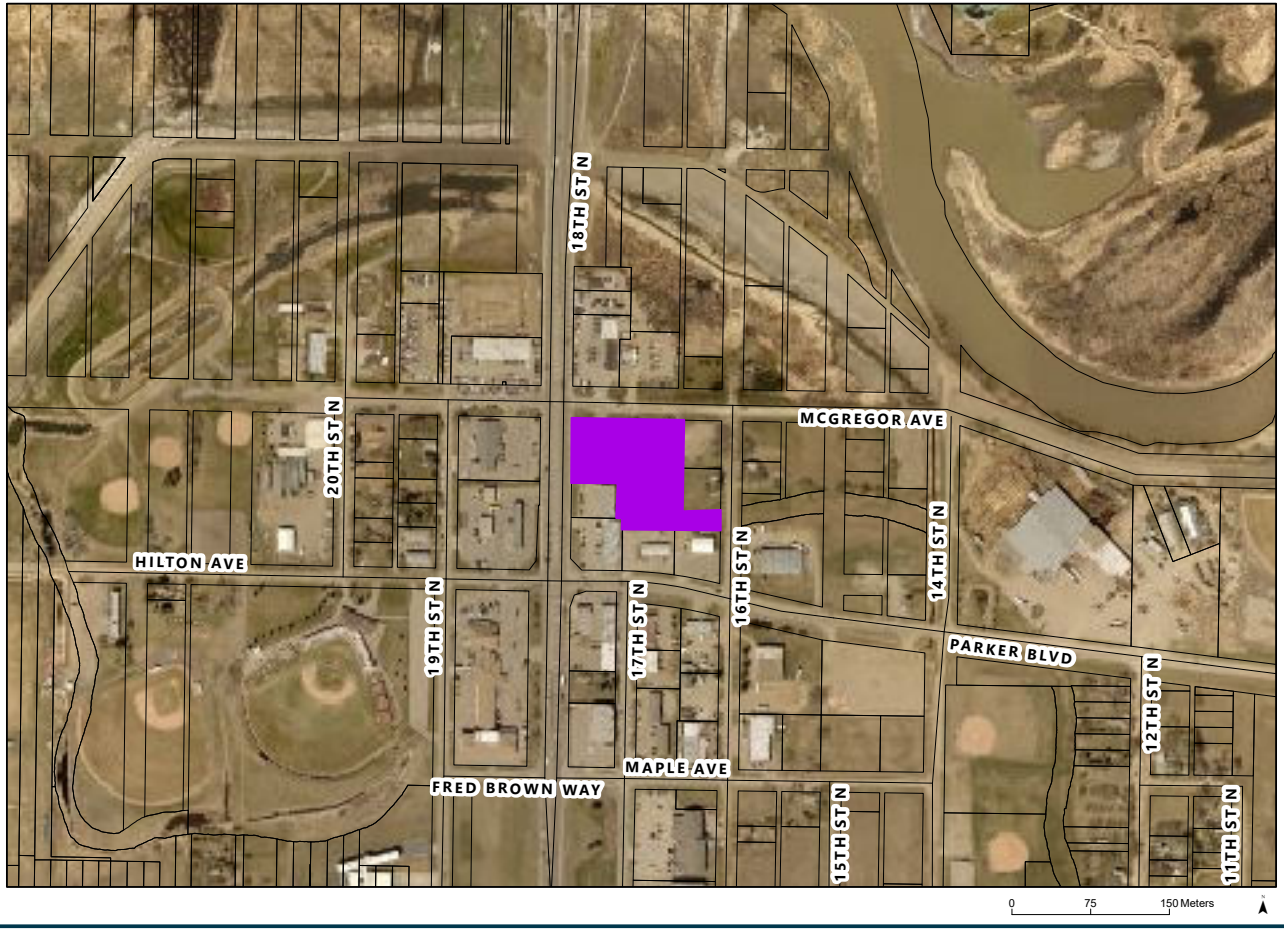Variance Application V-07-23 - 345 18th Street North