Mr. Hancock called the meeting to order at 1:00 p.m., introduced the board members, as well as the staff, and explained the procedures for hearing the cases.
LAYOVERS

1. Case No. 11-069
   (Over from 7/21/11, 8/18/11, and 9/15/11)
   Vicky Stadther
   1650 West 82 Street #900
   Bloomington, MN  55431
   and
   Michael B. Maroney, OEDC
   2221 North 24th Street
   Omaha, NE  68110
   LOCATION: 2410 and 2420 Cuming Street
   ZONE: CC-ACI-1(PL)

REQUEST: Waiver of Section 55-734, 55-740(f)(4) & 55-740(b) – Variance to the minimum number of off-street parking stalls for a Restaurant (drive-in) from 23 to 15; to the perimeter parking lot landscaping from 5’ to 1’ and 0’; and to the required drive aisle width for a 90 degree parking stall from 24’ to 21’

RECOMMENDATION: Approval of the request in accordance with the plan submitted.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Vicky Stadther, McDonalds, 1650 West 82nd Street, Bloomington, Minnesota, appeared before the board in support of the request.

Mr. Hancock stated that the plan was reviewed extensively and the board was pleased with the progress that has been made.

Mike Carter, ZBA Administrator, indicated that the plan has been changed since the request was originally submitted. The dumpster has been incorporated into the building and the access has been rearranged. The department supports the requested waivers because the site is somewhat limited for the use, will be a redevelopment of the site and a major improvement for the area.

Ms. Stadther confirmed that McDonalds is in the process of finalizing the easement agreement with the adjacent property owner.

Mr. Anzaldo moved to APPROVE in accordance with the plans submitted. Mr. Kelley seconded the motion.

In response to Mr. Hancock, Ms. Stadther stated the existing pole sign will be removed and replaced with a monument sign.

AYES: Anzaldo, Kelley, Mahlendorf, Donovan, Hancock

MOTION CARRIED: 5-0
2. Case No. 11-070
(Over from 7/21/11, 8/18/11, 9/15/11, and 11/17/11)
Slosburg Company
10040 Regency Circle #200
Omaha, NE 68114

REQUEST: Waiver of Section 55-716, 55-740(f)(4), 55-740(j) & 55-935 - Variance to the bufferyard requirements between CC and R2 from 30' with screening to 0' without screening; to the perimeter parking lot landscaping from 5' to 0'; to the 5' sidewalk requirement along the north side of the building; and to the minimum sidewalk width of 10' for a large retail building to allow for redevelopment of the site.

LOCATION: 2501 South 90 Street and 8998 West Center Road

ZONE: CC & CC/FF

RECOMMENDATION: The Planning Department recommends approval of waiver request for the bufferyard, perimeter parking lot landscaping and to the minimum sidewalk width along the front of the building, in accordance with the plans submitted, subject to: 1) The applicant applying to rezone the property to MCC-Major Commercial Corridor Overlay District; 2) The site meeting all other MCC regulations, including signage; and 3) The applicant returning to the ZBA once the design/placement for the corner building has been finalized.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Richard Slosburg, David Slosburg, and Jerry Kavan, 10040 Regency Circle, appeared before the board in support of the request.

Mike Carter, ZBA Administrator, stated the redevelopment project would be a great improvement to the area. The department is in support of all waivers with several conditions except for the sidewalk requirement waiver on the north side of the building due to a safety issue.

In response to Mr. Mahlendorf, Mr. Slosburg verified that there would be no storefront entrances on the north side of the building.

Mr. Mahlendorf moved to APPROVE all requested waivers, in accordance with the plans submitted, subject to: 1) The applicant applying to rezone the property to MCC-Major Commercial Corridor Overlay District; 2) The site meeting all other MCC regulations, including signage; and 3) The applicant returning to the ZBA once the design/placement for the corner building has been finalized. Ms. Donovan seconded the motion.

AYES: Kelley, Mahlendorf, Donovan, Anzaldo, Hancock

MOTION CARRIED: 5-0
REQUEST: Waiver of Section 55-716 - Variance to the required bufferyard between GI and R6 from 50’ to 25’ to allow expansion of convenience storage

LOCATION: 15815 Pacific Street

ZONE: GI

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Mike Welniak, owner and Larry Jobeun, 11440 West Center Road, appeared before the board in support of the request.

Mr. Hancock stated that the board has a clear understanding of the case but referred to Mr. Jobeun.

Mr. Jobeun pointed out that the bufferyard located on the south side of the property and adjacent to the residential neighborhood, has been exceeded. The waiver of the proposed bufferyard on the east side would now be 15’ instead of 25’ and is an overall improvement to the site and the adjacent property. Mr. Jobeun stated the “green paving” system would be 15’ and immediately adjacent to the building and would be used so that the trucks could exit from the building.

Mike Carter, ZBA Administrator, indicated that the only time the City allows the “green paving” is for certain limited situations such as for emergency vehicle access.

Mr. Jobeun stated the hardship is that the general industrial zoning was present longer than the residential zoning.

John Krecek, 15260 Pine Street, appeared before the board in opposition to represent the homeowners association to the south. Mr. Krecek requested that the bufferyard be 50’ and landscaped with trees and bushes on both sides to buffer the neighborhood park.

Brenda Vosik, 1422 South 158th Circle, appeared before the board in opposition. Ms. Vosik stated that Mr. Welniak has never contacted the neighbors for a meeting, as suggested at the last board meeting, and the revised plans were not made available until today’s meeting. She stated that the neighbors continue to have concerns about follow through because the RV’s seem to be getting closer and closer to the property lines. Ms. Vosik questioned when Mr. Welniak will comply with the existing buffer code and appropriate screening according to the municipal code. There is no reason to grant a waiver, the buffer restrictions are there for a reason and the outdoor storage area has already affected the value of the homes in the area.

Mr. Anzaldo indicated that the layover from last month’s meeting was proposed so that the applicant could meet with the neighbors and questioned why this did not happen. Mr. Jobeun stated that he had a conversation with Mr. Dailey to indicate that the site was redesigned.

In response to Mr. Anzaldo, Mr. Jobeun stated that he did remember to meet with the neighbors but was trying to minimize the impact by exceeding the bufferyard for the adjacent residential neighborhood. Mr. Jobeun stated that Mr. Welniak met independently by a phone conversation with the Broadmoor Apartments who indicated that they were not willing to compromise and wanted the full 50’ buffer.

Jerry Slusky, 8712 West Dodge Road, and Bob Stratton, Broadmoor, 809 North 96th Street, appeared before the board in opposition. Mr. Slusky indicated that he never received a call from Mr. Jobeun to set up a meeting but it would not have necessitated a meeting because Broadmoor was not willing to change their position. He submitted a site plan with full compliance of the south and east buffers that were
attached to the original building permit (Exhibit 2). Mr. Slusky pointed out that there is no hardship or practical difficulty when the applicant has a building permit in hand to construct the building as shown.

Mr. Mahlendorf indicated that open air, outdoor storage tends to be ugly and the challenge to the board is whether the waiver would clean up the entire site by allowing the construction of the indoor buildings.

In response to Mr. Hancock, Mr. Jobeun indicated that his client would be willing to phase out the outdoor storage within an acceptable time frame if the waiver for the bufferyard were granted.

Mr. Stratton indicated that he is opposed to the waiver of the 15’ buffer and Mr. Welniak needs to follow the rules regarding outdoor storage which includes additional screening. Mr. Slusky reiterated that there is no practical difficulty and there is a development plan with a building permit in place that satisfies the indoor storage.

Mr. Stratton and Ms. Vosik pointed out that RV’s and boats are presently parked next to the fence and within the 50’ buffer. Mr. Kelley asked Mr. Carter if the property is currently in compliance with the city code. Mr. Carter answered that he would need to verify the use of the property.

Ms. Donovan indicated that there is clearly not a hardship but the waiver would affect Broadmoor more than anyone else. Mr. Stratton stated that it is important that the 50’ buffer be maintained.

Mr. Jobeun indicated that what is in front of the board is a much better situation even with respect to the R6 zoning. There is a significant grade change between the property and the apartments therefore a fence would not shield the view. Mr. Slusky added that the buffer could be respected and the project could still be built. Mr. Jobeun stated that the proposed buildings could be eliminated and the property could continue to be outdoor storage.

Mr. Hancock suggested that the board motion for another layover because the neighbors are adamant against the waiver.

Mr. Jobeun suggested laying the case over to meet with the neighbors.

Mr. Stratton stated that if he had seen the plan 30 days previously, he would still remain opposed and a meeting would be to no avail. Mr. Slusky suggested that the board vote.

Ms. Donovan moved to DENY. Mr. Mahlendorf seconded the motion.

AYES: Mahlendorf, Donovan, Anzaldo, Kelley

NAYES: Hancock

MOTION CARRIED: 4-1
4. Case No. 11-120  
(Over from 10/20/11 and 11/17/11)  
Larry and Lori Wee  
12232 Farnam Street  
Omaha, NE 68154  
REQUEST: Waiver of Section 55-146 - Variance to the street side yard setback from 20’ to 11.2’ to allow 14’ x 24’ garage to remain  
LOCATION: 12232 Farnam Street  
ZONE: R2  

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Larry Wee, owner and Larry Jobeun, 11440 West Center Road, attorney, appeared before the board in support of this request. Mr. Jobeun offered to answer any questions regarding the relocation of the fence and the landscaping plan.

Mr. Mahlendorf indicated that the applicant has done what the board requested.

Mr. Mahlendorf moved to APPROVE in accordance with the plans submitted including the landscaping plan. Ms. Donovan seconded the motion.

Mr. Kelley agreed that the extra landscaping was complied with and the applicant took the right steps for approval. Mr. Hancock added that he is not comfortable voting for approval of the waiver but the applicant did everything that was asked for. The board struggles with setting a precedence in a neighborhood that is dense and approving a waiver when a proper permit was not obtained.

AYES: Donovan, Anzaldo, Kelley, Mahlendorf, Hancock  

MOTION CARRIED: 5-0
REQUEST: Waiver of Section 55-523, 55-423 & 55-734 - Variance to the permitted use regulations of the HI District to allow a Kennel and to the minimum number of required off-street parking stalls from 9 to 0

LOCATION: 819 South 7th Street

ZONE: HI-ACI-1(PL), (CBD-ACI-1(PL)-Pending)

5. Case No. 11-130
   (Over from 11/17/11)
   James Holt
   JDH Properties LLC
   563 South 175th Circle
   Omaha, NE 68118

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, James Holt, 563 South 175th Circle; Thomas Westman, 208 Heavenly Drive; and Michael Hansen, appeared before the board in support of the request.

Sgt. Tammy Mitchell, Omaha Police Department, 615 Leavenworth Street; Dawn Olson, 1319 South 52nd Street; and Nicole Prescott, 615 Leavenworth, appeared before the board in opposition.

Mike Carter, ZBA Administrator, stated that the case was laid over from the previous month’s meeting to allow time for the board to visit the site and to come up with a solution between the applicant and the Police Department. There has been no new information submitted to the department and the department continues to recommend denial.

In response to Mr. Hancock, Mr. Carter stated that the location for a kennel permit is very limited because of issues with adjoining property owners. A kennel is permitted in agricultural districts, acreage type residential districts and the highest density commercial district with a conditional use permit. In an urban type setting, a kennel would function better in an indoor facility where the dogs never leave the building. This would be considered pet services. The city would allow pet services because it is all inclusive to the building with no external effects.

Mr. Holt indicated that the off-street parking waiver has been eliminated because the CBD rezoning was approved before the Planning Board. He stated that a CBD district will allow for pet services. Mr. Holt stated that he met briefly with Sgt. Mitchell.

Mr. Westman indicated that he met with Sgt. Mitchell to express that he will do what it takes to have outside areas for the kennel. He stated that Sgt. Mitchell and the Police Department will not agree to anything that is outdoors. Mr. Westman pointed out that Petco’s and every vet clinic in town take dogs outside. Mr. Anzaldo interrupted Mr. Westman and stated that his statement is not true because his dog, Cosmo, was not allowed outside for four days while at a “dog hotel”. Mr. Westman answered that he visits vet clinics on a daily basis and they take dogs out on walks. He indicated that he does not want a facility where dogs are trained to go inside.

In response to Ms. Donovan, Mr. Holt answered that the south end is occupied by a business called "Fit to Fight".

Mr. Hancock questioned if the buffer yard space between the two buildings could be moved where it would not directly abut the fence to the horse barn. Mr. Westman answered that he could agree to a setback on the fence line.

Sgt. Mitchell introduced Ms. Olson, a volunteer at the barn and a foundation board member. Ms. Olson stated that she has in excess of 30 years experience in the animal health field and an extensive background working with dogs and horses. She stated that she is very concerned about the possibility of the “doggie day care” facility next to the mounted patrol barn. The basic instincts of horses and dogs do not gel. Horses are a flight, fear-based animal and dogs are predators with a high prey drive and chasing
drive which is actually one of the reasons why the canine unit did not occupy the building because of continual stress for both animals. The mounted patrol barn is a very specialized facility and not a pleasure/hobby barn. The horses are highly specialized and highly trained animals. The barns and the outdoor paddock is a safe haven where the horses can de-stress, relax and be turned out to play. The horses should not be subjected to 12-14 hours a day of dogs barking. There are many health concerns to horses with the number one being colic which is the number one cause of death of horses in the United States which is often times brought on by chronic stress. Chronic gastric ulcers are another health concern and just like in humans, their immune system can be compromised. The horses are too valuable to the City of Omaha to risk this type of situation. Another concern is a loose dog that can cause injury to a horse. Dogs that will go to the “doggie dog care” facility already have a heightened sense of excitement when they arrive and when they leave. It only takes one time for a dog to break away and chase a horse into a fence. Also, there is no guarantee that a dog cannot get out of a fence.

Sgt. Mitchell stated that the horses are trained for up to three years with a rider and trained to push crowds. The horses are trained to be secure with their rider on a continuous basis. When trained, the horse will be confident enough, with a rider, to go into an altercation or something that would normally scare them.

Sgt. Mitchell introduced Ms. Prescott, a stable hand. Ms. Prescott stated that there are presently seven horses used for crowd control and public relations. She stated that horses are the bottom of the food pile, they are the ones that are going to get eaten, in their minds. The dogs are the ones who will eat them, in their minds.

Mr. Anzaldo moved to DENY. Ms. Donovan seconded the motion.

Mr. Hansen indicated that he manages a horse facility in Gretna, Nebraska with 60 horses. He stated that he has a dog on location and the dog lives with the horses. Mr. Hansen stated that his dog is more scared of the horses than the horses are scared of the dog. He added that he takes his horses to horse shows where there is a lot of stress and there are numerous dogs running around.

Ms. Prescott pointed out that there is a difference between dogs that are living in a downtown apartment environment and dogs that live on the property and are raised around horses.

AYES: Anzaldo, Kelley, Mahlendorf, Donovan, Hancock

MOTION CARRIED: 5-0
NEW CASES

6. Case No. 11-147
   Gene Cammarota
   5423 Leavenworth Street
   Omaha, NE  68106

   REQUEST: Waiver of Section 55-183 & 55-203 – Variance to the use regulations of the R4(35) and R5(35) Districts to allow Restaurant (limited)
   LOCATION: 5423 Leavenworth Street
   ZONE: R4(35) & R5(35)

   RECOMMENDATION: Layover for the applicant to submit an accurate site plan, operating statement and to identify any appropriate waivers.

   At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Jerry Slusky, 8712 West Dodge Road, appeared before the board on behalf of the applicant.

   William S. Harlow, 5401 Leavenworth Street, appeared before the board in support of the request.

   Mike Carter, ZBA Administrator, indicated that the property has a long history for commercial uses. In 2000, a certificate of occupancy was issued for a catering business which is classified as food sales limited and non-conforming in the zoning classification. The applicant has converted the use to a limited restaurant based on the size of the property. Both uses have an intensity rating of 5 in the zoning ordinance and based on the review of the code, the use can be changed for non-conforming situations as long as it goes from an equal or lesser rating. The department believes that other waivers are necessary such as off-street parking therefore the department recommends a layover for the applicant to submit an accurate site plan, operating statement and identify any necessary waivers.

   Mr. Slusky agreed with a layover. He stated that he will be working with the department and official survey drawings have been done of the parking. Mr. Slusky indicated that the applicant held an “Open House” and met with many of the neighbors.

   Mr. Mahlendorf moved to LAYOVER. Laid over until the next meeting on January 19, 2012 to allow time for the applicant to submit an accurate site plan, operating statement and to identify any appropriate waivers. Ms. Donovan seconded the motion.

   Mr. Harlow stated that the general mood of the neighborhood is excited to have a restaurant within walking distance.

   AYES: Kelley, Mahlendorf, Donovan, Anzaldo, Hancock

   MOTION CARRIED: 5-0
7. Case No. 11-148  
Bruce Lehn  
2626 North Terrace Court #3A  
Elkhorn, NE  68022  
LOCATION: 20120 Veterans Drive  
ZONE: CC  

REQUEST: Waiver of Section 55-765(e)(6) – Variance to the landscaped bufferyard requirement from 20’ to 10’ for Convenience storage

RECOMMENDATION: Approval in accordance with the plan submitted.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Steve Perry, Olmsted & Perry Consulting Engineers, Inc., 10730 Pacific Street, appeared before the board on behalf of the applicant.

Mike Carter, ZBA Administrator, stated that as a result of a previous waiver that was approved for the size of the convenience storage facility, a waiver is needed for the 20’ requirement along the north side of the property line for a proposed addition that will match the existing building. The department recommends approval.

Ms. Donovan moved to APPROVE in accordance with the plans submitted. Mr. Kelley seconded the motion.

AYES: Mahlendorf, Donovan, Anzaldo, Kelley, Hancock

MOTION CARRIED: 5-0
8. Case No. 11-149  
Christian Christensen  
720 North 13th Street  
Omaha, NE  68102  
REQUEST: Waiver of Section 55-740(c) & 55-740(f)(4)  
– Variance to allow a vehicle overhang to encroach into a required landscaped area and to the perimeter parking lot landscaping from 5’ to 3.7’  
LOCATION: Southwest corner of 8th and Pacific Streets  
ZONE: HI-ACI-1(PL), (R8-ACI-1 (PL) Pending)  

RECOMMENDATION: Approval in accordance with the plan submitted.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Debra Christensen, Bluestone Development, 7001 Farnam Street; Brian Lodes, Thompson, Dreessen & Dorner, Inc., 10836 Old Mill Road; and Dave Johnson, Studio 951 Architects, Lincoln, Nebraska, appeared before the board in support of the request.

Mr. Anzaldo moved to APPROVE in accordance with the plans submitted. Ms. Donovan seconded the motion.

AYES: Donovan, Anzaldo, Kelley,Mahlendorf, Hancock

MOTION CARRIED: 5-0
9. Case No. 11-150
Tab Devries
2604 North 161st Avenue
Omaha, NE 68116

REQUEST: Waiver of Section 55-126 – Variance to the front yard setback from 50’ to 35’; to the side yard setback from 25’ to 10’; and to the rear yard setback from 35’ to 25’ to construct a single-family home.

LOCATION: 21854 Hillandale Road
ZONE: R1

RECOMMENDATION: Approval of the waiver request for a front yard setback from 50’ to 35’ and to the side yard setback from 25’ to 10’. Denial of the waiver request for a rear yard setback from 35’ to 25’.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Eric Lakeman, L & L Custom Builders, appeared before the board on behalf of the applicant. Mr. Lakeman presented several photos indicating that the proposed lot is irregular shaped. He stated that he has met with the adjacent neighbors.

Mr. Hancock indicated that the board is concerned that a waiver is being requested before knowing what is going to be built. Mr. Lakeman answered that his client is not interested in purchasing the lot without knowing that the waiver is approved so that the title can transfer.

Mr. Mahlendorf indicated that he is not in favor of granting more than the former Elkhorn setbacks. Ms. Donovan requested a more definitive plan. Mr. Lakeman requested that the board approve the former Elkhorn setbacks. The rear of the property overlooks the river and the client would like to build a structure to overlook the bluff.

The board agreed to review a waiver request in the future when a more definite plan is presented.

Mr. Mahlendorf moved to APPROVE the waiver request for a front yard setback from 50’ to 35’ and to the side yard setback from 25’ to 10’. Denial of the waiver request for the rear yard setback from 35’ to 25’. Ms. Donovan seconded the motion.

AYES: Anzaldo, Kelley, Mahlendorf, Donovan, Hancock

MOTION CARRIED: 5-0
REQUEST: Waiver of Section 55-206 & 55-735 – Variance to the maximum height from 35’ to 47’ and to allow off-street parking in the front/street side yard setbacks for the construction of an assisted living facility

LOCATION: 17550 Wirt Street and 17555 Emmet Street

ZONE: R5

RECOMMENDATION: Denial of the waiver to the maximum height. Approval of the waiver to allow off-street parking in the front/street side yard setback.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Mark Westergard, E & A Consulting Group Inc., 330 North 117th Street; Larry Jobeun, 11440 West Center Road; and Ward Isaacson, Pope Architects, St. Paul, Minnesota, appeared before the board in support of the request.

Mike Carter, ZBA Administrator, stated that the applicant is proposing to build a two building facility with the northern building on the south side of Emmet requiring a height waiver. The building varies approximately 40’ on the north side and 50’ on the south with an average height of 45.5’ as calculated by the code. The department has previously supported a waiver of the front yard setback parking but does not recommend approval for the height waiver.

In response to Mr. Hancock, Mr. Carter answered that the property is a large piece of vacant ground and there is no hardship when a building can be constructed no higher than what the code allows.

Mr. Jobeun explained that the site was designed to be operationally functional but also to minimize the impacts and to be compatible with the surrounding adjacent neighborhood. The whole idea is to provide more green space by compacting the building together as opposed to a sprawling building because the facility will be an assisted living care facility. He also indicated that the height of the building is also increased by the pitch of the roof which makes the building look more residential in character. Mr. Jobeun pointed out that the maximum building coverage for R5 is 45% but this site building coverage is only 19% and the maximum impervious coverage is 55% but this building is only 34%. The distance between the building and the actual adjacent residential neighborhood is between 149’ to 172.5’ from the right-of-way. Mr. Jobeun pointed out that the site meets all site regulators and the front of the building will utilize the grade change by being built into the grade.

In response to Mr. Anzaldo, Mr. Jobeun stated that there could be future expansion but there should be no other waivers required.

Mr. Anzaldo moved to APPROVE subject to no other waivers to be requested or approved. Mr. Kelley seconded the motion.

AYES: Kelley, Mahlendorf, Donovan, Anzaldo, Hancock

MOTION CARRIED: 5-0
11. Case No. 11-152
Angelo Massey
3328 Corby Street
Omaha, NE  68111

REQUEST: Waiver of Section 55-786 – Variance to the residential fence regulations to allow a 6’ tall, wrought iron fence in the front and street side yard setbacks

LOCATION: 2405 Evans Street
ZONE: R7

RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on Thursday, December 15, 2011, Angelo Massey, 2405 Evans Street, appeared before the board in support of the request.

Mike Carter, ZBA Administrator, stated that the applicant is requesting to install a fence for security and safety purposes that exceeds the 4’ height limitation. The department is consistent in not supporting a height waiver for a fence in the front and street side yard setbacks for residential property. The department believes a legal fence can be constructed to serve the purpose therefore the department recommends denial.

Mr. Massey indicated that he owns the property which has eight apartments. The units will be rented to elderly individuals who need to feel secure within the neighborhood.

Mr. Mahlendorf moved to APPROVE. Mr. Anzaldo seconded the motion.

AYES: Mahlendorf, Donovan, Anzaldo, Kelley, Hancock

MOTION CARRIED: 5-0
ELECTION OF OFFICERS

Mr. Mahlendorf moved to nominate Bert Hancock as Chairman of the Zoning Board of Appeals. Mr. Hancock seconded the motion which carried 5-0.

Mr. Anzaldo moved to nominate Brian Mahlendorf as Vice Chairman of the Zoning Board of Appeals. Mr. Hancock seconded the motion which carried 5-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN at 2:20 pm.

____________________________________________
Approved (date)

____________________________________________
Bert Hancock, Chair

____________________________________________
Debbie Hightower, Secretary