Certification of Publication: Zoning Board of Appeals Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, August 1, 2016 and Thursday, August 4, 2016.

MEMBERS PRESENT: Brian Mahlendorf, Chair
Sebastian Anzaldo
Jacque Donovan, Vice-Chair
Sean Kelley (Alternate)
Jason Lanoha

MEMBERS NOT PRESENT: Jeremy Aspen
Michael Gorman (Alternate)

STAFF PRESENT: Mike Carter, Zoning Board of Appeals Administrator
Jennifer Taylor, City Attorney
Clinette Ingram, Recording Secretary

Mr. Mahlendorf called the meeting to order at 1:00 p.m., introduced the Board members and staff, and explained the procedures for hearing the cases.
CASES:

1. Case No. 16-065
   - Paul Janky
   - PNJ LLC
   - 20805 U Circle
   - Elkhorn, NE 68022
   - REQUEST: Waive of Section 55-734 – Variance to the number of required off-street parking stalls from 4 to 0 to allow for a garage addition to an existing business.
   - LOCATION: 4835 South 136th Street
   - ZONE: CC-FF

PLANNING DEPARTMENT RECOMMENDATION: Approval, in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on August 11, 2016, the applicant did not appear.

Ms. Donovan moved to LAYOVER to give the applicant the opportunity to appear. Mr. Mahlendorf seconded the motion.

AYES: Anzaldo, Kelley, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
2. Case No. 16-066
Millard School District
1010 South 144th Street
Omaha, NE 68154

REQUEST: Waiver of Section 55-830 – Variance to the maximum allowed sign budget from 32 sq. ft. to 158 sq. ft. to allow for additional wall signage and to the maximum height for an existing wall sign from 16’ to 34’.

LOCATION: 1010 South 144th Street – Millard North H.S.

ZONE: R4

PLANNING DEPARTMENT RECOMMENDATION: Approval, in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on August 11, 2016, Gaby Ryan (Signworks) and Kevin Schluckebier (BCDM Architects) appeared before the Board on behalf of the applicant.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant had appeared before the Planning Board on August 3, 2016 for a Major Amendment to a Conditional Use Permit. The applicant was proposing to add a sign to a newly remodeled entrance for the school. There was an existing wall sign on the building that had previously required a waiver for height. The Planning Department believed that the request was reasonable considering the amount of activity at the school and recommended approval in accordance with the plans submitted.

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

AYES: Anzaldo, Kelley, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
3. Case No. 16-067
Brian Timmons
The Garage Company
8301 Q Street
Omaha, NE 68127

REQUEST: Waiver of Section 55-166 – Variance to the maximum impervious surface coverage from 45% to 50.7% to allow construction of a new garage and driveway extension.

LOCATION: 307 South 51st Avenue
ZONE: R3

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Brian Timmons and Jameson Cantwell (Property Owner) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a 2-car garage addition with an extended driveway that would replace an existing garage. The Planning Department found no hardship or practical difficulty and believed that any improvements should comply with zoning regulations and recommended denial.

Mr. Timmons stated that his hardship was that there was no way to develop the property and comply with zoning regulations due to the small size of the lot. He explained that the existing 1-car garage was built before the current zoning regulations so it would be impossible to legally build a new garage.

Ms. Donovan noted that it was customary for the homes in that area to have 2-car garages on sites similar to his. The applicant stated that he had obtained a survey and had spoken to as many neighbors as he could and that they were in support of the project. He indicated that the materials used for the garage would match the existing home.

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

AYES: Donovan, Lanoha, Anzaldo, Kelley, Mahlendorf

MOTION CARRIED: 5-0
4. Case No. 16-068  
   Omaha Central Church of the Nazarene  
   Rodney Amos  
   8206 Blondo Street  
   Omaha, NE 68134  
   REQUEST: Waiver of Section 55-485 and 55-734 - Variance to the permitted use regulations of the LI district to allow a Religious Assembly use not otherwise permitted and to the number of off-street parking stalls from 90 to 27.  
   LOCATION: 2920 North 118th Street  
   ZONE: LI  

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Brian Farrell (Investor’s Realty – 11301 Davenport Street) and Rodney Amos appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the site had a number of different tenants in the building with the space in question being about 5,000 square feet. The other uses in the building use approximately 66 stalls of the 93 that are available, leaving only 27 stalls for the applicant. Mr. Carter indicated that that, based on the conditions, 90 parking stalls were required for the church. He explained that the ordinance was amended in 1993 to remove the Religious Assembly use from industrial districts. The applicant indicated that, due to the hours-of-operation of the different uses, parking would not be an issue. Because of the use and the location the Planning Department recommended denial.

Mr. Farrell stated that he had met with the neighboring properties and obtained information about their hours-of-operation and determined that there would be no parking conflicts. He indicated that he received written confirmation from those neighbors and from Jerry Blasig with Bellevue University to the south. He explained that the university did not use their parking lot on Sunday mornings and that they had put in writing that the applicant could use 84 parking stalls on the north side of their building. Mr. Farrell submitted the letters of approval from the neighboring tenants and from Mr. Blasig (Exhibit B).

Michael Dillon (PE 101) appeared in support of the request. His business is adjacent to the proposed church. He felt that the church was allowed to use parking stalls at Bellevue University, his business should not be impacted.

The board suggested a layover so that a written agreement could be obtained from Bellevue University and submitted to the Planning Department. The board indicated that the agreement should detail when the church could use the parking stalls and for how long.

Ms. Donovan moved to LAYOVER to give the applicant the time to obtain a parking agreement in writing from Bellevue University. Mr. Kelley seconded the motion.

AYES: Lanoha, Anzaldo, Kelley, Donovan, Mahlendorf

MOTION CARRIED: 5-0
5. Case No. 16-069
Chris Cook
Bemis Center for Contemporary Arts
724 South 12th Street
Omaha, NE 68102

REQUEST: Waiver of Section 55-825(c) – Variance to the temporary sign regulations and the maximum size of temporary signs from 32 sq. ft. to 500 sq. ft. and 1,000 sq. ft. for 2 banners until the end of 2016.

LOCATION: 724 South 12th Street
ZONE: DS-ACI-1(PL)

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Chris Cook (Executive Director) and Gaby Ryan (Signworks) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, explained that typically zoning regulations limit temporary signs to 32 sq. ft. and allow one banner per property. The Planning Department typically supports waivers to the temporary sign regulations for special, unique community events of a short duration, such as the College World Series, Olympic Swim Trials, etc. In addition, commercial advertising is prohibited. The Planning Department recommended denial.

Mr. Cook stated that the purpose of the proposed banners would be to recognize and bring awareness to the center’s 35-year history in the city and how it has served as a cultural asset for the community. He added that the Bemis Center is regularly recognized as having one of the top 10 residency programs worldwide.

Ms. Ryan stated that the elevations would not impact any of the adjacent neighbors. In response to Ms. Donovan, the applicant stated that the banners would be in place from September through December.

Mr. Cook felt that the proposed size of the signs was necessary because of the large size of the facility and in order to get attention from pedestrian and vehicle traffic.

Mr. Mahlendorf felt that the signage would not attract more visitors to the center or create more interest from the public.

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

AYES: Anzaldo, Kelley, Donovan, Lanoha

NAYES: Mahlendorf

MOTION CARRIED: 4-1
6. Case No. 16-070
   Tony Constantino
   Constantino Enterprises
   6516 Irvington Road
   Omaha, NE 68122

   REQUEST: Waiver of Section 55-715, 55-716 and 55-740(f) – Variance to the street yard landscaping depth from 10’ to 0’, to the buffer yard between CC and R3 from 30’ to 18’ and to the perimeter parking lot landscaping from 10’ to 5’ for construction of an indoor entertainment use.

   LOCATION: 6806 North 92nd Street
   ZONE: CC

   PLANNING DEPARTMENT RECOMMENDATION: Denial.

   At the Zoning Board of Appeals meeting held on August 11, 2016, Paul Kelley (Architect), Tony Constantino and Joy Willoughby (Ehrhart Griffin Associates) appeared before the Board.

   Mike Carter, Zoning Board of Appeals Administrator, stated that the request would allow for the renovation and expansion of the existing building. The design of the renovated and expanded building would allow for up to 300 guests. The Planning Department believed that the waivers were the result of a design preference. The Department found that changes could be made to bring the site more into compliance with zoning regulations. He noted that the proposed project was based on the plan for the property to the east being vacated. The Planning Department recommended denial.

   Mr. Kelley stated that the applicant intended to develop the site as a wedding venue and needed for it to seat 300 people to be competitive. He explained that vacating North 92nd Street would provide the space needed for the 75 required parking stalls.

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

   AYES: Kelley, Donovan, Lanoha, Anzaldo, Mahlendorf

   MOTION CARRIED: 5-0
7. Case No. 16-071  
The Capitol District, LLC  
1111 North 13th Street  
#101  
Omaha, NE 68102  

REQUEST: Waiver of Section 55-617, 55-826(a)(1), 55-826(a)(3), 55-839(1) & 55-826(9) – Variance to the regulations regarding off-premise advertising signs in the ACI District and the CBD, to the number of signs per location, to the spacing requirement and Cap and Replace, to allow off-premise advertising signage on a parking garage.

LOCATION: 325 North 12th Street  
ZONE: CBD-ACI-1(PL)

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Larry Jobeun, Mike Moylan and Jim Deitering (Lamar Outdoor Advertising) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that a waiver was approved for the site in 2014 to move the existing billboard from 12th & Davenport to 11th & Davenport. The current request would allow the applicant to put the two faces of the existing billboard on the east and west sides of a proposed parking garage. The proposed signs would be 14’ x 48’ in size; one sign would be approximately 52’ high from grade on the east side and 56’ from grade on the west, allowing them to be seen from the interstate. He noted that the Urban Design Review Board recommended approval of the request to allow the signage in an ACI district at its August 4, 2016 meeting. The Planning Department found no hardship or practical difficulty and recommended denial.

Mr. Jobeun explained that the billboard would need to be relocated since the proposed parking garage would make the west side of the sign not visible. As an option, the applicant proposed relocating the billboards on the proposed parking structure. The billboards would be static, frameless, made of a vinyl material and be lit from the top or bottom of the sign. He displayed several examples of the sign that have been used in other urban areas.

In response to Mr. Mahlendorf, Mr. Jobeun stated that there was an amendment to the lease that the applicant signed with Lamar that stated that no offensive or lewd materials would be allowed on the billboards.

Members of the board expressed support for the appearance of the proposed billboards and felt that they were a better alternative to existing signs.

Mr. Deitering explained that the metal frames for the signs would be built into the building with 3 lights. He added that the applicant would have the final say on what type of content would be advertised.

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

AYES: Donovan, Lanoha, Anzaldo, Kelley, Mahlendorf  

MOTION CARRIED: 5-0
8. Case No. 16-072 Café Z, LLC c/o Charles Keenan 2203 South 16th Street Omaha, NE 68108

REQUEST: Waiver of Section 55-734 and 55-715 – Variance to the number of off-street parking stalls from 16 to 4 and to the street yard landscaping depth from 8.5' to 0' to allow a patio addition for a Restaurant (Limited) use.

LOCATION: 2203 South 16th Street
ZONE: GC

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Charles Keenan and Chris Jerram appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to add a patio to the west side of the existing building, which was originally used for a Food Sales (Limited) use and was being changed to a Restaurant (Limited) use which required more parking. The Planning Department found no hardship or practical difficulty and felt that the original Food Sales use was acceptable and met the minimum requirements of the code. The Department was concerned about the lack of parking on the site and encroaching into the residential area. The Planning Department recommended denial.

Mr. Jerram noted that the applicant was investing a significant amount or resources into the neighborhood. He added that there was parking to the south and north of the building along with some parking on the street.

Mr. Anzaldo expressed support for the project and for the applicant’s investment in the neighborhood.

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

AYES: Lanoha, Anzaldo, Donovan, Mahlendorf

ABSTAIN: Kelley

MOTION CARRIED: 4-0-1
9. Case No. 16-073
   Jeffrey Chalkley
   8118 Arbor Street
   Omaha, NE 68124
   
   REQUEST: Waiver of Section 55-166 – Variance to
   the front yard setback from 35’ to
   28’10” for construction of a 6’2” x 14’
   deck.
   
   LOCATION: 8118 Arbor Street
   ZONE: R3

   PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Jeffrey Chalkley appeared
before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to
construct a deck at the front of the home that would encroach into the front property line. The
Planning Department believed that any improvements to the site should be built in compliance
with zoning regulations. Since there was no hardship or practical difficulty to allow the deck to
encroach the Planning Department recommended denial.

Mr. Chalkley explained that he had received written and verbal support from his neighbors for
the deck, the condition of the porch would be improved, the porch would be safer, it would be
more attractive in appearance and the porch/entryway would be more useful.

Mr. Carter explained that if an individual wanted to build in the setback the code allows a patio
or short deck as long as it is under 24” tall. A railing is not required for a deck or patio under
24”. If the patio or deck is over 24” it must have a railing and would need to meet setback
regulations.

It was determined that the new deck and stairs would come out to about 10’ instead of 4’. In
response to Ms. Donovan, the applicant stated that there was one other house up the street with
a similar deck that was possibly slightly larger than what he was proposing.

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

AYES: Anzaldo, Kelley, Donovan, Mahlendorf

NAYES: Lanoha

MOTION CARRIED: 4-1
10. Case No. 16-074
   Richard Essi
   11429 Laci Circle
   Omaha, NE 68137
   REQUEST: Waiver of Section 55-186 – Variance to the front yard setback from 25' to 10' to construct an 18' x 21' garage addition with ADA ramp with Reasonable Accommodation request.
   LOCATION: 11429 Laci Circle
   ZONE: R4

PLANNING DEPARTMENT RECOMMENDATION: Approved in accordance with the plans submitted.

At the Zoning Board of Appeals meeting held on August 11, 2016, Richard Essi appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to construct a garage addition to the front of the existing garage that would allow room for a handicapped ramp for his disabled son. The applicant submitted a Reasonable Accommodation Request with his application. Mr. Carter stated that typically the Planning Department does not support encroachments into the setback; however, after reviewing the Reasonable Accommodation Request, the Department found that the applicant met the requirements and had sufficiently documented that the requested accommodation was related to the needs of his son and that it was necessary to provide and equal opportunity to use and enjoy housing by ameliorating the effects of the disability. The Planning Department recommended approval in accordance with the plans submitted.

Mr. Essi explained that he did not have enough room to put an ADA ramp in his garage and make it compliant. He stated that enough space was needed so that his son could open the door and exit the home in his wheelchair. He indicated that he had received statements of support from 11 of his neighbors. There was some discussion about other alternatives that would eliminate the need to come out 17' into the setback. Ms. Donovan mentioned that a couple of neighbors were opposed to the request. Mr. Carter clarified that an adjacent neighbor sent an email stating that he did not sign anything in support and another neighbor called to withdrew his support.

Mr. Mahlendorf stated that documentation had been supplied by the applicant to show that there was a qualifying individual (the applicant’s son) with a disability, the accommodation was related to the disability, the accommodation was necessary to provide the son with an equal opportunity to use and enjoy housing, it would enhance the son’s quality of life, and without the accommodation the son would be denied the equal opportunity to enjoy the housing of his choice. He noted that the Planning Department believed that those qualifications had been met.

In response to Ms. Donovan, Mr. Essi stated that his son needs to make a turn in his wheelchair when he enters the home and that he usually hits objects and has damaged his chair in the past. He indicated that the proposed changes would give his son independence so that he could come and go without supervision.

Mr. Anzaldo questioned the applicant about the fence in his backyard and whether he was operating a business out of the home. Mr. Essie explained that the additional fencing was to keep his son’s service dog from barking over the fence. He further explained that he was self-employed, he runs his office from his home and that he has an employee that comes a couple of days a week who parks in the circle.
Brian Sadler, Interested Party, provided an option for the applicant. He suggested installing a mechanical lift. Mr. Essi stated that he was concerned about the sensors in those devices, adding that his son has gotten caught in them.

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

AYES: Kelley, Lanhoa, Anzaldo, Mahlendorf

NAYES: Donovan

MOTION CARRIED: 4-1
11. Case No. 16-075  
   Tara Knapp & Edwin Wright  
   2606 South 32nd Avenue  
   Omaha, NE 68105

   REQUEST: Waiver of Section 55-206 – Variance to  
   the rear yard setback from 25’ to 7.5’  
   and to the interior side yard setback  
   from 5’ to 1.5’ to allow for a garage  
   addition to the existing home. 

   LOCATION: 2606 South 32nd Avenue  
   ZONE: R5(35)

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Mick McGuire (Straightline  
Design), Tara Knapp and Edwin Wright appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant were proposing to  
construct an addition to the rear of the existing home for a 1-car garage, laundry room and  
bath. The addition would be as close as 2’ from the rear property line and 1.5’ from the side  
yard. The Planning Department found no hardship or practical difficulty to allow the  
improvements and believed that any improvements should comply with zoning regulations and  
recommended denial.

Mr. McGuire explained that the lot depth is 96.75’ and was technically non-conforming. He stated  
that there was a small detached garage behind the home at one time but that the applicants had  
to use the neighbor’s driveway to get into that area. He added that part of the home was built  
on covered deck so that issue would be corrected. He submitted a picture of another home  
(3201 South 32nd Street) in the area that encroached into the setback.

Mr. Wright stated that he had spoken with the two neighbors to the north who would be the  
most affected by the project and that they had both expressed verbal support for the project.

Beth Young (2602 South 32nd Avenue) appeared in support of the project. She was concerned  
about there being a proper transition between the applicant’s garage and a wall that she had  
constructed. Mr. Anzaldo suggested that the applicant and the neighbor discuss that issue.

In response to Ms. Donovan, the applicant stated that the materials used for the garage would  
match the existing home.

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

AYES: Donovan, Lanoha, Anzaldo, Kelley, Mahlendorf

MOTION CARRIED: 5-0
Case No. 16-076
Les Bruntz
20762 Nancy Circle
Omaha, NE 68022

REQUEST: Waiver of Section 55-186 – Variance to the front yard setback from 25’ to 17.8’ to construct a 35’ x 39’ detached garage.

LOCATION: 20762 Nancy Circle
ZONE: R4

PLANNING DEPARTMENT RECOMMENDATION: Denial.

At the Zoning Board of Appeals meeting held on August 11, 2016, Les Bruntz and Chad Allington (R & A Builders) appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the purchased an adjacent lot and wanted to construct a garage on it. The Planning Department found no hardship or practical difficulty and believed that the garage could be constructed in a legal location and recommended denial of the request. He mentioned that the homeowner’s association submitted a letter to the Planning Department that included concerns about the request and compliance with covenants.

Mr. Bruntz stated that he spoke to his neighbor to the east who would be most impacted by the project and the neighbor across the street and that they had no objections. He wanted the garage to line up with his existing house/garage.

Ms. Donovan inquired as to why the garage could not be moved back 8’ so that it would be in compliance. Mr. Allington responded that it would not line up with the existing garage. He also mentioned that there were some grade issues that affected the placement of the garage. Mr. Mahlendorf mentioned that the neighborhood association had brought up some concerns and that there needed to be more thought put into the location of the garage. He stated that the applicant needed to submit drawings and elevations so that the board could know exactly what type of structure was being built, especially since the applicant was proposing to construct a 2-level garage.

Brian Sadler, 5676 South 209th Circle, appeared before the board in opposition to the request on behalf of the neighborhood association. He stated that the neighborhood covenants state that the setback for all homes should be at 30’.

Jeff McLean, 20750 Nancy Circle, appeared before the board. He was concerned that if the home was pushed closer to the street it would block his home.

The applicant was in agreement with a 30-day layover. Ms. Donovan suggested that the garage be angled with the street to make ingress/egress easier.

Mr. Anzaldo moved to LAYOVER for 30 days to give the applicant time to look into other options and submit updated plans. Ms. Donovan seconded the motion.

AYES: Lanoha, Anzaldo, Kelley, Donovan, Mahlendorf

MOTION CARRIED: 5-0
13. Case No. 16-077
Paul Barrow
7310 East Bayaud Avenue
Denver, CO 80230

REQUEST: Waiver of Section 55-207(b) – Variance to the minimum lot width from 30’ to 21.2’ and 28.8’ and to the minimum lot size from 3,000 square feet to 2,724.2 square feet, to allow an existing duplex to be split into single-family residential use

LOCATION: 4633 Douglas Street
ZONE: R5(35)

PLANNING DEPARTMENT RECOMMENDATION: Approval in accordance with the plans submitted, subject to providing two (2) paved parking stalls on each lot and providing documentation showing compliance with building code and firewall requirements.

At the Zoning Board of Appeals meeting held on August 11, 2016, Paul Barrow appeared before the Board.

Mike Carter, Zoning Board of Appeals Administrator, stated that the applicant was proposing to split the existing duplex so that the properties could be sold independently of each other. In order to do so, the requested waivers are necessary. The Planning Department believed that the use was acceptable since there would be little to no changes; however, approval of the request was subject to the applicant providing two (2) paved parking stalls on each lot and providing documentation showing compliance with building code and firewall requirements.

Mr. Barrow was in agreement with the Planning Department’s recommendation.

Ms. Donovan moved to APPROVE in accordance with the plans submitted subject to providing two (2) paved parking stalls on each lot and providing documentation showing compliance with building code and firewall requirements. Mr. Lanoha seconded the motion.

AYES: Anzaldo, Kelley, Donovan, Lanoha, Mahlendorf

MOTION CARRIED: 5-0
APPROVAL OF MINUTES:

Mr. Anzaldo moved to APPROVE the minutes for the July 14 2016 meeting. Mr. Mahlendorf seconded the motion.

AYES: Anzaldo, Lanoha, Mahlendorf

ABSTAIN: Kelley, Donovan

MOTION CARRIED: 3-0-2

ADJOURNMENT

It was the consensus of the Board to ADJOURN the meeting at 3:20 p.m.

____________________________________________
Approved (date)

____________________________________________
Brian Mahlendorf, Chair

____________________________________________
Clinette Ingram, Secretary