



BOARD OF ADJUSTMENT

Panel A Minutes

May 16, 2023

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CITY SECRETARY
DALLAS, TEXAS

6EN Council Chambers
24923176153@dallascityhall.webex.com

David A. Neumann, Chairman

PRESENT: [5]

David A. Neumann, Chairman	
Rachel Hayden	
Lawrence Halcomb	
Jay Narey	
Kathleen Davis	

ABSENT: [0]

Chair Neumann called the briefing to order at **10:30 A.M.** with a quorum of the Board of Adjustment present.

Chair Neumann called the hearing to order at **1:00 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

PUBLIC SPEAKERS

The Board of Adjustment provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

We had no speakers for public testimony during this hearing.

Motion

I motion to suspend the rule of the Board of Adjustment Working Rules of Procedure Section 6(a)(16) no later than seven calendar days prior to each board or panel meeting, distribute to each member and make available to the public the complete agenda and case docket materials. The board or panel, by majority vote, can still hear the noticed cases even if the agenda and case docket materials were not disseminated in accordance with this paragraph.

Maker:	David Neumann				
Second:	Lawrence Halcomb				
Results:	5-0 unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

MISCELLANEOUS ITEMS

1- Approval of the Board of Adjustment Panel A March 21, 2023 public hearing minutes.

Motion was made to approve Panel A, April 18, 2023 public hearing minutes.

Maker:	Rachel Hayden				
Second:	Kathleen Davis				
Results:	5-0 unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

CONSENT ITEMS

1. 2602 Kilburn Avenue

***This case was moved to Individual Items**

BDA223-042(GB)

BUILDING OFFICIAL'S REPORT: Application of Johnny Hill to provide an additional electric meter at 2602 Kilburn Ave. This property is more fully described as Block 31/5155, Lot 1A and is zoned R-7.5 (A), which requires that a single-family dwelling use in a single family, duplex, or townhouse district may be supplied by not more than one electrical utility service and metered by not more than one electrical meter. The applicant proposes to have more than one electrical utility service, or more than one electrical meter on a lot with a single-family use, which will require a special exception to the single-family zoning use regulations.

LOCATION: 2602 Kilburn Ave

APPLICANT: Johnny Hill

REQUESTS:

A special exception to the single-family use regulations is requested in conjunction with installing and maintaining an additional electrical utility service and electrical meter on a site that is currently developed with a single-family use.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE-FAMILY USE REGULATIONS TO AUTHORIZE MORE THAN ONE ELECTRICAL UTILITY SERVICE OR MORE THAN ONE ELECTRICAL METER:

The board may grant a special exception to authorize more than one electrical utility service or more than one electrical meter for a single-family use on a lot in a single-family zoning, duplex, or townhouse district when, in the opinion of the board, the special exception will not:

1. be contrary to the public; interest
2. adversely affect neighboring properties; and
3. be used to conduct a use not permitted in the zoning district.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize more than one electrical utility service or more than one electrical meter for a single-family use on a lot in a single-family zoning district since the basis for this type of appeal is when in the opinion of the board, the standards described above are met.

BACKGROUND INFORMATION:

Zoning:

- Site: R-7.5 (single-family)
- North: R-7.5 (single-family)
- West: R-7.5 (single-family)
- South: R-7.5 (single-family)
- East: R-7.5 (single-family)

Land Use:

The subject site and all surrounding areas to the north, south, east, and west are developed with single-family uses.

Zoning/BDA History:

No BDA History within the last five years.

GENERAL FACTS/STAFF ANALYSIS:

- This request focuses on installing and maintaining a second electrical utility service/electrical meter on a site currently being developed with a single family home.
- According to the application, the applicant requires an additional electric meter for the detached garage.
- The site is zoned R-7.5 (single-family) where the Dallas Development Code permits one dwelling unit per lot.
- The Dallas Development Code states that in a single family, duplex, or townhouse district, a lot for single family use may be supplied by not more than one electrical service, and metered by not more than one electrical meter; and that the board of adjustment may grant a special exception to authorize more than one electrical utility service or more than one electrical meter for single family use on a lot in a single family zoning district when in the opinion of the board, the special exception will: 1) not be contrary to the public interest; 2) not adversely affect neighboring properties, and 3) not be used to conduct a use not permitted in the zoning district
- The applicant has submitted a site plan that indicate the proposed location of the second electrical meter on the subject site.
- As of May 01, 2023, ten letters have been submitted in support of the request.
- The applicant has the burden of proof in establishing that the additional electrical meter to be installed and/or maintained on the site will: 1) not be contrary to the public interest; 2) not adversely affect neighboring properties, and 3) not be used to conduct a use not permitted in the zoning
- If the board were to approve this request to install and maintain a second electrical utility service/electrical meter, this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing a second electrical utility service/electrical meter on the site (i.e., development on the site must meet all required code requirements).

Timeline:

February 28, 2023: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

March 24, 2023: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel A.

April 12, 2023: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 21, 2023, deadline to submit additional evidence for staff to factor into their analysis; and March 05, 2023, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 28, 2023: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Development Services Senior Plans Examiner, the Assistant City Attorneys to the Board, and the Senior Planners.

Speakers:

For: Johnny Hill, 9310 Norwich Ct, Rowlett, TX 75088

Against: No Speakers

Motion

I move that the Board of Adjustment, in Appeal No. BDA 223-042, on application of Johnny Hill, **GRANT** the request to install and maintain an additional electric meter on the property as a special exception to the single family regulations in the Dallas Development Code, because our evaluation of the property and the testimony shows that this special exception will not be contrary to the public interest, will not adversely affect neighboring property, and will not be used to conduct a use not permitted in the district where the building site is located.

BDA 223-042— Application of Johnny Hill to install and maintain an additional electric meter on the property as a special exception to the single family regulations in the Dallas Development Code.

Maker:	Kathleen Davis				
Second:	Rachel Hayden				
Results:	5-0 unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

2. 8020 Park Lane

***This case was moved to Individual Items**
 BDA223-043(GB)

BUILDING OFFICIAL’S REPORT: Application of Will Bohls for a variance to the front yard setback regulations at 8020 Park Lane. This property is more fully described as Block A/5456, Lot 1C and s zoned MU-3(SAH), which requires a front yard setback of 35 feet for portions of a structure greater than 45 feet in height. The applicant proposes to construct a structure over 45 feet in height and provide a 16-foot front yard setback for a portion of a structure over 45 feet in height, which will require a variance to the front yard setback regulations of 19 foot.

LOCATION: 8020 Park Lane

APPLICANT: Will Bohls

REQUESTS:

This is a request for a variance to the front yard setback regulations. The applicant proposes to construct a structure of over 45 feet in height and provide a 16-foot yard setback for a portion of a structure over 45 feet in height, which will require a variance to the front yard setback regulations of 19 foot.

STANDARD FOR A VARIANCE:

Section 51A-3.102(d) (10) of the Dallas Development Code states that the board may grant a

(i) the variance is not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter

would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;

(ii) the variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being

of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels

of land with the same zoning; and

(iii) the variance is not granted to relieve a self-created or personal hardship, nor for financial reasons only, except as provided in

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale: Staff concluded that granting the variance in this application would not be contrary to public interest in that the variance would allow the applicant to construct in maintain a structure over 45 feet in the required front yard.

BACKGROUND INFORMATION:

Zoning:

Site: MU-3
North: RR
South: RR and SUP 2120 with a base zoning of MU-3
East: MU-2
West: 'RR

Land Use:

The subject site and areas to the north, east, south, and west are developed with retail uses.

Zoning/BDA History:

No BDA History within the last 5 years

GENERAL FACTS/STAFF ANALYSIS:

A request for a variance to the front yard setback regulations. The applicant proposes to construct a structure of over 45 feet in height and provide a 16-foot yard setback for a portion of a structure over 45 feet in height, which will require a variance to the front yard setback regulations of 19 foot.

- The Dallas Development Code requires a 20 feet setback for structures over 45 feet in the MU-3 (SAH/Urban Form) zoning district
- The applicant has submitted a site plan and elevation of the proposal. The applicant is requesting a 16-foot front yard setback.
- The Board of Adjustment Senior Planner conducted a field visit to determine if the fence would adversely affect neighboring properties.
- As of April 27, 2023, no letters have been received in opposition or support of this request.
- The applicant has the burden of proof in establishing that the special exception to the fence height regulation of four feet will not adversely affect neighboring property.
- Granting the variance to the front yard setback regulations with a condition imposed that the applicant complies with the submitted site plan and elevation would require the proposal exceeding four-feet-in-height in the front yard setback to be constructed in the location and heights as shown on these documents.

Timeline:

- March 03, 2023: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents that have been included as part of this case report.
- March 24, 2023: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B.
- April 12, 2023: The Board Senior Planner emailed the applicant the following information:
- a copy of the application materials including the Building Official's report on the application.
 - an attachment that provided the public hearing date and panel that will consider the application (May 16,2023) ; the Friday, April 21,2023, deadline to submit additional evidence for staff to factor into their analysis; and the Friday, May 05, 2023, deadline to submit additional evidence to be incorporated into the Board's docket materials;
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."
- April 27, 2023: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the May public hearings. The review team members in attendance included The Chief Planner/ Board Administrator, Senior Planners: Giahanna Bridges and Dr.

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Kameka Miller-Hoskins, Development Code Specialist: Nora Castaneda,
Llyod Denman (Engineering Consultant), Board Attorneys.

May 01, 2023:

Llyod Denman sent the following comment sheet:

REVIEW COMMENT SHEET
BOARD OF ADJUSTMENT
HEARING May 16, 2023 (A)

<input checked="" type="checkbox"/> Has no objections	<input type="checkbox"/> BDA 223-042(GB)
<input type="checkbox"/> Has no objections if certain conditions are met (see comments below or attached)	<input checked="" type="checkbox"/> BDA 223-043(GB)
<input type="checkbox"/> Recommends that this be denied (see comments below or attached)	<input type="checkbox"/> BDA 223-044(GB)
<input type="checkbox"/> No comments	<input type="checkbox"/> BDA223-046(GB)
	<input type="checkbox"/> BDA223-055(ND)
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COMMENTS:

Llyod Denman / P.S.D. 5-1-23
Name/Title/Department Date
Engineering Consultant
Please respond to each case and provide comments that justify or elaborate on your response.
Dockets distributed to the Board will indicate those who have attended the review team meeting.

Speakers:
For: Tommy Mann, 500 Winstead Building, Dallas TX 75201
Against: No Speakers

Motion
I move that the Board of Adjustment, in Appeal No. BDA 223-043, on application of Will Bohls, **GRANT** the 19-foot variance to the front yard setback regulations requested by this applicant because our evaluation of the property and testimony shows that the physical character of this property is such that a literal enforcement of the provisions of the Dallas Development Code, as amended, would result in unnecessary hardship to this applicant.

BDA 223-043— Application of Will Bohls for a 19-foot variance to the front yard setback regulations, is subject to the following conditions:

Compliance with the submitted site plan is required.

Maker:	Kathleen Davis			
Second:	Rachel Hayden			
Results:	5-0 unanimously			

		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

3. 1718 S. Good Latimer Expressway
***This case was moved to Individual Items**
 BDA223-044(GB)

BUILDING OFFICIAL’S REPORT: Application of Baldwin Associates for a special exception to the landscape regulations at 1718 South Good Latimer. This property is more fully described as Block 6/862, Part of Lot 1, Lots 2-8 and part of lot 9, and all lot 12B, and is zoned PD 317 Subdistrict 4, which requires a mandatory landscaping. The applicant proposes to construct/maintain a structure and provide an alternate landscape plan which will require a special exception to the landscape regulations.

LOCATION: 1718 South Good Latimer

APPLICANT: Rob Baldwin
 Represented by Baldwin Associates

REQUEST:

A request for a for a special exception to the landscape regulations.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REGIULATIONS:

Section 51A-10.110 of the Dallas Development Code states the board may grant a special exception to the requirements of this article upon making a special finding from the evidence presented that strict compliance with the requirements of this article will unreasonably burden the use of the property; the special exception will not adversely affect neighboring property; and the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council. In determining whether to grant a special exception under Subsection (a), the board shall consider the following factors:

- The extent to which there is residential adjacency.
- The topography of the site.
- The extent to which landscaping exists for which no credit is given under this article.
- The extent to which other existing or proposed amenities will compensate for the reduction of landscaping. (Ord. Nos. 22053; 25155)

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the landscape regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 317(Cedars Special Purpose District Sub-district 4)
North: PD 269 (Deep Ellum / Near East Side District Sub Sub-district Tract A)
South: PD 317 (Cedars Special Purpose District Sub-district 2D)
East: PD 357 (Farmers Market Special Purpose District Sub-district 7)
West: PD 595 (South Dallas/ Fair Park Special Purpose District Sub-district 1:RS, Sub-district 2: Tract 2)

Land Use:

The subject site is undeveloped. The areas to the north, west, east, and south are developed with light industrial uses.

Zoning/BDA History:

No BDA History in the last five years.

GENERAL FACTS /STAFF ANALYSIS:

- The applicant is requesting a special exception to the landscape regulations.
- The property is zoned PD 317 (Cedars Special Purpose District Sub-district 4)
- According to DCAD records, the subject structure is 90,958 square feet undeveloped.
- The applicant is requesting this special exception because the required street trees does not fit in the required location due to the zoning conflicts in the Planned Development.
- The applicant has the burden of proof in establishing the following:
 - That granting the special exception to the landscape regulations will not adversely affect neighboring property; and the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council. In determining whether to grant a special exception under Subsection (a), the board shall consider the following factors:
 - The extent to which there is residential adjacency.
 - The topography of the site.
 - The extent to which landscaping exists for which no credit is given under this article.
 - The extent to which other existing or proposed amenities will compensate for the reduction of landscaping. (Ord. Nos. 22053; 25155)
- The special exception is necessary to permit development of the subject site that differs from other parcels of land and that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same PD 317(Cedars Special Purpose District Sub-district 4) zoning classification.
- The special exception would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same PD 317(Cedars Special Purpose District Sub-district 4) zoning classification.

If the board were to grant the special exception and impose the submitted site plan as a condition, the landscape would be limited to what is shown on this document.

Timeline:

- March 03, 2023: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- March 24, 2023: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel B.
- April 12, 2023: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the April 21, 2023, deadline to submit additional evidence for staff to factor into their analysis; and the May 05,2023 deadline to submit additional evidence to be incorporated into the board’s docket materials.
 - the criteria/standard that the board will use in their decision to approve or deny the request; and
 - the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.
- April 28, 2023: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the January public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner/Board Administrator, the Assistant City Attorneys to the Board, and the Senior Planner, Llyod Denman (Development Services Engineer Consultant).
- April 24,2023: The Board of Adjustment Chief Planner received a letter from the Chief Arborist. (Please see attached Arborist Report-**Attachment A**)

Memorandum



Date April 24, 2023
To Nikki Dunn, Board Administrator
Subject BDA #223-044 1718 S Good Latimer Expressway Arborist report

Request

The applicant is seeking a special exception to the landscaping requirements of PD 317 Subdistrict 4 which refers directly to Article X and minimum/maximum building setbacks.

Provision

- The proposed alternate landscape plan complies with the majority of Article X provisions and the intent of the PD 317 ordinance for overall landscaping based on building density standards in the district.

Deficiency

- Main deficiencies are based on standards in the ordinance for placing trees within a distance of pavement, structures, utilities, and other trees as specified in Section 51A-10.104, Soil and Planting Area Requirements. These conditions were established in ordinance to reduce long-term landscaping conflicts which may in the future lead to potential damages with private property or local utilities or lead to the premature removal of the landscaping.
- Urban streetscape (Sec. 51A-10.125(b)(1)(A)) conditions apply on three street frontages with planting areas measured from the curb and a minimum six-foot-wide planting area required with soil volume/area planting conditions. Existing conditions (including utilities in the ROW and a required min/max building setback of 5'/8') allow for the use of small trees in place of large trees. However, all small trees must be no closer than 2.5' on-center from pavement and no closer than 5' from a structure. Planting in the right-of-way is only applicable where the conditions are favorable.
Exception: The placement of some trees on the plan, primarily along Louise Avenue and along Good Latimer, are proposed in narrow landscaping locations and within close proximities to light poles, a structure, and pavement. The proximities exceed staff's ability to resolve in code.
- The fourth, and eastern, property boundary fronts the interstate highway and maintains the required 15' street buffer zone with the exception of the paved surface east of the driveway at Dawson Street. However, existing mature trees and buffering are maintained within the highway property which provides the required number of trees along the frontage.

Recommendation

The arborist division has no objection to the proposed alternate landscape plan subject to the condition that all plantings maintain a clear and open public sidewalk at all times.

Philip Erwin
Chief Arborist

Speakers:

For: Margot Murphy, 3904 Elm Street, Dallas TX 75226

Against: No Speakers

Motion #1

I move that the Board of Adjustment, in Appeal No. BDA 223-044, on application of Rob Baldwin, **GRANT** the request of this applicant for a special exception to the landscape requirements contained in Article X of the Dallas Development Code, as amended, because our evaluation of the property and testimony shows that (1) strict compliance with the requirements of this article will unreasonably burden the use of the property; (2) the special exception will not adversely affect neighboring

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properties, and (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

BDA 223-025— Application of Rob Baldwin for a special exception to the landscape requirements contained in Article X of the Dallas Development Code, subject to the following condition(s):

Compliance with the submitted alternate landscape plan is required.

Maker:	Lawrence Halcomb				
Second:	Rachel Hayden				
Results:	5-0 unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

INDIVIDUAL CASES

4. 5519 Morningside Avenue
 BDA223-046(KMH)

BDA223-046
Property at 5519 Morningside

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Nikki Dunn
Chief Planner
Development Services

City of Dallas



Location

- North of 75 N. Central Expwy
- South of Skillman
- East of Mockingbird
- West of Vickery

Request

Application BDA223-046 of James Grant to appeal the decision of the administrative official at 5519 MORNINGSIDE AVE. This property is more fully described as Block 8/2200 Lot 20 and is zoned CD-9, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the issuance of a building permit.





Site

BDA223-046 for 5519 Morningside



Site

BDA223-046 for 5519 Morningside





Site



Speakers:

For: James Grant, 5519 Morningside Ave, Dallas TX 75206

Appearing for the City of Dallas:

Stacy Rodriguez, 1500 Marilla St, 7DN, Dallas TX 75201

Melissa Parent, 1500 Marilla St, 5CN, Dallas TX 75201

Motion

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 223-046, on application of James Grant, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **reverse** the decision of the administrative official and **GRANT** the relief requested by this applicant.

Maker:	Lawrence Halcomb				
Second:	Kathleen Davis				
Results:	5-0 unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

5. 5519 Ridgedale Avenue
BDA223-055(KMH)

BDA223-055

Property at 5519 Ridgedale

Board of Adjustment
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May 16, 2023



City of Dallas

Nikki Dunn
Chief Planner
Development Services



Request

BDA223-055. Application of Olivia Acito to appeal the decision of the administrative official at 5519 RIDGEDALE AVE. This property is more fully described as Block G/2175, Lot 24 and is zoned CD-9. Which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in the denial of a conservation district work review.





Site

BDA223-055 for 5519 Ridgedale



Site

BDA223-055 for 5519 Ridgedale



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Speakers:

For: Olivia Acito, 5519 Ridgedale Ave, Dallas TX 75206

Appearing for the City of Dallas:
 Stacy Rodriguez, 1500 Marilla St, 7DN, Dallas TX 75201

Motion

Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 223-055, on application of Olivia Acito, and having evaluated the evidence pertaining to the property and heard all testimony and facts supporting the application, I move that the Board of Adjustment **reverse** the decision of the administrative official and **GRANT** the relief requested by this applicant.

Maker:	Lawrence Halcomb				
Second:	Kathleen Davis				
Results:	5-0 unanimously				
		Ayes:	-	5	David A. Neumann, Kathleen Davis, Rachel Hayden, Jay Narey, and Lawrence Halcomb
		Against:	-	0	

ADJOURNMENT

After all business of the Board of Adjustment had been considered, Chair Neumann moved to adjourn the meeting; motion by Jay Narey, seconded by Kathleen Davis at 4:19 p.m.

Recess: 2:02 p.m.; Resume: 2:07 p.m.

 Required Signature:
 Mary Williams, Interim Board Secretary
 Development Services Dept.

 Date

 Required Signature:
 Nikki Dunn, Chief Planner/Board Administrator
 Development Services Dept.

 Date

 Required Signature:
 David A. Neumann, Chairman
 Board of Adjustment

 Date