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**BOARD OF ADJUSTMENT, PANEL C
PUBLIC HEARING MINUTES
CITY OF DALLAS- VIDEOCONFERENCE
MONDAY, APRIL 19, 2021**

CITY SECRETARY
DALLAS, TEXAS

MEMBERS PRESENT AT BRIEFING: Scott Hounsel, Vice-Chair, regular member, Moises Medina, regular member Judy Pollock, regular member, Robert Agnich, regular member, and Roger Sashington, regular member

MEMBERS ABSENT FROM BRIEFING: None.

MEMBERS PRESENT AT HEARING: Scott Hounsel, Vice-Chair, regular member, Moises Medina, regular member Judy Pollock, regular member, Robert Agnich, regular member, and Roger Sashington, regular member

MEMBERS ABSENT FROM HEARING: None.

STAFF PRESENT AT BRIEFING: Jennifer Munoz, Chief Planner/Board Administrator, Anna Holmes, Asst. City Attorney, Oscar Aguilera, Senior Planner, Robyn Gerard, Public Information Officer, LaTonia Jackson, Board Secretary, Charles Trammell, Development Code Specialist, Neva Dean, Assistant Director, Kris Sweckard, Director.

STAFF PRESENT AT HEARING: Jennifer Munoz, Chief Planner/Board Administrator, Anna Holmes, Asst. City Attorney, Oscar Aguilera, Senior Planner, Robyn Gerard, Public Information Officer, LaTonia Jackson, Board Secretary, Charles Trammell, Development Code Specialist, Neva Dean, Assistant Director, Kris Sweckard, Director..

11:16 A.M. The Board of Adjustment staff conducted a briefing on the Board of Adjustment's, **April 19, 2021 docket.**

BOARD OF ADJUSTMENT ACTION: April 19, 2021

1:00 P.M.

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.

MISCELLANEOUS ITEM NO. 1

Approval of the Board of Adjustment Panel C, March 15, 2021 public hearing minutes.

BOARD OF ADJUSTMENT ACTION: April 19, 2021

MOTION: Pollock

Approval of the Board of Adjustment Panel C, March 15, 2021 public hearing minutes.

SECONDED: Sashington

AYES: 5 – Hounsel, Pollock, Agnich, Sashington, Medina

NAYS: 0

MOTION PASSED: 5 – 0 (unanimously)

FILE NUMBER: BDA201-031(OA)

BUILDING OFFICIAL’S REPORT: Application of Baldwin Associates for a variance to the front yard setback regulations at 4000 Stonebridge Drive. This property is more fully described as Lot 6, Block 5/2023, and is zoned an R-7.5 Single Family District within Planned Development District No. 193, which requires a front yard setback of 25 feet. The applicant proposes to construct a single family residential accessory structure (swimming pool) and provide a 13-foot front yard setback, which will require a 12-foot variance to the front yard setback regulations.

LOCATION: 4000 Stonebridge Drive

APPLICANT: Rob Baldwin of Baldwin Associates

REQUEST:

A request for a variance to the front yard setback regulations of up to 12-feet is made to construct and maintain a residential accessory structure, a swimming pool and a spa structure, with approximately 475 square feet of floor area, part of which is to be located as close as 13 feet from the front property line or as much as 12-feet into the 25-foot front yard setback on a site that is developed with a single family home.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that 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;

- 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
- not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots zoned and R-7.5 Single Family District within PD No. 193 in that it is somewhat sloped (elevation ranging from 484 feet on the west to 493 feet on the east) and irregular in shape (ranging from about 43 to 103 feet-in-width).
- Staff concluded that the applicant has shown by submitting a document (**Attachment A**) indicating among other things that that the size of the proposed pool on the subject site with approximately 475 square feet of floor area is commensurated with other 30 properties in the same zoning district which have an average lot area of 19,217 square feet.

BACKGROUND INFORMATION:

Zoning:

- Site: PD 193 (R-7.5) (Single family district)
- North: PD 193 (R-7.5) (Single family district)
- South: PD 193 (R-7.5) (Single family district)
- East: PD 193 (MF-2) (Multifamily district)
- West: PD 193 (R-7.5) (Single family district)

Land Use:

The subject site is undeveloped. The areas to the north, south, and west are developed with single family uses, and the area to the east is the Katy Trail.

Zoning/BDA History:

1. BDA189-082 Property at 4000 Stonebridge Drive (the subject site)

On August 19, 2019, the Board of Adjustment Panel C denied a request for a variance to the front yard setback regulations of ten feet without prejudice.

The case report stated the request was made to construct and maintain a two-story single-family structure with a 2,600 square foot building footprint (and with approximately 4,500 square feet of “conditioned” space), part of which is to be located as close as 15 feet from the front property line or as much as 10 feet into the 25-foot front yard setback on a site that is undeveloped.

GENERAL FACTS /STAFF ANALYSIS:

This request for a variance to the front yard setback regulations of up to 12-feet is made to construct and maintain a residential accessory structure, a swimming pool and a spa structure, with approximately 475 square feet of floor area. The site that is developed with a single family home and located in an R-7.5 Single Family District within PD No. 193 which requires a minimum front yard setback of 25 feet.

The submitted site plan indicates that the proposed structure is located as close as 13 feet from the front property line or as much as 12 feet into the 25-foot front yard setback.

Lots in this district are typically 7,500 square feet in area. The subject site is somewhat sloped, irregular in shape, and, according to the application, is 0.26 acres (or approximately 11,300 square feet) in area.

According to DCAD records, there are no improvements listed for the property addressed at 4000 Stonebridge Drive.

The applicant has submitted a document that represents that the lots average square footage of 30 other properties with a pool in the PD 193 (R-7.5) zoning district is about 19,212 square feet.

The applicant has the burden of proof in establishing the following:

- That granting the variance to the front yard setback regulations will not be 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.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, 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 No. 193 (R-7.5) zoning classification.

- The variance 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 No. 193 (R-7.5) zoning classification.

If the board were to grant the variance request and impose the submitted site plan as a condition, the accessory structure, a swimming pool and a spa structure with approximately 475 square feet of floor area located partially in the front yard setback, would be limited to what is shown on this document.

Timeline:

February 23, 2021: 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 4, 2021: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

March 8, 2021: The Board of Adjustment Chief Planner/Board Administrator 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; the March 30, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the April 9, 2021 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.”

March 28, 2021: The applicant submitted additional information to staff beyond what was submitted with the original application (**Attachment A**).

April 2, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the April public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection

Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

BOARD OF ADJUSTMENT ACTION: April 19, 2021

APPEARING IN FAVOR: Rob Baldwin, 3904 El St. #B Dallas, TX
Logan Waller 4000 Stonebridge Dr. Dallas, TX

APPEARING IN OPPOSITION: Randy Kender 4116 Stonebridge Dr. Dallas, TX
John Doubleday 4018 Stonebridge Dr. Dallas, TX
Helen Crichton 4007 Stonebridge Dr. Dallas, TX

MOTION: Agnich

I move that the Board of Adjustment, in Appeal No. BDA 201-031, on application of Rob Baldwin of Baldwin Associates, **deny** the variance to the front yard setback regulations requested by this applicant **without** prejudice, because our evaluation of the property and the 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 NOT result in unnecessary hardship to this applicant.

SECONDED: Sashington

AYES: 5- Hounsel, Pollock, Agnich, Sashington, Medina

NAYS: 0 –

MOTION PASSED: 5-0 (unanimously)

FILE NUMBER: BDA201-005(OA)

BUILDING OFFICIAL'S REPORT: Application of James Jeanes, represented by Jeff Baron, for a variance to the front yard setback regulations at 6804 Lorna Lane. This property is more fully described as Part of Lot A-1, Block A/2805, and is zoned an R-10(A) Single Family District, which requires a front yard setback of 30 feet. The applicant proposes to construct a single-family residential structure and provide a 25-foot front yard setback, which will require a five-foot variance to the front yard setback regulations to the front yard regulations and to maintain a residential accessory pool and provide a seven-foot front yard setback along Brendenwood Drive, which will require a 23-foot variance to the front yard setback regulations.

LOCATION: 6804 Lorna Lane

APPLICANT: James Jeanes, represented by Jeff Baron

REQUESTS:

The following requests have been made on a site developed with a single-family structure:

1. A request for a variance to the front yard setback regulations of five feet has been made to demolish an existing structure and to construct and maintain a two-story single-family

structure with approximately 4,500 square feet of floor area part of which is to be located 25 feet from one of the site's two front property lines (Lorna Lane) or five feet into this 30-foot front yard setback; and

2. A variance to the front yard setback regulations of 23 feet is made to maintain an existing 900-square-foot pool which is located seven-feet from one of the site's two front property lines (Brendenwood Drive) or 23 feet into this 30-foot front yard setback.

STANDARD FOR A VARIANCE:

Section 51(A)-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that 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;
- 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
- not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots in the R-10(A) single family zoning district considering its restrictive lot area of 10,530 square feet so that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same R-10(A) single family zoning district.
- The applicant submitted a document (**Attachment A**) indicating, among other things, that the proposed structure on the subject site is commensurate to 10 other lots located in the same R-10(A) District.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A) (Single family district)

North: R-10(A) (Single family district)

South: R-10(A) (Single family district)
East: Conservation District No. 2
West: R-10(A) (Single family district)

Land Use:

The subject site and surrounding properties are developed with single family uses.

Zoning/BDA History:

1. BDA190-112, Property at 6804 Lorna Lane (the subject site) On November 16, 2020, the Board of Adjustment Panel A denied a request for a variance to the front yard setback regulations of five feet without prejudice.

The case report stated the request was made to construct and maintain a two-story single-family structure with approximately 4,500 square feet of floor area, part of which is to be located 25 feet from one of the site's two front property lines on Lorna Lane or five feet into the 30-foot front yard setback on a site developed with a single-family structure.

GENERAL FACTS/STAFF ANALYSIS:

The following requests have been made on a site developed with a single-family structure focuses on:

1. Demolishing, constructing, and maintaining a two-story single-family structure with approximately 4,500 square feet of floor area, part of which is to be located 25 feet from one of the site's two front property lines (Lorna Lane) or five feet into this 30-foot front yard setback; and
2. maintaining an existing and nonconforming 900-square-foot pool which is located seven-feet from one of the site's two front property lines (Brendenwood Drive) or 23 feet into this 30-foot front yard setback.

Please note that this request includes the previous BDA190-112 request (#1) but now includes the existing nonconforming pool structure as part of the current request.

The subject site is zoned an R-10(A) Single Family District which requires a minimum front yard setback of 30 feet. The property is located at the southeast corner of Lorna Lane and Brendenwood Drive. Regardless of how the structures are proposed to be oriented to front Lorna Lane for the proposed single-family structure and on Brentwood Avenue for the existing pool structure, the lot has a 30-foot front yard setback along both street frontages to maintain the continuity of the established front yard setback established by the lots to the south that front and are oriented towards Lorna Lane. There is no continuity of the established front yard setback established by the lots on Brendenwood Drive. However, staff determined that

Brendenwood Drive is a front yard since this property has two frontages of unequal distance and Brendenwood Drive is the shorter frontage.

The submitted site plan indicates the proposed single-family structure is to be located 25 feet from the front property line along Lorna Lane or five feet into this 30-foot front yard setback. Also, this document indicates that the existing pool structure is located seven feet from the front property line along Brendenwood Drive or 23-feet into this 30-foot front yard setback.

The subject site is flat, rectangular in shape, and according to the application, it is 0.24 acres (or approximately 10,500 square feet) in area. In an R-10(A) District, the minimum lot size is 10,000 square feet.

The applicant submitted a document with this application, indicating among other things that the total home size of the proposed home on the subject site is 4,500 square feet, and the average of 10 other properties in the same zoning is approximately 5,540 square feet.

The applicant has the burden of proof in establishing the following:

- That granting the variance to the front yard setback regulations will not be 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.
- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-10(A) zoning classification.
- The variance 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 R-10(A) zoning classification.

If the board were to grant the variance request and impose the submitted site plan as a condition, the single-family structure in the front yard setback would be limited to what is shown on this document– which in this case is a two-story single family structure with approximately 4,500 square feet of floor area part of which is to be located 25 feet from one of the site’s two front property lines (Lorna Lane) or five feet into this 30-foot front yard setback and a 900-square-foot pool which is located seven feet from one of the site’s two front property lines (Brendenwood Avenue) or 23 feet into this 30-foot front yard setback.

Timeline:

November 19, 2020: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents that have been included as part of this case report.

January 6, 2021: The Board of Adjustment Secretary assigned this case to the Board of Adjustment Panel C.

January 8, 2021: The Board Administrator emailed the applicant's representative the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the January 26, 2020 deadline to submit additional evidence for staff to factor into their analysis; and the February 5, 2020 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.

January 28, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the March public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

BOARD OF ADJUSTMENT ACTION: MARCH 15, 2021

APPEARING IN FAVOR: Jeff Baron 8600 Forest Hills Dallas, TX

APPEARING IN OPPOSITION: None

MOTION: Pollock

I move that the Board of Adjustment, in Appeal No. BDA 201-005, hold this matter under advisement until April 19, 2021.

SECONDED: Medina

AYES: 4 - Hounsel, Medina, Brooks, Pollock

NAYS: 0 -

MOTION PASSED (unanimously): 4 - 0

BOARD OF ADJUSTMENT ACTION: April 19, 2021

APPEARING IN FAVOR: Jeff Baron 8600 Forest Hills Dr. Dallas, TX

APPEARING IN OPPOSITION: None.

MOTION#1: Pollock

I move that the Board of Adjustment, in Appeal No. BDA 201-005, on application of James Jeanes, represented by Jeff Baron, **grant** the five-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.

I further move that the following condition be imposed to further the purpose and intent of the Dallas Development Code:

Compliance with the submitted site plan is required.

SECONDED: Medina

AYES: 5 - Hounsel, Pollock, Agnich, Sashington, Medina

NAYS: 0 -

MOTION PASSED (unanimously): 5 – 0

MOTION#2: Agnich

I move that the Board of Adjustment, in Appeal No. BDA 201-005, on application of James Jeanes, represented by Jeff Baron, **deny** the twenty-three foot variance to the front yard setback regulations requested by this applicant **without** prejudice, because our evaluation of the property and the 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 NOT result in unnecessary hardship to this applicant.

SECONDED: Sashington

AYES: 3 - Hounsel, Agnich, Sashington,

NAYS: 2 - Pollock, Medina

MOTION PASSED: 3– 2

FILE NUMBER: BDA201-035(JM)

BUILDING OFFICIAL’S REPORT: Application of Melissa Kingston to appeal the decision of an administrative official at 1013 S. Glasgow Drive. This property is more fully described as Lot 25, Block 7/1614, and is zoned Subarea A within Planned Development District No. 134, which requires compliance with Chapter 51P-134.105 single family dwelling standards. The applicant proposes to appeal the decision of an administrative official in the issuance of a building permit.

LOCATION: 1013 S. Glasgow Drive

APPLICANT: Melissa Kingston

REQUEST:

A request is made to appeal the decision of the administrative official, more specifically, the Building Official’s authorized representative, the Assistant Building Official in the Building Inspection Division, denial of a building permit for work on property at 1013 S. Glasgow Drive.

The site was previously developed with a triplex, but the applicant argues it has nonconforming rights for a fourplex.

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

Administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue. Dallas Development Code Section 51A-4.703(a)(2).

BACKGROUND INFORMATION:

Zoning:

- Site: Subarea A, PD No. 134
- North: Subarea A, PD No. 134
- East: Subarea A, PD No. 134
- South: Subarea A, PD No. 134
- West: Subarea A, PD No. 134

Land Use:

The subject site is developed with a multifamily structure. The areas to the north, south, east and west are developed with single-family uses. One duplex use is found across Glasgow Drive to the east.

Zoning/BDA History:

There have not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

- February 22, 2021: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- February 11, 2021: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- March 8, 2021: The Board of Adjustment Chief Planner/Board Administrator 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; the March 30, 2021 deadline to submit additional evidence for staff to factor into their analysis; and the April 9, 2021 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;
 - the appeal of a decision of an administrative official procedure outline; and
 - the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”
- March 23, 2021: The administrative official submitted a letter to the board (**Attachment A**).
- March 30, 2021: The applicant submitted a letter to the board (**Attachment B**).
- April 2, 2021: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for the April public hearings. Review team members in attendance included: the Sustainable Development and Construction Assistant Director, the Board of Adjustment Chief Planner/Board Administrator, the Sustainable Development and Construction Chief Arborist, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Project Engineer, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.
- No review comment sheets were submitted in conjunction with this application.

BOARD OF ADJUSTMENT ACTION: April 19, 2021

APPEARING IN FAVOR: Melissa Kingston 5901 Palo Pinto Dallas, TX.
Philip Kingston 5901 Palo Pinto Dallas, TX.

APPEARING IN OPPOSITION: Charles Estee 1500 Marilla St. Dallas, TX
Megan Wimer 320 E. Jefferson Ave. Dallas, TX

MOTION: Hounsel
Having fully reviewed the decision of the administrative official of the City of Dallas in Appeal No. BDA 201-035, on application of Melissa Kingston, 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..

SECONDED: Medina
AYES: 2 – Hounsel, Medina
NAYS: 3 – Agnich, Pollock, Sashington
MOTION FAILED: 2-3


MOTION: Agnich
I move to adjourn the Panel C hearing.

SECONDED: Hounsel
AYES: 5 - Agnich, Medina, Hounsel, Pollock, Sashington
NAYS: 0 -
MOTION PASSED (unanimously): 5 - 0

Recess: 3:33 p.m.
Resumed: 3:40 p.m.

The meeting was adjourned at **4:20 P.M. on April 19, 2021.**



CHAIRPERSON


BOARD ADMINISTRATOR


BOARD SECRETARY

Note: For detailed information on testimony, refer to the tape retained on file in the Department of Planning and Development.