

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 1190
Tuesday, August 22, 2017, 1:00 p.m.
Tulsa City Council Chambers
One Technology Center
175 East 2nd Street

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Van De Wiele, Chair White, Vice Chair Flanagan, Secretary Bond Back		Miller Moye Sparger Ulmer	Blank, Legal

The notice and agenda of said meeting were posted in the City Clerk's office, City Hall, on Thursday, August 17, 2017, at 10:26 a.m., as well as at the Office of INCOG, 2 West Second Street, Suite 800.

After declaring a quorum present, Chair Van De Wiele called the meeting to order at 1:00 p.m.

Ms. Moye read the rules and procedures for the Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **BACK**, the Board voted 4-0-0 (Back, Bond, Flanagan Van De Wiele "aye"; no "nays"; no "abstentions"; White absent) to **APPROVE** the **Minutes** of the August 8, 2017 Board of Adjustment meeting (No. 1189).

Mr. Van De Wiele explained to the applicants and interested parties that there were only four board members present at this time. Mr. White is absent but he may just be running late, but it will still require an affirmative vote of the three remaining four members to approve any motion. If an applicant or an interested party would like to postpone his or her hearing until the next meeting he or she could do so. The audience nodded their understanding and no one came forward to request a continuance.

UNFINISHED BUSINESS

22275—Mark Grimm & Debra Faye

Action Requested:

Special Exception to permit a Bed and Breakfast in the R District (Section 5.020).

LOCATION: 3163 Woodward Boulevard (CD 9)

Presentation:

The request has been withdrawn by the applicant.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

No Board action required; for the following property:

LT 12 BLK 2, BROOKSIDE ADDN AMD, City of Tulsa, Tulsa County, State of Oklahoma

NEW APPLICATIONS

22307—Patrick Fox

Action Requested:

Appeal of an Administrative Official's interpretation/determination that the proposed structures are not designed with "a common or abutting wall along the dwelling unit's shared lot line". **LOCATION:** 1408 South Cheyenne Avenue West (CD 4)

Presentation:

The request has been withdrawn by the applicant.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

No Board action required; for the following property:

N30 LT 17 & ALL LTS 18 THRU 21 BLK 2, CARLTON PLACE, City of Tulsa, Tulsa County, State of Oklahoma

22300—Sally Perry

Action Requested:

Special Exception to permit a Bed and Breakfast (short term rental) in the R District (Section 5.020). **LOCATION:** 4138 South Owasso Avenue East (CD 9)

Presentation:

Staff requests a continuance to September 12, 2017 to allow for a re-notice due to additional relief needed.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 4-0-0 (Back, Bond, Flanagan Van De Wiele "aye"; no "nays"; "abstaining"; White absent) to **CONTINUE** the request for a Special Exception to permit a Bed and Breakfast (short term rental) in the R District (Section 5.020) to the September 12, 2017 Board of Adjustment meeting; for the following property:

LT 13 BLK 3, ALTA DENA PLACE, City of Tulsa, Tulsa County, State of Oklahoma

UNFINISHED BUSINESS

22294—Kurt Barron

Action Requested:

Special Exception to allow a carport in the street setback with modifications to increase the permitted square footage of a carport; and to allow a carport to project more than 20 ft. into the street setback (Section 90.090-C.1). **LOCATION:** 3860 South Florence Place East (CD 9)

Mr. White entered the meeting at 1:10 P.M.

Presentation:

Kurt Barron, Barron McClary General Contractors, 1424 South Harvard, Tulsa, OK; stated there is a non-conforming existing carport and he proposes to reconstruct the carport to a similar size but slightly smaller with a higher elevation on the ridge. The hardship is the beam that is carrying the structure is slightly over six feet.

Mr. Van De Wiele asked if the proposed carport was coming closer to the street and attaching it to the house. Mr. Barron answered affirmatively.

Mr. Van De Wiele asked if the proposed carport was going to be longer but still the same width as the existing carport. Mr. Barron stated that it will be 24 feet wide, which is the same. Mr. Barron stated that according to the architectural drawing the current structure is 24'-5" by 26'-6", and the proposed site plan shows the covered structure is 24'-5" by 25'-1".

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION of BACK**, the Board voted 5-0-0 (Back, Bond, Flanagan Van De Wiele, White "aye"; no "nays"; "abstaining"; none absent) to **APPROVE** the request for a **Special Exception** to allow a carport in the street setback with modifications to increase the permitted square footage of a carport and to allow a carport to project more than 20 feet into the street setback (Section 90.090-C.1), subject to conceptual plans 3.11 and 3.12 in the agenda packet. The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

LT 8 BK 32, RANCH ACRES B19-27, RANCH ACRES B28-35, City of Tulsa, Tulsa County, State of Oklahoma

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NEW APPLICATIONS

22297—Eller & Detrich – Andrew Shank

Action Requested:

Verification of the spacing requirement for an outdoor advertising sign of 1,200 feet from another outdoor advertising sign on the same side of the highway (Section 60.080-F.5). **LOCATION:** 8220 East Skelly Drive South **(CD 5)**

Presentation:

Nathalie Coronet, Eller & Detrich, 2727 East 21st Street, Tulsa, OK; stated the PUD was recently amended to add outdoor advertising as a use. The request is for an outdoor advertising that is not within 1,200 feet of any sign on the same side of the highway.

Mr. Van De Wiele stated that Board is in receipt of the applicant's exhibit on page 4.6.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **BOND**, the Board voted 5-0-0 (Back, Bond, Flanagan Van De Wiele, White "aye"; no "nays"; "abstaining"; none absent) I move that based upon the facts in this matter as they presently exist, we ACCEPT the applicant's verification of spacing subject to the action of the Board being null and void should another outdoor advertising sign be erected within the required spacing radius prior to this sign; for the following property:

**LT 1 BLK 1, CANDLELIGHT, GROVELAND ADDN, RIVERSIDE NISSAN ADDN RSB
PT L7 B1 GROVELAND ADDN, City of Tulsa, Tulsa County, State of Oklahoma**

22298—Skyline Construction

Action Requested:

Variance to reduce the 25 foot rear setback requirement in the RS-1 District (Section 5.030). **LOCATION:** 2841 East 37th Street South **(CD 9)**

Presentation:

Ken Alexander, 187 West Hickory Drive, Sand Springs, OK; stated he is the architect on the subject project and the request is for an addition to the existing house. The setback is 25 feet and the existing house is 30 feet from the property line. The proposal is to build a 24 foot extension to the house placing the house within six feet of the property line. The home owner has been there for about ten years and their family has grown since moving in and now they need more room.

Mr. Van De Wiele asked Mr. Alexander if he was adding on to the panhandle part of the house. Mr. Alexander answered affirmatively. Mr. Van De Wiele asked if the addition would be any wider. Mr. Alexander stated that it would not.

Mr. Van De Wiele asked Mr. Alexander to explain to the Board his hardship for the request. Mr. Alexander stated that the hardship is the fact that the homeowner wants to stay in the school district and invest in more space for their family. The house was built in 1958 and they need some upgrades for the growing family. Mr. Alexander stated that the proposed addition would not adversely affect the neighborhood. The home owner plans to erect a ten foot privacy fence on the north side of the property so the neighbors will barely see the top of the roof.

Mr. Van De Wiele stated the Board needs a hardship that is not financial or self imposed. Mr. Van De Wiele asked why the proposal did not extend the east/west width of the house. Mr. Alexander stated there is a flag stone patio in that area that the homeowners would like to maintain. On the north side of the main body of the house it is all glass so to widen that portion would cut into that glass.

Ms. Miller asked Mr. Alexander if there was anything about the property or the utilities or any physical feature of the property that would create a hardship other than just how the house is designed. Mr. Alexander stated he will be modifying a lot of drainage the collects on the south side of the property so there will be no more drainage issues.

Ms. Back asked Mr. Alexander if he would be correcting of the stormwater drainage problems as a part of the proposed construction for the expansion and that there will no longer be stormwater drainage problems on the lot. Mr. Alexander answered affirmatively.

Mr. Bond asked Mr. Alexander if he had discussed the proposed project with the neighbors to the north. Mr. Alexander answered affirmatively and that they have no issues with the project.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; "abstaining"; none absent) to **APPROVE** the request for a **Variance** to reduce the 25 foot rear setback requirement to six feet in the RS-1 District (Section 5.030) to allow an addition to an existing house, subject to conceptual plan 5.11, 5.12 and 5.13 in the agenda packet. The addition will be in line with the existing width of the existing structure. The Board has found that the hardship is the existing

drainage issue on the subject property and that it will be fixed and addressed with the new project. The Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

LT 14 BLK 3, INDIAN MEADOWS, City of Tulsa, Tulsa County, State of Oklahoma

22299—Steve Benge

Action Requested:

Variance to reduce the front street setback for a corner lot in the RM-0 District to 18 feet; Variance to reduce the side street setback in the RM-0 District to 18 feet (Section 5.030, Table 5-3). **LOCATION:** 3140 South Louisville Avenue East (CD 9)

Presentation:

Steve Benge, 18617 East 43rd Street, Tulsa, OK; stated the project is for six apartments for adults that are 55 or older. The difficulty with the setback requirements is that in this particular area there is an approximate 17 foot right-of-way and a 25 foot building setback. Also, on one end of the project there is a stormwater inlet that he cannot tamper with and he plans on placing the enclosed refuse containers there.

Mr. Van De Wiele asked if there was a common backyard in the rear. Mr. Benge answered affirmatively.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **BOND**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the request for a **Variance** to reduce the front street setback for a corner lot in the RM-0 District from 25 feet to 18 feet; **Variance** to reduce the side street setback in the RM-0 District from 25 feet to 18 feet (Section 5.030, Table 5-3), subject to conceptual plan 6.7 in the agenda packet. The Board has found the hardship to be the confluence of setbacks. The Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

S170 E/2 LT 8, ALBERT PIKE 2ND SUB, ALBERT PIKE 2ND RESUB W/2 L8, City of Tulsa, Tulsa County, State of Oklahoma

22302—Jeffery Donaldson

Action Requested:

Special Exception to permit a Bed and Breakfast (short term rental) in the R District (Section 5.020). **LOCATION:** 723 South Quanah Avenue West (CD 4)

Presentation:

Jeffery Donaldson, 719 South Quanah Avenue, Tulsa, OK; stated he lives next door to the cottage that is to be discussed today. The subject cottage is one bedroom and he would like to be able to run it as a short term rental and it will be pet friendly. The subject house is located in a transitional neighborhood and he has lived in the

neighborhood for 16 years. He takes care of the subject house, the house across the street and his own personal house. He started renting the house a year ago and has had guests from all over the world.

Mr. Van De Wiele asked Mr. Donaldson if the house he lived in was directly north of the subject property. Mr. Donaldson answered affirmatively.

Mr. Van De Wiele stated the Board has received two e-mails from neighbors and he asked Mr. Donaldson if he had any other discussions with any of the other neighbors. Mr. Donaldson stated that yesterday a neighbor, Jill Ulrich, stated she would be writing a letter and asked if her brother could rent the subject property next month.

Mr. Donaldson presented photographs of before and after shots of the subject property. Mr. Donaldson stated that the subject house has had articles written and published about it. Mr. Donaldson stated that the neighbors tell him how awesome the property is. Even the Fire Department congratulates him on the improvements and for taking care of the neighboring properties.

Mr. Donaldson stated there is no parking issue for the subject property because he owns three lots and the property across the street, which is City property, is vacant.

Mr. Van De Wiele asked Mr. Donaldson if the property was accessible from the alley. Mr. Donaldson answered affirmatively.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Bond stated that the question is whether a Special Exception will be injurious to the neighborhood and the Board has substantial evidence to the contrary. Mr. Donaldson has invested in a part of the community and has made a great personal sacrifice to make the property a viable part of a great neighborhood. This property is certainly deserving of a Special Exception.

Mr. Van De Wiele stated the one thing that separates this from some of the other requests, although it is not a true owner occupied property, the owner lives right next door which helps alleviate any issues that the Board has heard about. Mr. Van De Wiele stated that he would like to see a time limitation placed on the request as a trial basis and in case the City changes any regulations in relation to bed and breakfasts.

Board Action:

On **MOTION** of **BACK**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a **Special Exception** to permit a Bed and Breakfast (short term lodging/rental) in the R District (Section 5.020). The approval is subject to a time limitation of seven years from today's date, August 22, 2024, to allow the Board to revisit the use. The Board finds

that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

LT 18 BLK 1, MITCHELL-CROSBIE ADDN, City of Tulsa, Tulsa County, State of Oklahoma

22303—Nathan Cross

Action Requested:

Special Exception to allow a Bar in the IL District (Section 15.020); Verification of the 300 foot spacing requirement for a Bar from public parks, schools, other bars and religious assemblies and 50 feet from an R-zoned lot (Section 40.050).

LOCATION: 4960 South 83rd Avenue East, Suite 4960-D (CD 7)

Presentation:

Nathan Cross, 502 West 6th Street, Tulsa, OK; stated the subject property is 300 feet from any bar, school or religious assembly use. The closest bar that has been identified is McGoo's which he not sure is a primary use bar. Assuming that is a bar, to cover all the bases it was measured at 780 feet away from the subject site. The subject property has an IL designation that was probably left over from years ago, and the area is mostly retail business now thus the Special Exception request.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **BACK**, the Board voted 4-0-1 (Back, Bond, Flanagan, Van De Wiele "aye"; no "nays"; White "abstaining"; none. absent) I move that based upon the facts in this matter as they presently exist, we **ACCEPT** the applicant's verification of spacing for the proposed bar subject to the action of the Board being void should another conflicting use be established prior to this bar and to **APPROVE** the request for a Special Exception to allow a Bar in the IL District (Section 15.020) per the exhibit 9.10 in the agenda packet showing the spacing verification. The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

LTS 6 8 & 9 LESS W110 S150 LT 6 BLK 4, SECOND RESEARCH & DEVELOPMENT CTR RESUB, City of Tulsa, Tulsa County, State of Oklahoma

OTHER BUSINESS

22307—Patrick Fox

Action Requested:

Appeal of an Administrative Official's interpretation/determination that the proposed structures are not designed with "a common or abutting wall along the dwelling unit's shared lot line". **LOCATION:** 1408 South Cheyenne Avenue West (CD 4)

Presentation:

The request was withdrawn by the applicant. The applicant requests a refund.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a partial refund of \$250.00; for the following property:

N30 LT 17 & ALL LTS 18 THRU 21 BLK 2, CARLTON PLACE, City of Tulsa, Tulsa County, State of Oklahoma

NEW APPLICATIONS

22308—Patrick Fox

Action Requested:

Special Exception to allow a detached house on 6 single lots (6 houses in total) in the OM District (Section 15.020); Variance to reduce the permitted lot area per unit in the OM District to 4,800 square feet (Section 15.030). **LOCATION:** 1408 South Cheyenne Avenue West (CD 4)

Presentation:

Patrick Fox, 624 South Boston Avenue, Suite 700, Tulsa, OK; stated the subject property was before the Board in January and obtained Variances on the setbacks for the project. During the process of permitting and everything else the Use was overlooked. When the building permit was applied for he was informed that there was a

Use issue on the subject property. He worked with staff on a way to remedy the issue and what is available through the Code is today's request. In regards to the Variance request, the same hardship as previously stated applies, which is the unusual lot size and configuration. The Special Exception is due to the Zoning Code change. When the project was started the old Code was in place and he operated under that assumption.

Mr. Van De Wiele asked Mr. Fox if there were still six lots. Mr. Fox stated that subsequent to obtaining the Variance he closed on the property and at the same time created new lots and legal descriptions. There are six individual lots.

Mr. Van De Wiele asked Mr. Fox if there was going to be one house per lot. Mr. Fox answered affirmatively.

Interested Parties:

Dawn Warrick, City of Tulsa Planning and Development Department, 175 East 2nd Street, Tulsa, OK; stated the Board acted on January 10th to find that the OM District had a minimum lot width and the OM zoning does not provide anything for residential considerations. The hardship identified the constraints of the lot pattern, the size of the existing lots and adapted the lots contiguously as constrained for residential use. The hardship is still applicable; and even more so in this case, at this point in time because it is the same project.

Comments and Questions:

None.

Board Action:

On **MOTION of BOND**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a Special Exception to allow a detached house on 6 single lots (6 houses in total) in the OM District (Section 15.020); Variance to reduce the permitted lot area per unit in the OM District to 4800 sq. ft. (Section 15.030), subject to conceptual plan 11.9 in the agenda packet. The Board has found that the hardship is the lot pattern and the OM District results in an overly restrictive use for a residential plan as proposed. The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

N30 LT 17 & ALL LTS 18 THRU 21 BLK 2, CARLTON PLACE, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Miller left the meeting at 2:00 P.M.

22309—Eller & Detrich – Lou Reynolds

Action Requested:

Special Exception to allow outdoor equipment and material storage on a portion of the property in the CS District (Section 15.020). **LOCATION:** 213 South Memorial Drive East (CD 3)

Presentation:

Lou Reynolds, 2727 East 21st Street, Tulsa, OK; stated the subject property was the previous Payless Cashways Lumber Company. Today it is operated by Ferguson Enterprises and they are a construction and materials supply company. There is a small piece of the property in the southwest corner that is zoned CS while the remainder of the property is zoned CH. The company has operated for years and years using it for outdoor storage around the property on both sides. The 300 foot requirement is triggered by the small RS-2 property that is owned by a church. In between the church and the subject property is W. N. Couch Construction Company's property. Approximately one year ago outdoor storage was approved the property to the east of the subject property. The request will not be injurious to the neighborhood and is in the spirit and intent of the Comprehensive Plan.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **BACK**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a

Special Exception to allow outdoor equipment and material storage on a portion of the property in the CS District (Section 15.020), subject to conceptual plan 12.10 in the agenda packet. The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

BEG 1675.13S & 50E NWC NW TH E900 S506.22 W900 N502.94 POB LESS W10 FOR ST SEC 1 19 13 10.309ACS, TOON ACRES, City of Tulsa, Tulsa County, State of Oklahoma

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OTHER BUSINESS

22301—David Atkinson

Action Requested:

Special Exception to permit a temporary tennis court enclosure for greater than 30 days each year (Sections 50-020-D). **LOCATION:** 3030 East 91st Street South (CD 2)

Presentation:

The request was withdrawn by the applicant. The applicant requests a refund.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 5-0-0 (Back, Bond, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a refund of \$731.75; for the following property:

N30 LT 17 & ALL LTS 18 THRU 21 BLK 2, CARLTON PLACE, City of Tulsa, Tulsa County, State of Oklahoma

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NEW BUSINESS

None.

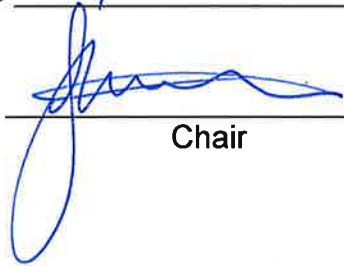
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BOARD MEMBER COMMENTS

Ms. Back and Mr. Bond both announced they will not be attending the September 12th Board of Adjustment meeting due to business.

There being no further business, the meeting adjourned at 2:04 p.m.

Date approved: 9/12/17



Chair