

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 526
Thursday, November 3, 1988, 1:00 p.m.
Francis F. Campbell Commission Room
Plaza Level of City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bradley Chappelle, Chairman Smith White	Quarles	Gardner Jones Moore	Jackere, Legal Department Hubbard, Protective Inspections

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, November 1, 1988, at 12:47 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Chappelle called the meeting to order at 1:00 p.m.

MINUTES:

On **MOTION** of **SMITH**, the Board voted 2-0-2 (Chappelle, Smith, "aye"; no "nays"; Bradley, White, "abstaining"; Quarles, "absent") to **APPROVE** the Minutes of October 20, 1988.

UNFINISHED BUSINESS

Case No. 14946

Action Requested:

Variance - Section 1320(d) - General Requirements - Use Unit 1223 - Request a variance of the required parking spaces on the lot of use, located 1443 East 4th Street.

Presentation:

The applicant, Ray Conard, 2725 South Memorial, Tulsa, Oklahoma, stated that he was before the Board at the last scheduled meeting and found that he was in need of a variance of the required number of parking spaces. He stated that he has City approval (engineer) of the parking layout. A site plan (Exhibit A-1) was submitted.

Comments and Questions:

Mr. Gardner informed that a portion of the parking spaces extend into the City right-of-way.

Protestants: None.

Case No. 14946 (continued)

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 3-0-1 (Bradley, Chappelle, White "aye"; no "nays"; Smith, "abstaining"; Quarles, "absent") to **APPROVE** a **Variance** (Section 1320(d) - General Requirements - Use Unit 1223) of the required parking spaces on the lot of use; per plot plan submitted; on the following described property:

The south 85' of Lot 22, Block 18, Lynch and Forsythe Addition, City of Tulsa, Tulsa County, Oklahoma.

MINOR VARIANCES AND EXCEPTIONS

Case No. 14971

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a minor variance of side yard setback from 10' to 8' to allow for an addition to an existing dwelling, located 1439 North Boston Avenue.

Presentation:

The applicant, Scott Thomas, 548 East Apache, Tulsa, Oklahoma, submitted a plot plan (Exhibit X-1), and requested permission to add a 7' by 10' utility room to an existing house. He explained that although the property is zoned multi-family, the area has developed single family, which would require a 5' side yard setback. Mr. Thomas stated that the new construction will align with the existing house and will be 8' from the property line.

Protestants: None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 3-0-1 (Bradley, Smith, White "aye"; no "nays"; Chappelle, "abstaining"; Quarles, "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk and Area Requirements In Residential Districts - Use Unit 1206) of side yard setback from 10' to 8' to allow for an addition to an existing dwelling; per plot plan submitted; finding that the RM-1 zoned property has developed single-family residential, and would require only a 5' side yard setback if zoned RS; and finding that the addition will not extend further into the setback than the existing structure; on the following described property:

Lot 22, Block 2, Lloyd Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14973

Action Requested:

Variance - Section 280 - Structure Setbacks for Abutting Streets - Use Unit 1221 - Request a variance of the required setback of 1/2 the right-of-way designated on the major street plan to allow for various identification and directional signs for St. John's Hospital, located NE/c 21st Street and Utica Avenue.

Presentation:

The applicant, Elise Brennan, 1000 Atlas Life Building, Tulsa, Oklahoma, submitted a sign plan packet (Exhibit B-1) and explained that 14 signs are proposed on hospital property to aid traffic flow in the area. She stated that eight of the proposed signs will be located in the required setback. Ms. Brennan pointed out that these signs are necessary to assist the public in finding specific locations in the hospital complex, and need to be located near enough to the street to be readily observed by passing motorists. It was noted by the applicant that the overall plan has been reviewed by representatives from the Traffic Engineering and Water and Sewer Departments, and was approved by the Planning Commission on October 5, 1988, subject to Board of Adjustment approval. Ms. Brennan stated that the signs are internally illuminated to provide directional assistance for nighttime visitors.

Comments and Questions:

Ms. Bradley asked if there are existing signs at the proposed locations, and the applicant stated that there are presently no signs at these locations, but it has been determined that they are needed to insure a steady traffic flow.

Mr. Gardner pointed out that the Planning Commission has approved all signs in this application, subject to Board of Adjustment approval of the setback variances.

Interested Parties:

Becky Cruz, 1744 South Xanthus, Tulsa, Oklahoma, asked that she be allowed to view the sign plan, and stated that 14 signs is an unusually large amount of signs for a hospital that is as well established as St. John's.

In response to Ms. Cruz's question, Ms. Brennan informed that the signs will not be placed in the surrounding residential area, and pointed out that several new structures have been built in recent years that have had no signs.

Case No. 14973 (continued)

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 280 - Structure Setbacks for Abutting Streets - Use Unit 1221) of the required setback of 1/2 the right-of-way designated on the major street plan to allow for various identification and directional signs (1, 2, 3, 9, 10, 11, 12, and 13) for St. John's Hospital; per sign plan submitted; and subject to TMAPC approval; finding a hardship imposed by the location of retaining walls and buildings near the street, and the large size of the hospital complex; on the following described property:

Development Areas A, B, C and D: SW/4, SW/4, SE/4, Section 7, T-19-N, R-13-E, Tulsa County, State of Oklahoma, and (1) all of Block 1, except Lots 13, 14, and 15, Reddin Third Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, and (2) Lots 7 through 18, Block 3, Edgewood Place Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; and (3) Lots 1 through 5, Block 3, Reddin Third Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; and (4) Lots 13, 14 and 15, Block 2, Edgewood Place Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area E: Lots 12, 13, 14 and 15, and the west 35' of Lots 8, 9, 10 and 11, Block 4, Edgewood Place Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Development Area F: The south 21' of the east 130' of Lot 9, and the east 130' of Lots 10 and 11, Block 4, Edgewood Place Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

NEW APPLICATIONS

Case No. 14967

Action Requested:

Special Exception - Section 420 - Accessory Uses Permitted - Use Unit 1211 - Request a special exception to allow for an existing real estate office as a home occupation in an RS-3 zoned district, located 2612 South 77th East Avenue.

Presentation:

The applicant, Jack Murdock, 2612 South 77th East Avenue, Tulsa, Oklahoma, stated that he is in the real estate business, which consists of selling houses and managing rental properties. He informed that he and his wife operate the business and occasionally meet clients at their home.

Comments and Questions:

Mr. Chappelle asked the applicant if he has employees, and Mr. Murdock replied that he does not have employees.

In response to Mr. Chappelle's question, the applicant informed that he has read the Home Occupation Guidelines and can operate his business according to its requirements.

Mr. Chappelle inquired as to the length of time the business has been at the present location, and the applicant stated that he sold his previous business on July 1, 1988 and began to remodel his home office at this time.

In reply to Mr. Chappelle, the applicant stated that he sells real estate at all hours, but would operate his home office from 9:00 a.m. to 5:00 p.m.

Mr. Chappelle asked if real estate closings are conducted in the home, and Mr. Murdock stated that he has not had closings there.

Mr. Jackere requested that the applicant state the activities that take place when a client comes to the home, and he replied that leases are signed, or a client may meet him there to tour available homes for sale.

Ms. White asked how many people could be expected to come to the house on any given day, and the applicant replied that some days he will not have any clients and some days three or four people may come to the home.

Case No. 14967 (continued)

Mr. Chappelle asked if other real estate agents have their license with his office, and Mr. Murdock replied that he does not plan to have other agents working in his business. He informed that he had planned to request a home occupation at the time construction began on his office, but evidently someone complained about the business before he made application.

Protestants:

Mr. Chappelle informed that the Board has received 14 letters (Exhibit C-1) from surrounding property owners that are opposed to the home occupation. Numerous protestants were in the audience. Photographs (Exhibit C-3) were submitted.

Terry Wilson, 7728 East 30th Street, Tulsa, Oklahoma, stated that he is vice-president of the homeowner's association for this area, and Chariman of District 5. He protested the establishment of a business in the residential neighborhood. He informed that, at one time, a dozen Murdock Real Estate signs were displayed in the yard of the applicant. Mr. Wilson pointed out that the property in question is across the street from a park area which provides a buffer between the commercial and residential properties. He asked the Board to deny the application and preserve the residential character of the neighborhood. A petition of opposition (Exhibit C-2) containing approximately 144 signatures was submitted.

Comments and Questions:

Mr. Chappelle asked Mr. Wilson if he has noticed any unusual activities on the property, other than the signs on the lot, and he replied that he has noticed cars parked along 77th East Avenue. He voiced a concern that the amount of business activity might increase as the real estate market improves. He noted that a real estate sign is hanging in the applicant's window, which would indicate that a business is being conducted on the subject property.

Ms. White asked Mr. Wilson if he is referring to the stained glass sign that is hanging in the window, and he answered in the affirmative.

Charles Stern, 7554 East 27th Street, Tulsa, Oklahoma, stated that he has passed the subject property when a large number of cars have been parked on the street, and is concerned with what will happen in the future if the business is allowed to move into the area. He asked the Board to preserve the character of the neighborhood and deny the special exception request.

Case No. 14967 (continued)

Ann Pryor, 7398 East 25th Place, Tulsa, Oklahoma, stated that the sign in the applicant's window displays Mr. Murdock's name, along with the word Realtor.

Ms. White asked Ms. Pryor if she has noticed an increase in traffic after the business was moved to the applicant's home, and she stated that she had noticed a substantial increase until notice of this meeting was received. She stated that some of the signs have been removed from the property.

Lucille Piazza, 7559 East 26th Place, Tulsa, Oklahoma, stated that she lives next door to the property in question and is opposed to any type of business in the area.

Alan Kraft, 7525 East 26th Place, Tulsa, Oklahoma, informed that his residence is approximately one-half block from the subject property. He stated that he is opposed to the conversion of any portion of the house to a business, and that the applicant should seek another location for his real estate office.

Applicant's Rebuttal:

Mr. Murdock stated that it is not his intent to introduce commercial uses to the neighborhood, but there are numerous people in the area that conduct a business from their home. He stated that his business would not compare with the volume of traffic generated by a home beauty shop or a nursery. Mr. Murdock informed that he plans to live in the neighborhood and does not intend to do anything that will be detrimental to the area.

Additional Comments:

Ms. Bradley stated that she is concerned with the possible growth of the business in the residential area.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **DENY** a **Special Exception** (Section 420 - Accessory Uses Permitted - Use Unit 1211) to allow for an existing real estate office as a home occupation in an RS-3 zoned district: finding that the business is not appropriate for the residential area, and the granting of the special exception request would violate the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 1, Block 23, Boman Acres 4th Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14968

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of side yard setback from 10' to 5' to allow for an addition to an existing dwelling, located 2320 South Olympia Avenue.

Presentation:

The applicant, Kathleen Pittman, 2320 South Olympia, Tulsa, Oklahoma, who submitted a plot plan (Exhibit D-1) and elevations (Exhibit D-2), asked the Board to allow construction of a storage building on the subject property. She informed that although the lot is zoned multi-family, the area has developed single family, and a 5' sideyard setback is allowed by right on properties with this zoning classification. Ms. Pittman informed that other houses in the area are within 5' of the property line. A petition of support (Exhibit D-3) was submitted.

Comments and Questions:

Ms. Bradley asked if the building will be attached to the existing house, and Ms. Pittman answered in the affirmative.

Protestants: None.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk and Area Requirements In Residential Districts - Use Unit 1206) of side yard setback from 10' to 5' to allow for an addition to an existing dwelling; per plot plan submitted; finding that a large number of houses in the area have been constructed within 5' of the property line; and finding that the property in question is zoned RM-1, but has developed as single-family residences and would be allowed a 5' sideyard setback with an RS zoning classification; on the following described property:

Lots 9, 10, 11 and the north 12.5' of Lot 12 and the east 10' of the vacant alley, Block 44, West Tulsa Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14969

Action Requested:

Special Exception - Section 420 - Accessory Uses Permitted - Use Unit 1213 - Request a special exception to allow for a beauty shop as a home occupation, located 1840 South 123rd East Avenue.

Presentation:

The applicant, Phyllis Sue Lamon, 1840 South 123rd East Avenue, Tulsa, Oklahoma, requested permission to convert a portion of her garage into a one-chair beauty shop.

Case No. 14969 (continued)

Comments and Questions:

Mr. Chappelle asked the applicant to state the days and hours of operation for the business, and Ms. Lamont replied that she plans to work Monday through Friday, and probably Tuesday and Thursday evenings.

In response to Ms. Bradley, the applicant informed that she has sufficient parking for four cars in her driveway, but will only have one customer at any given time.

Mr. Smith asked if the exterior of the garage will be altered, and the applicant replied that the garage doors will be sealed and the exterior of the home will remain in its present state, with a sidewalk leading to the side entrance.

Protestants: None.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Special Exception** (Section 420 - Accessory Uses Permitted - Use Unit 1213) to allow for a beauty shop as a home occupation; subject to days and hours of operation being Monday through Friday, 9:00 a.m. to 5 p.m., with the shop remaining open until 8:00 p.m. on two evenings (Monday through Friday); subject to one chair only and one customer at any given time; finding that the home occupation, as presented, will not be detrimental to the area; on the following described property:

Lot 1, Block 5, Stacy Lynn 4th Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14970

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in Industrial Districts - Use Unit 1223 - Request a variance of setback from the property lines on 4th Street and on Quincy Avenue.

Variance - Section 1320(d) - General Requirements - Use Unit 1223 - Request a variance of the required off-street parking spaces on the lot of use, located 1443 East 4th Street.

Presentation:

The applicant, Ray Conard, 2725 South Memorial, Tulsa, Oklahoma, who submitted a survey (Exhibit E-1) and photographs (Exhibit E-2), stated that his client has purchased the property in question and is clearing debris from the site. He noted that the existing building encroaches into the right-of-way approximately 5' in front and 8' in the rear. Mr. Conard stated that all existing structures are to be removed and a new building will be constructed on the lot. He informed that an application has been submitted to the railroad company for an easement to allow parking on their property.

Case No. 14970 (continued)

Comments and Questions:

In response to Ms. Bradley's inquiry as to the setback from the property line, Mr. Conard replied that he is requesting permission to locate the building on the property line. He pointed out that the required setback is 25', but the majority of the other buildings in the area have been constructed on the boundary.

Mr. Gardner asked the applicant if the area leased from the railroad will be sufficient to meet the off-street parking needs for the property, and Mr. Conard replied that the 20-year lease will supply the required parking.

Mr. Chappelle asked the applicant to state the use of the building, and he replied that the company makes large screen frames for silk screen signing. He informed that Ford Motor Company is their largest local customer.

In response to Ms. Bradley's question, Mr. Conard stated that materials will be delivered to the site approximately once each week.

Ms. Hubbard pointed out that the railroad right-of-way must be covered with a hard surface material, and Mr. Conard stated that his client will comply with the requirements.

Ms. White inquired as to the number of cars the parking lot will accommodate, and the applicant replied that 22 spaces will be available.

Protestants: None.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 930 - Bulk and Area Requirements in Industrial Districts - Use Unit 1223) of setback from the property lines on 4th Street and on Quincy Avenue; and to **APPROVE** a **Variance** (Section 1320(d) - General Requirements - Use Unit 1223) of the required off-street parking spaces on the lot of use; subject to the execution of a lease with the railroad, with a copy of said document being submitted (Exhibit E-3) for the file; subject to the parking area being paved and approved by the City; finding that the majority of buildings in the area are constructed on the boundary line; and finding that sufficient off-street parking will be provided on leased railroad right-of-way; on the following described property:

Lots 1, 2 and 3, Block 20, Lynch and Forsythe Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14972

Action Requested:

Variance - Section 208 - One Single-Family Dwelling per Lot of Record - Use Unit 1206 - Request a variance to allow for two existing dwelling units on one lot of record, located 1031 North Quaker Avenue.

Presentation:

The applicant, G. T. Starnes, 1031 North Quaker, Tulsa, Oklahoma, stated that he is presently living in an existing structure on the subject property. The applicant explained that he has a serious heart condition and must have assistance from his son, who also lives on the property. He asked the Board to allow an addition to the existing house.

Comments and Questions:

Mr. Jackere explained that the applicant does not need relief for the addition, but is before the Board because of the second dwelling on the lot.

Mr. Gardner pointed out that apartments could be approved for the site, so two dwellings units would not be unusual for a lot with this zoning classification.

Protestants: None.

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 208 - One Single-Family Dwelling per Lot of Record - Use Unit 1206) to allow for two existing dwelling units on one lot of record; finding that the two units are already in place on the lot, and an addition is proposed for one of the structures; on the following described property:

Lot 13, Subdivision of Lots 1 and 2, Block 4, Capitol Hill 2nd Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14974

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of rear yard setback from 25' to 17' to allow for an addition to an existing dwelling, located 2151 East 32nd Place.

Case No. 14974 (continued)

Presentation:

The applicant, Louis Grant, 2448 East 26th Place, Tulsa, Oklahoma, submitted a plot plan (Exhibit G-2) and stated that he is proposing to purchase the property in question. He explained that he plans to remodel the existing structure and have his home at this location. It was noted that the house is located on an irregular shaped corner lot, which makes expansion difficult without a variance of the rear yard setback. A plat of survey (Exhibit G-1) was submitted.

Protestants:

Eddie Ramirez, 1611 South Harvard, Tulsa, Oklahoma, stated that he is representing his client, Melinda Inhoff, 2141 East 32nd Place, Tulsa, Oklahoma, who lives west of of the subject property. He pointed out that the house in question has been on the property for approximately 50 years and he does not believe a hardship has been presented.

Mr. Chappelle asked Mr. Ramirez to state the objection his client has to the variance request, and he replied that Ms. Inhoff's view to the east would be blocked by the construction.

It was pointed out by the Board, that the applicant is allowed to build within 5' of the property line on the west, and that this application deals with a variance of the rear yard setback for construction on the north and northeast portions of the house.

Mr. Gardner pointed out that the lot in question is unique in that it is triangular in shape and on the corner.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1206) of rear yard setback from 25' to 17' to allow for an addition to an existing dwelling; per plot plan submitted; finding a hardship demonstrated by the placement of the existing house on the lot and the irregular shape of the tract; and finding that the granting of the variance request will not be detrimental to the neighborhood; on the following described property:

Lot 8, Block 6, Bren-Rose Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14975

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of front yard setback from 25' to 1' to allow for a carport, located 5728 East 18th Street.

Presentation:

The applicant, David Lammie, 5728 East 18th Street, Tulsa, Oklahoma, submitted a plat of survey (Exhibit H-1), and stated that his garage was constructed many years ago and does not provide adequate protection for his two cars. He asked the Board to approve a carport which will extend to within 1' of the lot line.

Comments and Questions:

Mr. Chappelle asked if there are other carports in the area, and he replied that there are numerous carports in the immediate neighborhood.

In response to Ms. White's question, Mr. Lammie stated that the carport will be of metal construction, except for the posts, and will be 10' from the curb.

Ms. Hubbard informed that the proposed carport will be 24' long and will be 1' from the property line.

Mr. Gardner suggested that one car could be parked in the garage, and asked why the carport needs to be 24' long. Mr. Lammie replied that he is proposing to keep two cars under the carport.

In response to Ms. Bradley's inquiry, the applicant informed that the driveway has been widened to 20'.

Mr. Gardner pointed out that carports are prevalent in the area because of the one-car garages, but they are normally built to accommodate one car, which would leave approximately 20' to the curb.

Mr. Lammie stated that the carport has been designed in this fashion to avoid blocking the dining room window. He pointed out that the carport is 24' long on the east side and approximately 17' long on the west.

Mr. Smith asked the applicant if his neighbors are aware that the carport will extend 24' from the house, and he replied that the posts are in place and there has been no opposition from the neighborhood.

After discussion, it was the general consensus of the Board that this application should be continued to allow sufficient time for Staff to view the proposed site.

Case No. 14975 (continued)

Board Action:

On **MOTION** of **SMITH**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **CONTINUE** Case No. 14975 to November 17, 1988, to allow Staff sufficient time to view the site.

OTHER BUSINESS

Case No. 14410

Action Requested:

Modification of signage.

Presentation:

The applicant, E. A. Schermerhorn, stated that the location of signs for his business was noted on the original plot plan, but it was later found that one sign had been installed over a water line and was moved. He informed that the business is allowed to have six signs, but only has two, and will not be applying for additional signage. Mr. Schermerhorn requested that the Board approve the new location for the sign. He informed that the change in the plan was discovered when application was made for a sign permit. It was noted that the signs comply with all City requirements.

Comments and Questions:

Mr. Jackere stated that the property is located in an AG zoned district, and business signs are not permitted by right in this area.

Mr. Chappelle emphasized that it was his opinion at the previous hearing that any changes should be advertised and is still of the same opinion in this instance.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-0 (Bradley, Chappelle, Smith, White "aye"; no "nays"; no "abstentions"; Quarles, "absent") to **CONTINUE** Case No. 14410 to November 17, 1988, to allow sufficient time to readvertise for modification of the permitted signage.

There being no further business, the meeting was adjourned at 2:42 p.m.

Date Approved

11-17-88

Carl G. Gable
Chairman

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