

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 544
Thursday, August 3, 1989, 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
Bolzle Bradley Chappelle, Chairman Fuller White		Gardner Jones Moore	Linker, Legal Department Hubbard, Protective Inspections

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 1, 1989, at 1:12 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 **WHITE**, the Board voted 5-0-0 (Bolzle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** the Minutes of July 20, 1989.

MINOR VARIANCES AND EXCEPTIONS

Case No. 15215

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request a variance of rear yard setback from 20' to 16' 3" to allow for a proposed dwelling, located south of SW/c of 135th East Place and 38th Place South.

Presentation:

The applicant, **Theodore Birnbaum**, 5705 East Court, Bartlesville, Oklahoma, who submitted a plot plan (Exhibit X-1), stated that he is proposing to construct a house on his property and one corner encroaches into the required setback. He explained that the location of the property on a cul-de-sac, and the irregular shape of the lot makes it difficult to construct a house without encroaching into the setback area. Mr. Birnbaum pointed out that the house will contain 1877 sq ft of living space and occupies less than 25% of the lot.

Case No. 15215 (continued)

Protestants: None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk and Area Requirements In Residential Districts - Use Unit 1206) of rear yard setback from 20' to 16' 3" to allow for a proposed dwelling; per plot plan submitted; finding a hardship imposed on the applicant by the cul-de-sac location and the irregular shape of the lot; and finding that the granting of the variance request will not be detrimental to the neighborhood, or violate the spirit, purposes and intent of the Code, or the Comprehensive Plan; on the following described property:

Lot 10, Block 6, Park Plaza East IV Addition, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 15204

Action Requested:

Variance - Section 430.1 - Bulk & Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of setback from 30' to 18' to allow for an existing dwelling; a variance of setback from 59th Street to 15' to allow for a proposed carport and a variance of the rear yard setback from 25' to 16', located NW/c of 61st Street and Delaware Avenue.

Presentation:

The applicant, **Bryan McCracken**, 3501 East 31st Street, Suite 101, Tulsa, Oklahoma, submitted a plot plan (Exhibit A-3), and stated that he is representing **Tom Sitrin**, owner of the subject property. The applicant pointed out that the existing dwelling was constructed over the setback line in the 1950's, and the variance is required to clear the title and to allow construction of a carport. It was noted by Mr. McCracken, that the property in question has streets on three sides, with major setbacks required from each of the streets. Photographs (Exhibit A-2) and a location map (Exhibit A-1) were submitted by the applicant.

Comments and Questions:

Ms. White inquired as to the type of material used in constructing the carport, and the applicant replied that the material will be rough cedar, which will be compatible with the existing house.

Ms. Bradley asked if the carport will have a shingle roof, and the applicant answered in the affirmative.

Protestants: None.

Case No. 15204 (continued)

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Bolzle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk & Area Requirements In Residential Districts - Use Unit 1206) of setback from 30' to 18' to allow for an existing dwelling; a variance of setback from 59th Street to 15' to allow for a proposed carport, and a variance of the rear yard setback from 25' to 16'; per plot plan submitted; finding a hardship demonstrated by the irregular shape of the lot, and the fact that the existing house is bounded on three sides by streets requiring major setbacks; and that the granting of the variance requests will not be detrimental to the neighborhood, but will be in harmony with the spirit, purposes and intent of the Code; on the following described property:

Lot 18, Block 8, Southern Hills Manor Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15206

Action Requested:

Variance - Section 122.4(B) - Use Conditions for Business Signs - Use Unit 1221 - Request a variance of the size of an awning sign to exceed three square feet of display surface area per lineal foot of building wall to allow for an existing 537.5 sq ft sign, located 2777 East Admiral Place.

Presentation:

The applicant, **Terry Schultz**, 533 South Rockford, Tulsa, Oklahoma, represented Brad's Auto Parts, and requested an additional 235 sq ft of illumination on an existing sign. He submitted a sign plan (Exhibit B-1) and photographs (Exhibit B-2), and pointed out that the sign would illuminate the parking lot, which has no lighting. He informed that 300 sq ft of the sign is illuminated at this time, with 321 sq ft being permitted.

Comments and Questions:

Mr. Bolzle asked if there will be additional lettering on the sign, and the applicant replied that no letters will be added. He pointed out that the striping will be illuminated if the application is approved.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Bolzle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 122.4(B) - Use Conditions for Business Signs - Use Unit 1221) of the size of a backlit awning sign to exceed three square feet of display surface area per lineal foot of building wall to allow for an existing 537.5 sq ft sign; per sign plan submitted; subject to no lighting being installed in the

Case No. 15206 (continued)

parking lot; finding that a portion of the sign is lighted at this time and there are no guidelines in the Code concerning backlit awning signs; and finding that no lettering will be added to the sign, and the additional awning lights will serve as illumination for the parking lot; on the following described property:

Lots 19, 20 and 21, Ozarka Place Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15208

Action Requested:

Variance - Section 1221.3(F) - Use Conditions for Business Signs - Use Unit 1221 - Request a variance of setback from the centerline of East 11th Street from 50' to 34' to allow for a sign, located SE/c of 11th Street and Zuni Avenue.

Presentation:

The applicant, Terry Howard, was represented by Charles Hair, Oklahoma Neon, 6550 East Independence, Tulsa, Oklahoma. Mr. Hair stated that, due to the irregular shape of the lot, the placement of existing buildings on the lot and Public Service easements, the only location for the sign is to the south of the sidewalk. A plat of survey (Exhibit C-1) was submitted.

Comments and Questions:

Ms. Bradley asked Mr. Hair if the proposed sign will replace an existing sign. He replied that Thrifty Car Rental has purchased the building and, since there is no sign on the property, will construct a new sign for the business. Mr. Hair pointed out that the irregular shape of the lot leaves a very narrow frontage on 11th Street.

Board Action:

On MOTION of BRADLEY, the Board voted 5-0-0 (Boizie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to APPROVE a Variance (Section 1221.3(F) - Use Conditions for Business Signs - Use Unit 1221) of setback from the centerline of East 11th Street from 50' to 34' to allow for a sign; per plat of survey; finding a hardship imposed on the applicant by the location of the building on the lot; and finding that there are other signs along 11th Street as close to the street as the proposed sign; on the following described property:

Lot 1, Block 1, M. E. Bailey Subdivision, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15209

Action Requested:

Variance - Section 1214.4 - Off-Street Parking and Loading Requirements - Use Unit 1214 - Request a variance of the required number of parking spaces from 3,015 to 2,360 spaces, NE/c of 41st Street and South Yale.

Presentation:

The applicant, **Norma Eagleton**, requested by letter (Exhibit D-1) that Case No. 15209 be continued to September 7, 1989, to allow sufficient time to supply additional information to the Board.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 5-0-0 (Boizle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** Case No. 15209 to September 7, 1989, as requested by the applicant.

Case No. 15210

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow for a mobile home to locate in an RS-1 zoned district.

Variance - Section 440.6(a) - Special Exception Requirements - Use Unit 1209 - Requests a variance of the time restrictions from one year to permanently, located 17301 East Admiral Place.

Presentation:

The applicant, **Charles Whitebock**, 2431 East 51st Street, Tulsa, Oklahoma, was represented by **Regina McNally**, prospective buyer of the property in question. She stated that their double wide manufactured home has been located across the street from the subject tract for approximately four years. Ms. McNally explained that she and her husband are planning to purchase the property and place the unit on a permanent foundation. A plat of survey (Exhibit E-3) and photographs (Exhibit E-1) were submitted. It was noted by Ms. McNally that the wheels and axle will be removed, and the exterior will be covered with rock or brick to make the appearance of the unit to be more like a house. She submitted a petition of support (Exhibit E-2), and stated that the majority of the neighbors are supportive of the application, with the exception of the Underwoods. Ms. McNally pointed out that there is a 2 1/2-acre tract separating the Underwood property from the property in question.

Case No. 15210 (continued)

Comments and Questions:

Ms. White asked if a septic system will be used for sewage disposal, and Ms. McNally replied that the land has been approved for a septic, but the city sewer system is being extended to this area and may be available by the time they are able to move to the property. She pointed out that it will be several months before the foundation is laid and installation of the utilities is completed.

Protestants:

Donna Underwood, 17220 East Admiral Place, Tulsa, Oklahoma, stated that she is opposed to the installation of a mobile home in the neighborhood.

Additional Comments:

Ms. Bradley asked if the 2 1/2-acre tract between the two properties is owned by a third party, and Ms. Underwood answered in the affirmative.

Applicant's Rebuttal:

Ms. McNally pointed out that the double wide mobile home was valued at \$39,000 in April of this year, and when the move is completed, it will have the same appearance as the other houses in the neighborhood.

Additional Comments:

There was Board discussion as to the feasibility of moving the mobile home to the land for a short period of time, and Ms. McNally stated that it will be approximately one year before the work on the foundation and utilities will be completed.

Board Action:

On **MOTION** of **FULLER**, the Board voted 5-0-0 (Boizle, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **CONTINUE** Case No. 15210 to August 17, 1989, to allow the Board sufficient time to view the site.

Case No. 15211

Action Requested:

Variance - Section 430.1 - Bulk & Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of setback from the rear yard from 25' to 9' and the side yard (abutting 47th Street) from 30' to 27.5', located NW/c of 47th Street and South Birmingham Avenue.

Presentation:

The applicant, **Thomas Archibald**, 2527 East 47th Street, Tulsa, Oklahoma, who submitted a packet (Exhibit F-1) containing a plot plan, location map and photographs, stated that a one-story house is proposed for the lot. It was noted that the south property line is 21' from the centerline of 47th Street. Mr. Archibald pointed out that the fence across the street has been constructed along an embankment, and encroaches approximately 3' into the required setback. He noted that a portion of Birmingham is not open to traffic and it is not likely that either of these streets will ever be widened.

Comments and Questions:

Ms. Bradley asked if the house can be moved further to the front of the lot, and the applicant pointed out that the corner lot has required setbacks from two streets, and the proposed house will align with the house across Birmingham to the east.

Mr. Gardner pointed out that relief would be required on Birmingham if the front of the house was moved closer to that street. He noted that the house to the rear of the subject property is located on a large lot and is approximately 100' away from this property.

Protestants: None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk & Area Requirements In Residential Districts - Use Unit 1206) of setback from the rear yard from 25' to 9' and the side yard (abutting 47th Street) from 30' to 27.5'; per plot plan submitted; finding a hardship imposed on the applicant by the corner lot location; and finding that the house to the rear is approximately 100' from the subject property; and the granting of the variance request will not be detrimental to the neighborhood, or violate the spirit, purposes and intent of the Code; on the following described property:

The east 105' of the south 115', Lot 5, Arnall Heights Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15212

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow for a mobile home in an RS-3 zoned district, 13200 East 32nd Street North.

Presentation:

The applicant, **Ron Lindsey**, 9749 East 5th Street, Tulsa, Oklahoma, stated that he is in the process of selling the property in question and the buyer is proposing to remove the old house and install a mobile home. He informed that there are several mobiles in the area.

Comments and Questions:

Mr. Gardner advised that the area is planned for industrial use. He suggested that, if inclined to approve the application, the Board should require Health Department approval to insure percolation of the land.

Protestants: None.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209) to allow for a mobile home in an RS-3 zoned district; subject to removal of the existing dwelling and Health Department approval; finding that there are multiple zoning classifications in the area, and numerous mobile homes already in place; and finding that the granting of the special exception request will not be detrimental to the neighborhood; on the following described property:

Lots 6, 7 and 8, Block 2, Langley Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15213

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209 - Request a special exception to allow a mobile home in an RM-2 District.

Variance - Section 440.6 - Special Exception Uses In Residential Districts, Requirements - Request a variance to waive the one year time limit to permanently and waive a removal bond, located 4949 East 39th Street North.

Presentation:

The applicant, **Charles Bell**, 4949 East 39th Street North, Tulsa, Oklahoma, was represented by Mrs. Bell, who submitted photographs (Exhibit G-1), and stated that she has previously been granted permission for mobile home use at this location. She pointed out that the mobile home has been on the 2 1/2-acre tract for approximately three years.

Protestants: None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted In Residential Districts - Use Unit 1209) to allow a mobile home in an RM-2 District; and to **APPROVE** a **Variance** (Section 440.6 - Special Exception Uses In Residential Districts, Requirements) to waive the one year time limit to permanently and waive a removal bond; finding that the mobile home has been located at the present location for approximately three years, and has proved to be compatible with the surrounding neighborhood; on the following described property:

The west 328.15', Block 2, Kennedy Park Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15214

Action Requested:

Variance - Section 430.1 - Bulk & Area Requirements In Residential Districts - Use Unit 1206 - Request a variance of setback from the centerline of Woodward Boulevard to 33' to allow for a proposed detached garage, located 1204 East 30th Place.

Presentation:

The applicant, **J. Edwin Poston**, 7335 South Lewis, Tulsa, Oklahoma, who submitted a plot plan (Exhibit H-1) and photographs (Exhibit H-2), stated that he is representing the owners of the property in question. He explained that this application is concerning the reconstruction of a detached garage located on the southwest corner of the lot, and noted that the existing structure was built in the 1930's. Mr. Poston stated that the wood frame garage is in bad repair, and is too small to accommodate a mid-size automobile. He stated that the proposed steel frame structure will be 24' by 30' (720 sq ft), and will be 33' from Woodward Boulevard. He added that the garage will set adjacent to the north line of the 5' utility easement, and will extend north to the existing driveway, with the garage door opening on the north. Mr. Poston stated that the siding on the garage will be compatible with the exterior of the house. A drawing (Exhibit H-3) was submitted.

Comments and Questions:

Ms. Bradley asked if the garage extends into the easement, and the applicant replied that the garage will not be on the easement, but will extend to the easement. He pointed out that the majority of the houses in the older area have been constructed on the lot line.

Board Action:

On **MOTION** of **BOLZLE**, the Board voted 5-0-0 (Bolzie, Bradley, Chappelle, Fuller, White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a **Variance** (Section 430.1 - Bulk & Area Requirements In Residential Districts - Use Unit 1206) of setback from the centerline of Woodward Boulevard to 33' to allow for a proposed detached garage: per plot plan submitted; finding that the proposed detached garage will replace an older structure, and that the garage will not be closer to Woodward Boulevard than the existing house; finding a hardship demonstrated by the the corner lot location, the irregular shape of the lot and setbacks that were established in the 1930's; on the following described property:

The west 20' of of Lot 12, all of Lot 13, Block 4, Southmoor Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15217

Action Requested:

Appeal - Section 1650 - Appeals From Administrative Official - Use Unit 1205 - Request an appeal from the decision of the Building Inspector in not issuing a permit for a private park.

Special Exception - Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1205 - Request a special exception to allow for a private park in an RS-2 zoned district, located NE/c Sheridan Road and I-44.

Comments and Questions:

Ms. White informed Chariman Chappelle that she will abstain from hearing Case No. 15217.

Mr. Jones stated that an error appears on the map supplied in the agenda packet, and pointed out that the property in question is located in the I-44 Expressway right-of-way.

Presentation:

The applicant, **Michael Ives**, PO Box 52001, Tulsa, Oklahoma, informed that he represents the owner of the proposed building, who currently operates a business adjacent to the subject property and leases the land in question from the Oklahoma Department of Transportation (ODOT). He stated that a gazebo which is currently located on the property, approximately 30' from the back of their building, is used for a break (recreation) area and for small departmental meetings. Mr. Ives explained that there is a clause in the lease with ODOT which states that the lessee can be required to vacate the property within 30 days following notice. It was noted that a new 30' by 40' metal gazebo (Exhibit J-1) is proposed for the tract, and the old structure will be removed.

Comments and Questions:

Mr. Gardner stated that, if the Board determines this use to be a private park for private recreational use by this company, it could find the use to be a special exception use under Use Unit 5 (park use in an R District). He pointed out that, although private parks are mentioned in the Zoning Code, they are not specifically mentioned under a use unit. It was noted that this is an unusual situation in that public parks are listed under Use Unit 5, but not a private park.

Ms. Bradley asked Ms. Hubbard the reason for refusing to issue a permit to the applicant, and she replied that the expressway right-of-way is zoned RS-2 and, according to the Zoning Code, allows only single-family dwellings. She noted that a private park is not listed in the Code, and stated that she determined the use to be more like those in Use Unit 20, commercial recreation.

Case No. 15217 (continued)

The applicant explained that it is of paramount importance that a place is provided for breaks, as the business consists of a 24-hour telecommunications operation. He informed that employee picnics are also held periodically in the outside recreation area.

There was discussion as to whether or not the proposed use is any different from a business that provides an outside area on their property for eating and recreation.

Mr. Bolzie asked if a gazebo is the only structure that will be placed on the property. Mr. Ives replied that there will be no other buildings on the lot, but a small paved portion will be used to connect the subject property to leased parking spaces on a contiguous lot.

Board Action:

On **MOTION** of **BRADLEY**, the Board voted 4-0-1 (Bolzie, Bradley, Chappelle, Fuller, "aye"; no "nays"; White, "abstaining"; none "absent") to **REVERSE** the **DECISION** of the Building Inspector (Appeal - Section 1650 - Appeals From Administrative Official - Use Unit 1205) in not issuing a permit for a private park; and to **APPROVE** a **Special Exception** (Section 410 - Principal Uses Permitted in Residential Districts - Use Unit 1205) to allow for a private park in an RS-2 zoned district; subject to the existing structure being replaced with a new gazebo (approximately 30' by 40' in size), as depicted in Exhibit J-1; and subject to the property being used for private company recreation purposes only; finding the use of the property for breaks and occasional picnics to be similar to those in Use Unit-5; and finding that the gazebo on the property has been provided for employee use for some time, and the use has proved to be compatible with the area; on the following described property:

A strip, piece or parcel of land lying in part of the NW/4, SW/4, Section 23, T-19-N, R-13-E, Tulsa County, Oklahoma, being described by meets and bounds as follows: Beginning at a point on the present north right-of-way line of Interstate 44, a distance of 965.49' south of the north line and 46.67' east of the west line of said NW/4, SW/4, thence N 47°38'49" E along said right-of-way a distance of 508.04' to a point on the west line of the MK&T Railroad, thence southeasterly along said property line a distance of 60.13', thence S 47°38'49" W a distance of 504.03', thence N 42°21'11" W a distance of 60' to the point of beginning, containing 0.70 acres more or less, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15218

Action Requested:

Special Exception - Section 250.3 - Modification of the Screening Wall Requirements - Use Unit 1223 - Request a special exception to modify the screening requirements, located north side of 59th Street between 99th East Avenue and 100th East Avenue.

Presentation:

The applicant, **Charles Norman**, 2900 Mid Continent Tower, Tulsa, Oklahoma, submitted a landscape screening plan (Exhibit K-1) and stated that the light industrial building on the property is nearing completion. He noted that it was discovered during construction that the south 5' of the property is zoned RS-3, and a rezoning application, which was heard by the City Commission, resulted in three strips of the 5' being rezoned to the IL District to permit driveway entrances. Mr. Norman stated that three strips of RS-3 zoning on the south side of the property requires screening from the IL. He asked that the screening requirement be modified to allow trees to be installed along this line in lieu of a 6' solid screening fence. Mr. Norman requested that the trees not be installed until November 1, 1989, as August and September are not the proper months for transplanting.

Comments and Questions:

Ms. Bradley asked the applicant if the street in front of the building is a private street, and he replied that it is public in front of the building, but is private to the east of this lot.

Interested Parties:

Mary Barnes, 5932 South 99th East Avenue, Tulsa, Oklahoma, submitted a petition of support (Exhibit K-2), and stated that she is agreeable with the planting of trees in lieu of the screening fence.

Evelyn Brentlinger, 5933 South 100th East Avenue, Tulsa, Oklahoma, stated that she is in favor of the submitted landscape plan.

Protestants: None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-1-0 (Boizie, Chappelle, Fuller, White, "aye"; Bradley, "nay"; no "abstentions"; none "absent") to **APPROVE** a **Special Exception** (Section 250.3 - Modification of the Screening Wall Requirements - Use Unit 1223) to modify the screening requirements to allow trees, in lieu of the required 6' solid screening fence, to be planted between the RS-3 and IL zoned property; per landscape plan submitted; subject to the trees being planted by November 1, 1989; finding that the granting of the special exception request will not be detrimental to the area or violate the spirit and intent of the Code; on the following described property:

Lot 1, Block 1, Moran Addition, City of Tulsa, Tulsa County, Oklahoma.

OTHER BUSINESS

Election of Officers

On **MOTION** of **BRADLEY**, the Board voted 4-0-1 (Bolzle, Bradley, Chappelle, Fuller, "aye"; no "nays"; White, "abstaining"; none "absent") to **ELECT** Sharry White to the office of chairman of the City Board of Adjustment.

On **MOTION** of **BOLZLE**, the Board voted 4-0-1 (Bolzle, Chappelle, Fuller, White, "aye"; no "nays"; Bradley, "abstaining"; none "absent") to **ELECT** Janet Bradley to the office of vice-chairman of the City Board of Adjustment.

On **MOTION** of **WHITE**, the Board voted 4-0-1 (Bradley, Chappelle, Fuller, White, "aye"; no "nays"; Bolzle, "abstaining"; none "absent") to **ELECT** Bruce Bolzle to the office of secretary to the City Board of Adjustment.

There being no further business, the meeting was adjourned at 3:10 p.m.

Date Approved Aug 17, 1989

Janet R Bradley
Vice Chairman