

TULSA COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 35
Friday, June 24, 1983, 9:00 a.m.
Room 119, Administration Building
500 South Denver Avenue, Plaza Level
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Alberty Tyndall Walker Wines (in at 9:10 a.m.)	Martin	Gardner Jones Martin	T. Clark, Legal Department J. Edwards, Protective Insp.

The notice and agenda of said meeting were posted in the Office of the County Clerk on Tuesday, June 21, 1983, at 11:15 a.m., as well as in the Reception Area of the INCOG Offices.

After declaring a quorum present, Chairman Walker called the meeting to order at 9:08 a.m.

MINUTES:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 3-0-0 (Alberty, Tyndall, Walker, "aye"; no "nays"; no "abstentions"; Martin, Wines, "absent") to approve the Minutes of May 20, 1983 (No. 33).

MINOR VARIANCES AND EXCEPTIONS:

Case No. 366

Action Requested:

Variance - Section 330 - Bulk and Area Requirements in the Agriculture District - Request for a variance of the lot width from 200' to 133' and the lot area from two acres to .92 and 1.58 acres to permit a lot split located west of 114th Street and 193rd East Avenue.

Presentation:

Ricky Jones submitted a letter from the Broken Arrow Board of Adjustment which stated the Board voted 5-0-0 to recommend the variance be denied because no hardship was shown (Exhibit "A-1"). Their recommendation was to rezone the subject property to allow the proposed use.

Russell Ashworth, Route 2, Box 131, Broken Arrow, Oklahoma, 74012, was present and requested the variance of the lot width and lot area be granted to permit a lot split. The approximate acre and a quarter which is proposed to be split off the subject property will contain a new residence.

Protestants:

Mrs. Russell Martin, Route 1, Box 53, Coweta, Oklahoma, was present and submitted a protest petition bearing five (5) signatures (Exhibit "A-2"). She advised the neighbors oppose the application because most of the land in the addition was purchased with the understanding that the restrictive covenants would prevent the lots from being split into any tracts containing less than two acres. She was concerned that a precedent would be established if the application is granted.

Case No. 366 (continued)

Comments and Questions:

Mr. Gardner advised the lot split was approved by the Planning Commission subject to this Board's approval of the lot width and lot area. The Broken Arrow Board of Adjustment suggested that rezoning be applied for to allow the intended use, but the Planning Commission looked at the request to determine if there were similar sized lots in the area. The Staff would also be concerned that Health Department approve the septic system if the application is granted. Mr. Ashworth advised a septic tank is on the lot which would be connected to the new residence.

The Board advised Mrs. Martin, the protestant, that restrictive covenants are not the basis for approval or denial, but felt they should be considered. The Board also felt the decision made by Broken Arrow should be respected as it would be most affected by the decision.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 3-0-1 (Alberty, Tyndall, Walker, "aye"; no "nays"; Wines, "abstaining"; Martin, "absent") to DENY a Variance (Section 330 - Bulk and Area Requirements in the Agriculture District) of the lot width from 200' to 133' and the lot area from two acres to .92 and 1.58 acres to permit a lot split, on the following described property:

The East 363' of the West 394' of the South 325' of the NE/4 of the NE/4 of Section 36, Township 18 North, Range 14 East, Tulsa County, Oklahoma.

UNFINISHED BUSINESS:

Case No. 204

Action Requested:

Communication concerning Case No. 204.

Presentation:

Chairman Walker read a letter written by Don Hallock, County Inspector, which stated the Zoning Clearance Permit titled "Sanitary Land Fill (Earth Moving Permit Only)" issued on June 21, 1982 is being revoked (Exhibit "B-1"). The permit is being revoked because any permit issued is invalid if the authorized work is suspended or abandoned for a period of six months after the time of commencing work. The permit was issued and the Board of Adjustment approved the application, subject to Tulsa City-County Health Department's approval which did not occur, and therefore, the Board's action should be recinded.

Georgina Landman, 707 South Houston Avenue, Suite 301, attorney representing Mr. and Mrs. Carl Wright submitted a list indicating the expenditures by the Wrights (Exhibit "B-2"). Mrs. Landman advised the Board approved a special exception for a sanitary landfill on the subject property and the Wrights spent a considerable amount of money for the use. Mrs. Landman advised there is no other use appropriate for the subject property other than landfill purposes. She felt the subject property is a flood prone area rather than a floodplain area and if the property is properly diked it will not flood.

Alan Bates, 2 South Main Street, Sand Springs, Oklahoma, the engineer representing the Wrights was present and advised Mr. Wright has requested that his 40-acre tract be landfilled. Mr. Bates advised bordering the subject property is an existing landfill area. The matter has been brought to the

Case No. 204 (continued)

Corp of Engineers who is studying the floodplain area and are negotiating with the Health Department.

Mr. Alberty felt the Board did not have the authority to act on this matter as submitted, but felt the case should be dealt with by the Health Department. He felt the Board's decision was extremely clear at the previous hearing concerning the subject matter. He then read the Board's action from the June 18, 1982 meeting. He did not feel that their action needs to be revoked. The application was approved per Tulsa City-County Health Department approval and subject to County Engineer's requirements for a period of three years. The Staff suggested the Board consider whether the approval which was granted for a three-year period gives the applicant three (3) years in which to receive Health Department approval. (The Board was in agreement.) There was confusion as to whether the Health Department had denied the request.

Mr. Hallock, County Building Inspector, felt any action on the building permit matter would be more proper before the Board of County Commissioners because this Board does not have the authority to act on this aspect. Discussion ensued as to the revoking of the special exception or to prove it to be invalid because the applicant has not yet received the necessary approvals. Legal Counsel Clark felt the approval need not be revoked as the applicant was given a three-year time period to receive approval of the two departments. The Staff advised the applicant is still required to obtain Health Department approval. If additional time (more than 3 years) is needed to receive their approval the applicant would be required to reapply. At present, the applicant has two more years in which to receive approval of the Health Department. The Board felt rescinding their previous action was not necessary.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to find that in view of the Board's understanding of the previous action, the applicant does not have approval of a sanitary landfill until Health Department approval is granted (whether by county or state), and to DENY the Building Inspector's request to rescind the special exception action on Case No. 204.

NEW APPLICATIONS:

Case No. 359

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Use Unit 1209 - Section 440.6 - Request to allow a mobile home in an RS District; and a Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to allow two dwelling units on one lot of record located at 1419½ East 69th Street North.

Presentation:

Mrs. Ulas Redfern, 8212 East 37th Place, was present and submitted a drawing indicating the proposed location of the mobile home (Exhibit "C-1") and seven (7) photographs showing other mobile homes in the immediate area (Exhibit "C-2"). The applicant requested permission to place a mobile home on the back-half of the subject property which is approximately 90' x 300'. There is a house on the front-half of the property.

Case No. 359 (continued)

The back-half of the property will be used for Mrs. Redfern's son, who is experiencing extreme financial difficulty as a result of his divorce which poses a hardship.

Protestants & Interested Parties:

Mrs. Robert C. Anderson, 1518 East 71st Street North, stated she is an interested party and was interested in the zoning classification of the property. Chairman Walker advised the property is zoned RS which is single-family residential.

Chairman Walker read a protest letter from Douglas and Juanita Reagan, 1414 East 71st Street North, which stated their opposition to permitting additional mobile homes in the area (Exhibit "C-3").

Comments:

Mr. Alberty expressed his concern with the application as opposition from the neighborhood has been expressed and the fact that two dwellings would be located on the same property. The applicant's son does have a financial hardship which Mr. Alberty was sympathetic with, but did not feel the Board should consider that. The Board usually considers a hardship when a terminal illness exists or care is needed for an elderly person, etc.

The Board asked if the mobile home would be a permanent or temporary residence and Mrs. Redfern requested that the use be for a permanent dwelling. The Board did not feel that a permanent approval would be appropriate in the immediate area.

ALBERTY made a MOTION to deny the application but due to the lack of a SECOND the motion failed.

Board Action:

On MOTION of WINES and SECOND by TYNDALL, the Board voted 3-1-0 (Tyndall, Walker, Wines, "aye"; Alberty, "nay"; no "abstentions"; Martin, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential District - Under the Provisions of Use Unit 1209 and Section 440.6) to allow a mobile home in an RS District; and a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwelling units on one lot of record, for a two year period only, subject to Tulsa City-County Health Department's approval and subject to the issuance of a building permit, on the following described property:

The West 90' of Lot 10, Block 9, Golden Hills Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 360

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Use Unit 1209 - Section 440.6 - Request to allow a mobile home in an RM District under the provisions of Section 1680 Special Exceptions located at 7830 West 18th Street.

Presentation:

Mary McWhirt, 109 West 49th Place North, requested permission to place a mobile home on the subject property for an indefinite period of time. Ms. McWhirt advised there are at least 11 other mobile homes located

Case No. 360 (continued)

within a one block area of the subject property.

Protestants: None.

Comments and Questions:

Chairman Walker inquired as to the sewer system on the property and Ms. McWhirt advised the property has been approved for a septic system. The Staff suggested the application be approved, subject to Health Department's approval if the Board approves the application.

Board Action:

On MOTION of TYNDALL and SECOND by WINES, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to approve a Special Exception (Section 410 - Principal Uses Permitted in the Residential Districts - Under the Provisions of Use Unit 1209 and Section 440.6) to allow a mobile home in an RM District - Under the Provisions of Section 1680 of Special Exceptions, subject to Tulsa City-County Health Department approval and subject to the issuance of a building permit, on the following described property:

Lot 13, Block 5, Lake Subdivision, Tulsa County, Oklahoma.

Case No. 361

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Use Unit 1209 - Section 440.6 - Request to allow a mobile home in an RS District; and a Variance - Section 430 - Bulk and Area Requirements in the Residential Districts - Request for a variance of the Bulk and Area Requirements located at the NW corner of South 70th West Avenue and 61st Street.

Presentation:

Glen Kitchens, P. O. Box 323, Oakhurst, Oklahoma, 74050, was present and requested permission to locate a mobile home on the subject property. The applicant proposes to place the mobile home at the edge of the west 25' lot and access will be provided on the side of the lot. The road has been dedicated but is unimproved. The variance of the Bulk and Area Requirements is being requested to allow the mobile home to be located on the property line.

Protestants: None.

Comments and Questions:

Mr. Wines asked if there was a sewer system on the property and Mr. Kitchens answered in the affirmative.

Mr. Edwards advised that normally a 25' setback is required, but the plat indicates a 5' setback which the Board generally complies with. Mr. Kitchens advised the road is a 12' single land road. Discussion ensued as to the specific location of the mobile home.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to approve a Special Exception (Section 410 - Principal

Case No. 361 (continued)

Uses Permitted in the Residential Districts - Under the Provisions of Use Unit 1209 and Section 440.6) to allow a mobile home in an RS District; and a Variance (Section 430 - Bulk and Area Requirements in the Residential Districts) of the Bulk and Area Requirements to locate the mobile home on the west 25' lot, waiving the side yard setback and the setback from 70th West Avenue, but maintaining the setback from 61st Street and the rear yard, subject to Tulsa City-County Health Department's approval and subject to the issuance of a building permit, on the following described property:

Lot 22, Block 55 and Lots 11 and 12, Block 56, ALL in Taneha Addition, being a subdivision of the SE/4 of Section 31, Township 19 North, Range 12 East of the Indian Base and Meridian, Tulsa County, Okla.

Case No. 362

Action Requested:

Variance - Section 207 - Street Frontage Required - Request for a variance of the 30' frontage requirement on a public street or dedicated right-of-way to permit a lot split located north and west of the NW corner of 161st Street and 145th East Avenue.

Presentation:

Ricky Jones advised the application is for the purpose of splitting the lots, but the lots are larger than two and one-half acres in size which does not require the normal lot split process.

Darryl Cates, Box 67, Leonard, Oklahoma, 74043, was present and requested that the variance be granted. Mr. Cates advised there was an access easement on the tract when he purchased the land, but he now intends to have a 30' easement going back to the west property owner.

Protestants: None.

Interested Party:

The west property owner was present and advised he was in support of the application. He advised the road runs up to his property and he would be able to utilize the road.

Comments and Questions:

Chairman Walker asked who would maintain the road and Mr. Cates advised the people utilizing the road would maintain it. Mr. Alberty asked if he would be willing to sign a statement to that affect and the applicant answered in the affirmative. Mr. Wines suggested the road might be dedicated in the future. The Staff advised that the applicant probably would not be willing to develop the road to county standards. If the road were not brought up to county standards the county would not want it dedicated for their maintenance. The Staff would be concerned that any future division of the land should meet Subdivision Regulations and not handled in this manner.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin "absent") to approve a Variance (Section 207 - Street Frontage Required) to permit the 20-acre subject tract to be divided no more than four (4) times as exhibited on the applicant's drawing, subject to the applicant signing a

Case No. 362 (continued)

waiver of maintenance responsibility from the county and subject to executing a 30' mutual access easement on the north side of the property and any additional attempts to divide the lot would be subject to the Subdivision Regulations, on the following described property:

The N/2, SE/4, SE/4, Section 21, Township 17 North, Range 14 East, Tulsa County, Oklahoma, containing 20 acres, more or less.

Case No. 363

Action Requested:

Special Exception - Section 310 - Principal Uses Permitted in the Agriculture District - Use Unit 1205 - Section 340 - Request for Church use in an AG District; and a Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to allow two dwelling units on one lot of record located at 20900 West Coyote Trail.

Presentation:

Lavurn Pitts, P. O. Box 4292, Tulsa, Oklahoma, 74159, represented Faith Outreach Fellowship and submitted a plat of survey (Exhibit "D-1"). The Church requests permission to locate a mobile home on the property to be used as a residence for a family who will be assisting with the overseeing of the Church. There is presently a mobile home on the property which the Church is using as a temporary meeting place.

Protestants: None.

Comments and Questions:

Mr. Alberty asked if the mobile homes would be permanent structures and Mr. Pitts advised their contract requires that mobile homes be permanently fastened on piers. The mobile home used as a worship area is a temporary structure because the Church plans to build a new church building within one or two years. Mr. Jones advised that advertisement stated the request was for two dwellings because they are mobile homes, but one will be for residential purposes and the other for Church use. Chairman Walker advised there are other mobile homes in the area which are permitted as a matter of right.

Board Action:

On MOTION of ALBERTY and SECOND by WINES, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to approve a Special Exception (Section 310 - Principal Uses Permitted in the Agriculture Districts - Under the Provisions of Use Unit 1205 and Section 430) for Church use in an AG District in the existing temporary building; (mobile home) and a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwelling units on one lot of record, and in addition to the Church use to permit an additional dwelling on the lot to be used in connection with the use of the property as a Church with no time limit, and prior to the time a permanent structure is added on the property as a church building that the applicant submit a plot plan for the Board's review and approval, subject to the issuance of a building permit and approval of Tulsa City-County Health Department, on the following described property:

Lot 12, Block 4, Hickory Ridge Estates Addition, Section 27,
Township 19 North, Range 10 East, Tulsa County, State of Oklahoma.

Case No. 364

Action Requested:

Special Exception - Section 410 - Principal Uses Permitted in the Residential Districts - Use Unit 1209 - Section 440.6 - Request to permit a mobile home in an RS District; and a Variance-Section 208 - One Single-Family Dwelling Per Lot of Record - Request to permit two dwelling units on one lot of record located North of the NE corner of 61st West Avenue and West 60th Street.

Presentation:

Melvin Martin, 6009 West 60th Street, requested permission to place a mobile home on the subject property for his daughter and her husband. The lot in question is 25' deep and 130' in length. Presently, there is a 20' x 20' house located on the property which sets within 10' of the property line; therefore, there will be two dwellings on one lot.

Protestants: None.

Comments and Questions:

Chairman Walker asked if there are other mobile homes in the area and Mr. Martin answered in the affirmative and proceeded to describe their locations.

The Board expressed a real concern with placing two dwellings on a small lot as proposed.

Board Action:

On MOTION of TYNDALL and SECOND by ALBERTY, the Board voted 3-1-0 (Alberty, Tyndall, Wines, "aye"; Walker, "nay"; no "abstentions"; Martin, "absent") to DENY a Special Exception (Section 410 - Principal Uses Permitted in Residential Districts - Under the Provisions of Use Unit 1209 and Section 440.6) to permit a mobile home in an RS District, and a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to permit two dwellings on one lot of record, on the following described property:

Lot 12, Block 2, New Taneha Addition, Tulsa County, Oklahoma.

Case No. 365

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record- Request to allow two dwellings on one lot of record located at 6223 North 129th East Avenue.

Presentation:

Virgil Scivally, 6223 North 129th East Avenue, requested permission to place a mobile home on the lot which will be used for the Scivally's daughter and her husband. The subject lot contains 2½ acres and the Scivally's residence is also located on the tract. There are other mobile homes in the surrounding area.

Protestants: None.

Comments:

The Staff suggested that a time limit be imposed if the application is approved.

Case No. 365 (continued)

Board Action:

On MOTION of TYNDALL and SECOND by WINES, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwellings on one lot of record for a period of five (5) years, subject to Tulsa City-County Health Department's approval and subject to the issuance of a building permit, on the following described property:

The NW/4 of Section 4, Township 20 North, Range 14 East; beginning 1,564 feet South of the Northwest corner of Section 4, go east 420.1 feet to west side of railroad right-of-way, then Southeasterly 251 feet, then West 469.3 feet, then North 247 feet to the point of beginning, Tulsa County, Oklahoma.

Case No. 367

Action Requested:

Special Exception - Section 220 (c) - Height Exception - Request to permit a 300' transmitting tower in an AG District located at Lookout Mountain.

Presentation:

Casper Jones, 1302 South Fulton, represented Times Mirror Microwave Communication Company, in Austin, Texas, and submitted a plot plan (Exhibit "E-1"); a site location map and further information concerning the height of the proposed tower (Exhibit "E-2") and a copy of FAA approval (Exhibit "E-3"). Mr. Jones requested the special exception be granted to permit a 300' transmitting tower on Lookout Mountain. It was advised Channel 8 and Frisco Railroad have high transmitting towers in the same vicinity. A shed will be constructed underneath the tower for maintenance purposes.

Protestants: None.

Comments and Questions:

Chairman Walker asked if there would be any interference with the two existing transmitting towers and Mr. Jones answered in the negative and assured the Board of the FAA's approval of the tower as proposed. Mr. Gardner was concerned that the tower adhere to any safety standards. Mr. Gardner asked if there are any residences located within 300' of the proposed site and Mr. Jones answered in the negative.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to approve a Special Exception (Section 220 (c) - Height Exception) to permit a 300' transmitting tower in an AG District as requested and that any accessory building to be constructed be in conjunction with maintenance of that tower, subject to the issuance of a building permit, on the following described property:

The E/2 of the NW/4 of the NE/4 of the NE/4, & the W/2 of the NW/4 of NE/4 of Section 22, Township 19 North, Range 12 East, Tulsa County, Oklahoma, being more particularly described as follows:

Case No. 367 (continued)

Access - 20' Right-of-Way

From the Southwest corner of Said Section 22; thence North 41⁰-04'-43.0" East 3,515.48 feet to a point at the centerline of existing drive; thence North 37⁰-20'-11.4" East 139.98 feet; thence North 58⁰-28'-47.6" East 566.95 feet; thence North 76⁰-18'-30.2" East 362.91 feet; thence North 57⁰-54'-59.0" East 25.72 feet; thence North 6⁰-57'-11" West 24.78 feet; thence North 13⁰-4'-35" West 83.98 feet; thence North 64⁰-18'-15" West 188.66 feet; thence North 106⁰-19'-59" West 194.86 feet; thence North 54⁰-21'-46" West 247.32 feet; thence North 7⁰-35'-40.7" East 302.65 feet; thence North 72⁰-33'-59.4" East 262.35 feet; thence North 26⁰-13'-33.7" East 37.70 feet; thence South 76⁰-13'-32" East 164.63 feet; thence South 50⁰-27'-13" East 202.44 feet; thence South 54⁰-20'-16" West 144.25 feet; thence South 4⁰-39'-50" East 38.13 feet; thence South 48⁰-45'-57" East 111.96 feet; thence South 66⁰-59'-18" East 124.83 feet; thence North 74⁰-27'-57.1" East 306.18 feet; thence South 88⁰-57'-36" East 152.92 feet to a point.

LEASE:

From centerline of said point; thence North 0⁰ West 50 feet; thence North 90⁰ East 100 feet; thence South 0⁰ East 100 feet; thence South 90⁰ West 100 feet; thence North 0⁰ West 50 feet to the point of beginning and containing 0.22 acres.

Case No. 368

Action Requested:

Variance - Section 208 - One Single-Family Dwelling Per Lot of Record - Request to allow two dwelling units on one lot of record, (one mobile and one house) located at 9009 North Delaware Avenue.

Presentation:

Rhonda Evans, 4224 East Young Place, was present on behalf of her brother, Bob Bales, who is requesting permission to place a mobile home on the 20-acre subject tract which is owned by Mr. Bales' father. The applicant requests a temporary approval of the mobile home for approximately three (3) years.

Protestants: None.

Comments and Questions:

Mr. Alberty asked if there are other mobile homes in the surrounding area and Ms. Evans advised there are at least five mobile homes located on Delaware Avenue.

Board Action:

On MOTION of ALBERTY and SECOND by TYNDALL, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to approve a Variance (Section 208 - One Single-Family Dwelling Per Lot of Record) to allow two dwelling units on one lot of record (one mobile home and one house) for a three-year time period, subject to Tulsa City-County Health Department's approval and subject to the issuance of a building permit, on the following described property:

The N/2 of the NW/4 of the SE/4 of Section 20, Township 21 North, Range 13 East, Tulsa County, Oklahoma.

OTHER BUSINESS:

Case No. 347

Action Requested:

Review of Case No. 347.

Presentation:

Ricky Jones advised the application of Thomas Stumph to operate an auto repair shop was placed on the agenda at the Building Inspector's request. The Staff advised the applicant's property is located in a floodplain district. There is a resolution dealing with the floodplain which has been studied concerning this matter. It was suggested that the item be continued to the next meeting to obtain more information concerning the floodplain.

Board Action:

On MOTION of TYNDALL and SECOND by ALBERTY, the Board voted 4-0-0 (Alberty, Tyndall, Walker, Wines, "aye"; no "nays"; no "abstentions"; Martin, "absent") to continue this item to the July 15, 1983 meeting.

There being no further business, the meeting was adjourned at 11: 35 a.m.

Date Approved _____

July 15, 1983


Chairman