

**MINUTES OF  
FAUQUIER COUNTY BOARD OF ZONING APPEALS**

*MARCH 5, 1998*

The Fauquier County Board of Zoning Appeals held its regularly scheduled meeting on Thursday, March 5, 1998, at 2:00 P.M. in the Warren Green Building located at 10 Hotel Street, Warrenton, Virginia. Members present were Mr. William Rider, Chairman; Mr. William Barr, Vice-Chairman; Mrs. Barbara Wilson, Secretary; Mrs. Peg Mailler, and Dr. James Branscome. Mr. Leon Williams was absent. Also present were Mrs. Carolyn G. Bowen, Zoning Administrator; Mr. Kevin Burke, Assistant County Attorney; Mr. Don Margraf, Assistant Zoning Administrator and Mrs. Beverly Pullen, Zoning Office Technician.

The minutes of the February 5, 1998 meetings were approved as submitted.

**LETTERS OF NOTIFICATIONS**

**PUBLIC NOTICE** Mrs. Bowen stated that to the best of her knowledge, the cases before the BZA for a public hearing had been advertised, posted, and letters of notification sent to adjoining property owners.

**VARIANCE #42266**

**Midland Lodge #238, F&A Masons Trustees (Owners)**

The Midland Lodge #238 has requested a variance of 4'5" to the rear yard (setback) in a RA (Rural Agricultural) zoning district. The purpose of the variance is to locate a greenhouse which will be attached to the existing masonic lodge to house an experimental sewage disposal system. The property is located at 10485 Shenandoah Path (State Route 607) near Catlett, Virginia and contains approximately .946 acres, Cedar Run District. PIN #7920-73-5955.

Mr. Don Margraf read the staff report. He stated the Midland Lodge #238 has applied for a variance to the rear yard (setback) requirement to allow the construction of an attached greenhouse 20'7" from the rear property line, due to sun exposure and accessibility to existing entryways and plumbing facilities. The Virginia Department of Transportation takes no exception to this application.

Mr. Dennis Gordon was present on behalf of the Midland Lodge #238 Trustees request for this variance. Mr. Rider stated that the site was visited earlier today. He asked Mr. Gordon if this project was sanctioned by the Fauquier County Health Department. Mr. Gordon responded that

the Health Department has not issued a permit as of this date, but they are supportive of this request.

Mr. Rider asked if anyone wished to speak in support or opposition of this request. No one spoke.

On the motion made by Dr. Branscome and seconded by Mr. Lofdahl it was moved to approve variance #42266, based on the Board's finding, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. The property was acquired in good faith; and
2. Strict application of the Ordinance would effectively prohibit or unreasonably restrict use of the property because of the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance.
3. The granting of the variance will alleviate a clearly demonstrable hardship approaching confiscating, and is distinguished from a special privilege or convenience sought by the applicant.
4. The hardship or restrictions on the use of the property are by reason of the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance.
5. The size or shape, exceptional conditions, or extraordinary situation which result in the hardship or restrictions on the use of the applicant's property are the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the Ordinance.
6. The variance will be in harmony with the intended spirit and purpose of the Ordinance, and would result in substantial justice being done.
7. The strict application of the Ordinance will produce undue hardship.

8. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.

9. The authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

The minimum variance that is necessary to afford relief is 4.5 feet to the rear yard (setback) requirement, and the variance is subject to compliance with the Fauquier County Health Department.

The motion carried unanimously.

**VARIANCE #42289**

**Dwayne L. Riley (Owner)**

Dwayne L. Riley requested a variance of 14' to the front yard requirement(setback) to the centerline of a private right-of-way to locate a detached garage/storage building. The property is zoned R-1 (Residential) and RA (Rural Agricultural) and contains 2.020 acres, 3572 Armstrong Lane in Catlett, Virginia, Cedar Run District. PIN #7923-18-8449.

Mr. Don Margraf read the staff report. He stated that the applicant has applied for a variance of 14' to the front yard (setback) requirement to allow the construction of a detached garage 61 feet from the centerline of a private right-of-way. The applicant seeks a variance to the 75 foot front yard setback due to the exceptional topography of the lot and the location of the existing well, drainfield reserve area.

Mr. Riley was present to support his request for a variance.

Mrs. Bowen stated that Mr. Riley's property was zoned both R-1 (Residential) and RA (Rural Agriculture, and the setback in the R-1 zone is 60 feet from the centerline of Armstrong Lane.

Mr. Rider asked if there was anyone present that wished to speak in support or opposition. No one spoke.

On the motion made by Ms. Wilson and seconded by Mrs. Mailler it was moved to grant variance #42289, based on the Board's findings, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. The property was acquired in good faith; and

2. Strict application of the Ordinance would effectively prohibit or unreasonably restrict use of the property because exceptional topographic condition, location of the existing septic drainfield and reserve area and the split zoning on the property.

3. The granting of the variance will alleviate a clearly demonstrable hardship approaching confiscating, and is distinguished from a special privilege or convenience sought by the applicant.

4. The hardship or restrictions on the use of the property are by reason of exceptional topographic condition, location of the existing septic drainfield and reserve area and the split zoning on the property.

5. The size or shape, exceptional conditions, or extraordinary situation which result in the hardship or restrictions on the use of the applicant's property are by reason of exceptional topographic condition, location of the existing septic drainfield and reserve area and the split zoning on the property.

6. The variance will be in harmony with the intended spirit and purpose of the Ordinance, and would result in substantial justice being done.

7. The strict application of the Ordinance will produce undue hardship.

8. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.

9. The authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

10. The minimum variance that is necessary to afford relief is 14' feet, subject to compliance with Fauquier County Health Department.

The motion carried unanimously.

**Special Permit #42310**

**Ruther E. and Mary F. Allen (Owners) Ruther and Patty Allen (Applicants)**

Ruther and Patty Allen have requested special permit approval for a cottage industry and an auto repair garage. They are also wish to locate a free standing sign of up to 16 square feet. The property is identified as PIN #7839-84-7539 located at 11223 Bristersburg Road in Catlett, Virginia and in Cedar Run District containing 452.891 acres. The property is zoned RA (Rural Agriculture).

Mr. Don Margraf read the staff report. He stated that the applicants have applied for special permit approval to operate a cottage industry to perform embroidery services on a computer controlled machine in the garage attached to their home. The applicants currently have a home occupation permit for a sign lettering business. Their application also requests special permit approval for an auto repair garage to allow sign lettering services. In addition, the applicants are seeking approval to place a free-standing sign of up to sixteen(16) square feet at the entrance to their property.

Mr. Dan O'Connell was present to represent his clients, Ruther and Patty Allen. Mr. O'Connell stated that the Allen's operate two businesses from the property. The first is an embroidery service, and the second is a sign/lettering service for motor vehicles.

Mr. Rider stated that the site was visited earlier today. Mrs. Mailler asked Mr. O'Connell if the sign would be place at the entrance to the property. Mr. O'Connell replied that it would be placed at the entrance.

Mr. Rider if anyone wished to speak in support or opposition of this request. No one spoke.

On the motion made by Mrs. Mailler and seconded by Mr. Lofdahl, it was moved to grant special permit #42310 based on the Board's finding and after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

Section 5-205 Additional Standards for Auto Repair Garages

1. Must be conducted on the same lot as the proprietor of the business.
2. All employees must reside on the lot and shall not exceed two.

3. All work shall be accomplished and vehicles in excess of two shall be located in a completely screened area and shall not be in any required yard.
4. A minimum of two (2) acres shall be required.
5. Limited to four (4) vehicles.

Additional Standards for Cottage Industries:

1. Such uses shall be permitted as a home occupation in accordance with Section 6-302 and shall not be listed Section 6-303 or similar thereto. Such use may also include production of products requiring trade skills such as carpentry, plumbing, electrical and printing.
  2. A cottage industry shall be conducted on the same lot as contains the bonafide residence of the proprietor of same business.
  3. Not more than two(2) persons, other than bonafide residents of the site, shall be engaged in the operation of the business, including part-time employees.
  4. Such a use shall be conducted within the dwelling of the proprietor or within a separate structure not exceeding one story or 1,000 square feet in gross area and shall be located to the rear of the proprietor's dwelling.
  5. Except for articles produced or substantially repaired on the premises, no stock in trade shall be displayed, stored or sold on the premises. "Substantially repaired" shall be deemed to include only repairs adding 100% to the value of an article.
  6. No outside storage, display or sales of equipment, materials or stock in trade related to the business shall be allowed.
  7. Signs shall be limited to those allowed for home occupations in the zoning district where located.
  8. Off-street parking and loading for the use shall be in accordance with the provisions of Article 7 in addition to that required for the dwelling unit and shall not be located on any required yard.
5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:

- (a) A sign of up to sixteen (16) square feet is permitted at the entrance to the property.
- (b) Special permit does not convey with the sale of the property.
- (c) Site plan approval as required.

**Variance #42307**

**Douglas S. and Patricia A. Masztak (Owners)**

Douglas S. and Patricia A. Masztak have requested a variance to the side yard (setback) of 17' to locate a detached garage. The property is zoned R-1 (Residential), contains 1.243 acres and is located at 7363 Hilly Lane near Warrenton, Virginia. The PIN # is 6995-50-9151 in Center District.

Don Margraf read the staff report. He stated that the applicants want to locate a garage eight (8) feet from the side property line. Section 3-405.1 of the Zoning Ordinance requires a 25 foot side and rear(setback) requirement. He stated that the site was visited earlier today.

Mr. Douglas Masztak was present in support of his request for a variance, Mr. Masztak stated that he is requesting a variance so that he may locate a garage for personal auto repairs.

Mr. Lofdahl inquired as to other possible locations on the property for this garage. Mr. Masztak stated that it would be expensive to remove trees and have a new driveway designated. Mr. Rider stated that variances are not granted for a matter of convenience or expense. If there is another area that the garage could be located, the BZA may not grant the request for a variance.

Mr. Rider asked if anyone wished to speak in support or opposition to this request. No one spoke.

Eugene Lofdahl made a motion to approve variance #42307, the motion died for lack of a second.

On the motion made by Mrs. Wilson and seconded by Dr. Branscome, it was moved to deny variance #42307 based on the Board's findings, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. The property was not acquired in good faith; and
2. Strict application of the Ordinance would not effectively prohibit or unreasonably restrict use of the property;
3. The granting of the variance will not alleviate a clearly demonstrable hardship approaching confiscation, and is not distinguished from a special privilege or convenience sought by the applicant.

4. Any hardship or restriction on the use of the property is not by reason of the exceptional narrowness, shallowness, size or shape of the property at the time of the effective date of the ordinance;
5. The variance will not be in harmony with the intended spirit and purpose of the Ordinance, and would not result in substantial justice being done.
6. The strict application of the Ordinance will not produce undue hardship.
7. Such hardship is generally shared by other properties in the same zoning district and the same vicinity, and is of so general and reoccurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.
8. The authorization of the variance will be of substantial detriment to adjacent property and that the character of the district will be changed by the granting of the variance.

The motion carried with a vote of 5-1.

**Variance #42319**

**Linda A. Kreps (Owner)**

Linda A. Kreps has requested a variance to the side yard (setback) of 8' and to the rear yard (setback) of 2' for a storage building. The property is located at 10061 Routts Hill Rd. near Warrenton, Virginia and contains approximately 1.50 acres. The PIN # is 6971-40-0492. The property is zoned R-1 (Residential) in Lee District.

Mr. Don Margraf read the staff report. He stated that the applicant has applied for a variance to the side yard (setback) of eight(8) feet and a variance to the rear yard (setback) of two (2) feet. He also stated that the applicant has begun construction and stated that she was unaware that a zoning permit was required by Fauquier County.

Ms. Kreps was present to support her request for a variance. She stated that she wanted to apologize to the BZA for not applying for a permit for this storage shed. She had thought that a permit was not required if there would be no water or electricity supplied to the shed. She had been informed by the engineering firm, Dewberry & Davis, that the setback requirement was fifteen (15) feet and with this in mind she proceeded with the construction. The location was

chosen due to the location of the drainfield, the drainfield reserve area and the marshy area in the opposite corner of the lot.

Mr. Rider asked if anyone wish to speak in support or opposition of this request. No one spoke.

On the motion made by Mr. Lofdahl and seconded by Mrs. Mailler it was moved to grant variance #42319 based on the Board's findings, after due notice and hearing, as provided by §15.2-2204 of the Code of Virginia:

1. The property was acquired in good faith; and
2. Strict application of the Ordinance would effectively prohibit or unreasonably restrict use of the property because of the exceptional topographic conditions or other extraordinary situation or condition of the property due to the nature of the soils and the location of the drainfield.
3. The granting of the variance will alleviate a clearly demonstrable hardship approaching confiscating, and is distinguished from a special privilege or convenience sought by the applicant.
4. The hardship or restrictions on the use of the property are by reason of the exceptional topographic conditions or other extraordinary situation or condition of the property due to the nature of the soils and the location of the drainfield.
5. The size or shape, exceptional conditions, or extraordinary situation which result in the hardship or restrictions on the use of the applicant's property are by reason of the exceptional topographic conditions or other extraordinary situation or condition of the property due to the nature of the soils and the location of the drainfield.
6. The variance will be in harmony with the intended spirit and purpose of the Ordinance, and would result in substantial justice being done.
7. The strict application of the Ordinance will produce undue hardship.

8. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity and is not of so general or recurring a nature as to make reasonably practical the formation of a general regulation to be adopted as an amendment to the Ordinance.

9. The authorization of the variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

10. The minimum variance that is necessary to afford relief is  
Eight (8) feet to the side yard requirement and Two (2) feet to the rear yard requirement.

The motion carried unanimously.

**Special Permit #42320**

**Sunrise Partnership (Owners) Lode and Jennifer Holtslag (Contract Owners/Applicants)** - Lode and Jennifer Holtslag requested special permit approval to amend an existing special permit issued to Sunrise Partnership on October 6, 1988 for a day care center as the original permit does not convey with the sale of the property. The applicants also wish to amend said permit to increase the number of children to sixty (60) and decrease the number of teachers (total number on site at any one time is the same) and to extend the hours of operation. The property is located at 9132 James Madison Highway near Warrenton, Virginia and contains approximately 5.00 acres. The PIN # is 6982-34-1367 and is zoned RR-2 (Residential) in Marshall District.

Mr. Don Margraf read the staff report. He stated that the applicants have applied for special permit approval to amend an existing Special Permit #29959 issued on October 6, 1988 to Alvin Henry as the original permit does not convey with the sale of the property. The applicants are requesting to amend the original permit to increase the maximum number of children to sixty (60) and to decrease the maximum number of teachers to five (5). The applicants are also wishing to amend said permit by extending the hours of operation. Applicants have owned and operated another day care center, Walnut Grove Child Care Center in New Baltimore since April, 1990 as well as a day care center in Gainesville, Virginia.

Mr. Lode Holtslag was present to support his request for this special permit. He stated his request was to amend the number of children on site at any one time to sixty (60) and the number of teachers needed would only be five (5). This meets the teacher/children ratio set by the Virginia Department of Social Services as well as the standards set by the Virginia Department of Health governing water use and drainfield capacity. The second request for amendment for this special permit is the hours of operation. He stated that the requested hours of operation would be 7:00 A.M. to 6:00 P.M.

Mr. Rider asked Mr. Holtslag if the total number of occupants would remain the same. Mr. Holtslag stated that the total number of occupants would stay the same.

Mrs. Wilson inquired as to the ratios required by Virginia Department of Social Services. Mr. Holtslag stated that the ratio for infants is one (1) teacher to four (4) infants, one (1) teacher to ten (10) children ages 2 1/2 to 5 years old and (1) teacher to twenty (20) children that are age 6 years and older. Mr. Holtslag stated that the maximum capacity is generally no more than 80-85% of the allowable number.

Dr. Branscome inquired as to the amount of space required per child. Mr. Holtslag stated that 100 square feet of space is required per child.

Mr. Rider asked if anyone wished to speak in favor or opposition of this request. No one spoke.

On a motion made by Mr. Barr and seconded by Mrs. Wilson it was moved to grant special permit #42320, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

**Section 5-503 - Additional Standards for Pre-School/Day Care Center/Nursery School**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.

- C. Only that area which is developable for active outdoor recreation purposes.
- 2. All outdoor recreation area shall be fully fenced.
- 5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:
  - a. Compliance with Fauquier County Health Department.
  - b. The number of children will be increased to sixty (60) and the number of teachers will be decreased to five (5) while still maintaining the same number of occupants at sixty-five (65) as previously approved by Special Permit #29959.
  - c. The hours of operation will be 6:00 A.M. to 7:00 P.M.
  - d. Conditions, other than those amended, of Special Permit #29959 still apply to Special Permit #42320.

The motion carried unanimously.

**Special Permit #42321**

**Michael and Patsy Gonzales (Owners)**

Michael and Patsy Gonzales have requested special permit approval to place an addition of 768 sq. ft. to expand the size of an existing day care center located on Catlett Rd. near Midland, Virginia. The property contains approximately 2.69 acres, further identified as PIN #6899-58-9992 in Cedar Run District. The property is zoned RR-2 (Residential).

Mr. Don Margraf read the staff report. He stated that the applicants, Michael and Patsy Gonzales have applied for special permit approval to expand the size of an existing day care center by 768 square feet. The previous special permit #24098 was issued to Earl and Jacky Kemper on June 3, 1986. Section 5-004.2 of the Zoning Ordinance requires special permit approval if a use is enlarged, extended, increased in intensity or relocated. Mr. Margraf stated that no site visit had been made.

Mr. Gonzales was present in support of his request for this addition. He stated that the purpose of this addition was to add an expanded learning center for the children as well as having all the children on the main level of the center. He stated it was not his intention to increase the number of children at this time.

Mr. Rider asked if anyone wish to speak in support or in opposition of this request. No one spoke.

On the motion made by Mrs. Mailler and seconded by Mrs. Wilson it was moved to grant special permit #42321, after due notice and hearing, as required by Code of Virginia §15.2-2204 and Section 5-009 of the Fauquier County Code, based upon the Board's findings:

1. The proposed use will not adversely effect the use or development of neighboring properties.
2. It is in accordance with the applicable zoning district regulations and to applicable provisions of the adopted Comprehensive Plan, and does conform to the general standards set forth in Section 5-006(1) through (9) of the Zoning Ordinance of Fauquier County, which sections are incorporated in this Motion as if fully set forth.
3. The use will be compatible with the neighborhood in which it is to be located.
4. The application does comply with the specific standards which apply to the use in question, namely:

**Section 5-503 - Additional Standards for Pre-School/Day Care Center/Nursery School**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
  - B. That area outside the limits of the required front yard.
  - C. Only that area which is developable for active outdoor recreation purposes.
2. All outdoor recreation area shall be fully fenced.
5. The special permit is granted subject to the following conditions, safeguards, and restrictions upon the proposed uses as are deemed necessary in the public interest to secure compliance with the provisions of this Ordinance: (Conditions including, but not limited to, those recited in Section 5-007 A-L of the Zoning Ordinance:
    - (a) Site plan approval as required.
    - (b) Compliance with the Fauquier County Health Department.
    - (c) The special permit is granted for a period of five (5) years.

- (d) The special permit does not convey with the sale of the property.
- (e) All previous conditions of Special Permit #24098 still apply to Special Permit #42321.

The motion carried unanimously.

### **Special Permit #42331**

#### **Holly L. Jorgensen (Owner)**

Holly L. Jorgensen has requested an amendment to special permit #22347 issued by the BZA on August 1, 1995 for the location of an eighty (80) dog kennel and cattery. Special permit was issued on 28.03 acres and the property upon which the kennel is located now contains 12.553 acres. The property is located at 10162 James Madison Highway, further identified as PIN #6980-28-1112 in Lee District.

Mr. Don Margraf read the staff report. He stated that the applicant is requesting special permit approval to amend an existing special permit 22347 issued on August 1, 1995. The applicant is requesting an amendment as the property on which the kennel/cattery is now located only contains 12.553 acres.

Mr. Sherman Everlof, attorney, was present to represent the applicant/owner, Ms. Holly Jorgensen. He stated that the kennel was last used in late 1995. He stated that the owner wanted to sell the property and the interested party wanted the ability to operate a kennel on this property.

Mr. Rider inquired as to the existing kennel building. He asked Mr. Everlof if the building was occupied as a residence. He stated that the property is not zoned to allow for two dwellings. Mr. Everlof replied that he was not sure and he would need to obtain more information from the owner. Mr. Rider inquired as to the present condition of the septic system. Mr. Everlof stated he was not certain.

Dr. Branscome recommended tabling this request for 30 days. Mr. Barr asked Mr. Everlof if 30 days was enough time to obtain answers for the BZA. Mr. Everlof requested 60 days. Mrs. Wilson made a motion to table the request until the June Board of Zoning Appeals meeting to allow Mr. Everlof time to answer the following questions:

- (1) Is there a tenant residing presently in the kennel building and the dwelling?
- (2) Compliance with Virginia Department of Health requirements with regard to the well and septic system.
- (3) Parking concerns.

The request was tabled until June 4, 1998.

OTHER MATTERS:

Mr. Rider read the letter from Lloyd Forbush withdrawing his appeal dated July 17, 1997 on PIN #6981-30-7376.

On a motion made by Mrs. Wilson and seconded by Mrs. Mailler it was moved to accept Mr. Forbush's request to withdraw his appeal. The vote was unanimously.

ADJOURNMENT There being no further business before the Board, the meeting was recessed at 3:45 P.M.

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William Rider, Chairman

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Barbara Wilson, Secretary

Copies of all files and materials presented to the Board are attached to and become a part of these minutes. A tape recording of the meeting is on file for one year.