

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
3:30 p.m. Wednesday, February 9, 2022
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

Members of the public may participate in the meeting in the following ways:

1. Submit public comment in advance of the meeting: <https://forms.galvestontx.gov/Forms/PublicComment>
 2. Attend the meeting in person at the above address.
1. Call Meeting To Order

2. Attendance
 3. Conflict Of Interest
 4. Approval Of Minutes
- A. December 8, 2021

Documents:

[12-08-2021 ZBA MINUTES.DOC](#)

5. Request To Address Board On Agenda Items Without Public Hearings And Non-Agenda Items (Three-Minute Maximum Per Speaker. If Speaking Through A Translator, Six-Minute Maximum Per Speaker)
 6. New Business And Associated Public Hearings
- A. 22Z-001 (4117 Isla Del Sol) Request For A Variance From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Addendum, For The Residential, Single-Family (R-1) Zoning District, To Reduce The Front Yard Setback. Property Is Legally Described As Abstract 121 Hall & Jones Survey, Lot 14, Block 5, Isla Del Sol Subdivision, In The City And County Of Galveston, Texas. Applicant: Jay Willow, Jerry Homes Property Owner: Nathan Novelli

Documents:

[22Z-001 - STF PKT.PDF](#)

7. Discussion Items
- A. 2021 Year-End Report (Staff)

Documents:

[YEAR-END 2021.PDF](#)

8. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on February 3, 2022.

Prepared by: Patrick Collins, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – December 8, 2021

CALL MEETING TO ORDER

The meeting was called to order at 4:01 p.m.

ATTENDANCE

Members Present via Videoconference: Lidija Bikova, Bill Clement, Andrew Galletti, Robert Girndt, Carol Hollaway (Alternate), Barbara Railey, Susan Syler (Alternate)

Members Absent: CM Bill Quiroga (Ex-Officio)

Staff Present: Catherine Gorman, AICP, Assistant Director/Historic Preservation Officer; Patrick Collins, Planning Technician

Staff Present via Telephone: Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

Board Member Bikova declared a conflict of interest for Case 21Z-014.

MEETING FORMAT

Staff explained the adjusted meeting format to the Board and the public.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Vice-Chairperson Robert Girndt nominated Andrew Galletti for Chairperson. No further nominations were made.

The Chairperson called for questions or comments from the Board. The following votes were cast:

In favor:	Bikova, Clement, Galletti, Girndt, Railey
Opposed:	None
Absent:	CM Quiroga (Ex-Officio)
Non-voting participant:	Carol Hollaway (Alternate), Susan Syler (Alternate)

The motion passed.

Chairperson Andrew Galletti nominated Robert Girndt for Vice-Chairperson. No further nominations were made.

The Chairperson called for questions or comments from the Board. The following votes were cast:

In favor:	Bikova, Clement, Galletti, Girndt, Railey
Opposed:	None
Absent:	CM Quiroga (Ex-Officio)

Non-voting participant: Carol Hollaway (Alternate), Susan Syler (Alternate)

The motion passed.

APPROVAL OF MINUTES

The August 4, 2021 minutes and November 3, 2021 minutes were approved as presented.

PUBLIC COMMENT

None.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

21Z-014 (7716 Pruitt) Request for a special exception from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Residential, Single-Family (R-1) zoning district, to reduce the rear yard setback. Property is legally described as Abstract 121 Page 70 Lot 22, Block 5 West Point Subdivision, in the City and County of Galveston, Texas.

Applicant: Jeffrey Bishop

Property Owner: William Praker III

Staff presented the staff report and reported that of 33 notices sent, one was returned in favor and one was returned in opposition.

Chairperson Andrew Galletti opened the public hearing on the case. Jeffrey Bishop, property owner, presented to the Board. The public hearing was closed, and the Chairperson called for a motion.

Barbara Railey made a motion to approve the request. Vice-Chairperson Robert Girndt seconded.

Chairperson Andrew Galletti called for questions or comments from the Board, and the following votes were cast:

In favor:	Clement, Galletti, Girndt, Railey, Syler (Alternate)
Opposed:	None
Absent:	CM Quiroga (Ex-Officio)
Non-voting participant:	Bikova, Hollaway (Alternate)

The motion passed.

THE MEETING ADJOURNED AT 4:23 PM



22Z-001

STAFF REPORT

ADDRESS:

4117 Isla Del Sol Drive

LEGAL DESCRIPTION:

Property is legally described as Abstract 121 Hall & Jones Survey, Lot 14, Block 5, Isla Del Sol Subdivision, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Jay Willow, Jerry Homes

PROPERTY OWNER:

Nathan Novelli

ZONING:

Residential, Single-Family (R-1)

VARIANCE REQUEST:

Front Setback

APPLICABLE ZONING LAND USE

REGULATIONS:

Article 3, Addendum for Residential, Single-Family District, Setbacks

EXHIBITS:

A – Applicant's Submittal

STAFF:

Daniel Lunsford

Senior Planner

409-797-3659

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
19				

City Department Notification Responses: None



Executive Summary:

The applicant is requesting a variance from Article 3, Addendum in order to reduce the required front setback facing Isla Del Sol Drive from twenty (20) feet to seventeen and one-half (17.5) feet in order to accommodate an AC platform. An error in staking the house resulted in a 2.5-foot encroachment into the front setback, which was not discovered until the certificate of occupancy process. At that point the applicant approached city staff for guidance.

The lot is approximately 100 feet long and 48 feet wide at the street right-of-way, with an area of 5,358 square feet.

Setback Requirements **Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family Residential (R-1)**
Front: 20 feet
Side: 3 feet
Rear: 10 feet

Requested Variance

Setback	Regulation	Proposed Variance
Front (facing Las Palmas)	20 feet	17.5 feet (2.5' reduction)

Land Development Requirements

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - a. Self-imposed hardships;
 - b. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - a. The current or future use of adjacent properties for purposes for which they are zoned;
 - b. Public infrastructure or services; and
 - c. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Applicants' Justification

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated.

1. **The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.**

Due to the limited space within the lot, there is no allowance for us to make a mistake to build all necessary parts of the home. Most properties have larger lots or were built with different setback lines that were grand-fathered in after the new codes were established.

2. **Due to said special conditions, the literal enforcement of the strict terms of these Land Development Regulations would impose an unnecessary hardship on the applicant.**

The variance will affect us with not only the financial aspect but also with the life safety aspect. We would have to cut off the deck, which could come with a possibility of not having enough space on the side of the home to place a new AC deck that will not encroach over to the side of the home. We would also have to make new openings on exterior walls for the door or access to the AC condenser, change the layout and the structure of the house, which could lead a collapse during the construction and cause life safety issues. Besides, about 50% of drywall would have to be broken to relocate the copper lines for the AC condenser, drainage lines and electrical wire and outlets that will be affected. We have to do interior construction including but not limited to drywall, taping & float, texture, paint, to all affected area. And the AC condenser has to be located close to the master bedroom and the noise it caused may affect the sleep of the resident and may lead mental disease. The items above could cause 200k minimum loss in financial or more life safety issues to the public and the neighborhood.

3. **The variance is not contrary to the public interest, in that:**

The requested variance is about 2.5 feet crossing that the 20' setback line. This is an aerial encroachment that does not cross over any utility or aerial easements. It still has 3 feet clearance for the utility easement. Please see attached photos and survey (staff note: see Attachment A).

- a. **It does not allow applicants to impair the application of these regulations for:**

- i. **Self-imposed hardships;**
- ii. **Hardships based solely on financial considerations, convenience or inconvenience; or**
- iii. **Conditions that are alleged to be "special," but that are actually common to many properties within the same zoning district.**

We would have to cut off the deck and relocate the condenser to side of the master bedroom, which may cause mental disease to the residents. And we would also have to make new openings on exterior walls for the door or access to the AC condenser, change the layout and the structure of the house, which could lead a collapse during the construction and cause life safety issues. Besides, about 50% of drywall would have to be broken to relocate the copper lines for the AC condenser, drainage lines and electrical wire and outlets that will

be affected. We have to do interior construction including but not limited to drywall, taping & float, texture, paint, to all affected area. The items above could cause 200k minimum loss in financial or more life safety issues to the public and the neighborhood. It is a standard practice to place the deck on the back side of the house.

b. The variance will not have a detrimental impact upon:

- i. The current or future use of adjacent properties for purposes for which they are zoned;**
- ii. Public infrastructure or services; and**
- iii. Public health, safety, morals and general welfare of the community.**

The variance will not have a detrimental impact upon the items listed above, the variance is only beyond the front 20' building setback lines and the house locates in the side setback lines. As the variance is above the driveway in the aerial space of the home. Per the survey and photos attached, it does not go beyond any easement line and has a safe clearance with the public and neighbors. No public health or safety issues will arise from keeping the home how it is built at this time.

4. The degree of variance allowed from these Land Development Regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

The home is built as a minimum requirement in the neighborhood with necessary components to meet IRC requirement. Due to the size of the lot, any change of the layout may cause encroachment to adjacent properties or the City Reserve, which may cause worse impact. Beside, if the variance is not approved, we would have to initially reconstruct the home causing a loss of 200k or more including the risk to cause life and safety issues of workers and the neighborhood.

5. The variance shall not be used to circumvent other procedures and standards of these Land Development Regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect, due to the limited dimensions of the lot. All setback lines are the minimum required by the city and the HOA, 5 feet on side, 10 feet on the back and 20 feet in the front. After consulting with the city and third party engineers we do not see other option besides using the variance for the front deck to keep the integrity and functionality of the house.

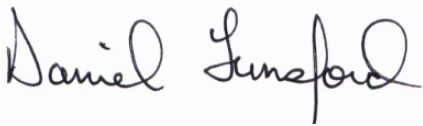
6. By granting the variance, the spirit of these Land Development Regulations is observed and substantial justice is done.

In the past, we have had someone encroach onto our property in the past and after discussing with the City, that variance did not cause any bad impact to the

public and to us, the variance was granted. We build this home with a good will, a purpose to improve the community and does not affect the public and neighborhood. So, yes, we believe it that if the variance is granted, substantial justice will be done.

Please see Agenda for Appeal from Decision of Board Process.

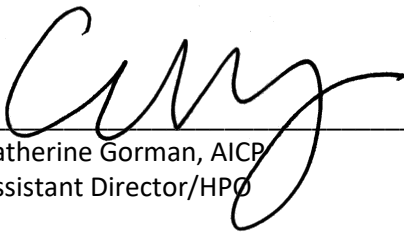
Respectfully submitted,



Daniel Lunsford
Senior Planner

01/12/2022

Date

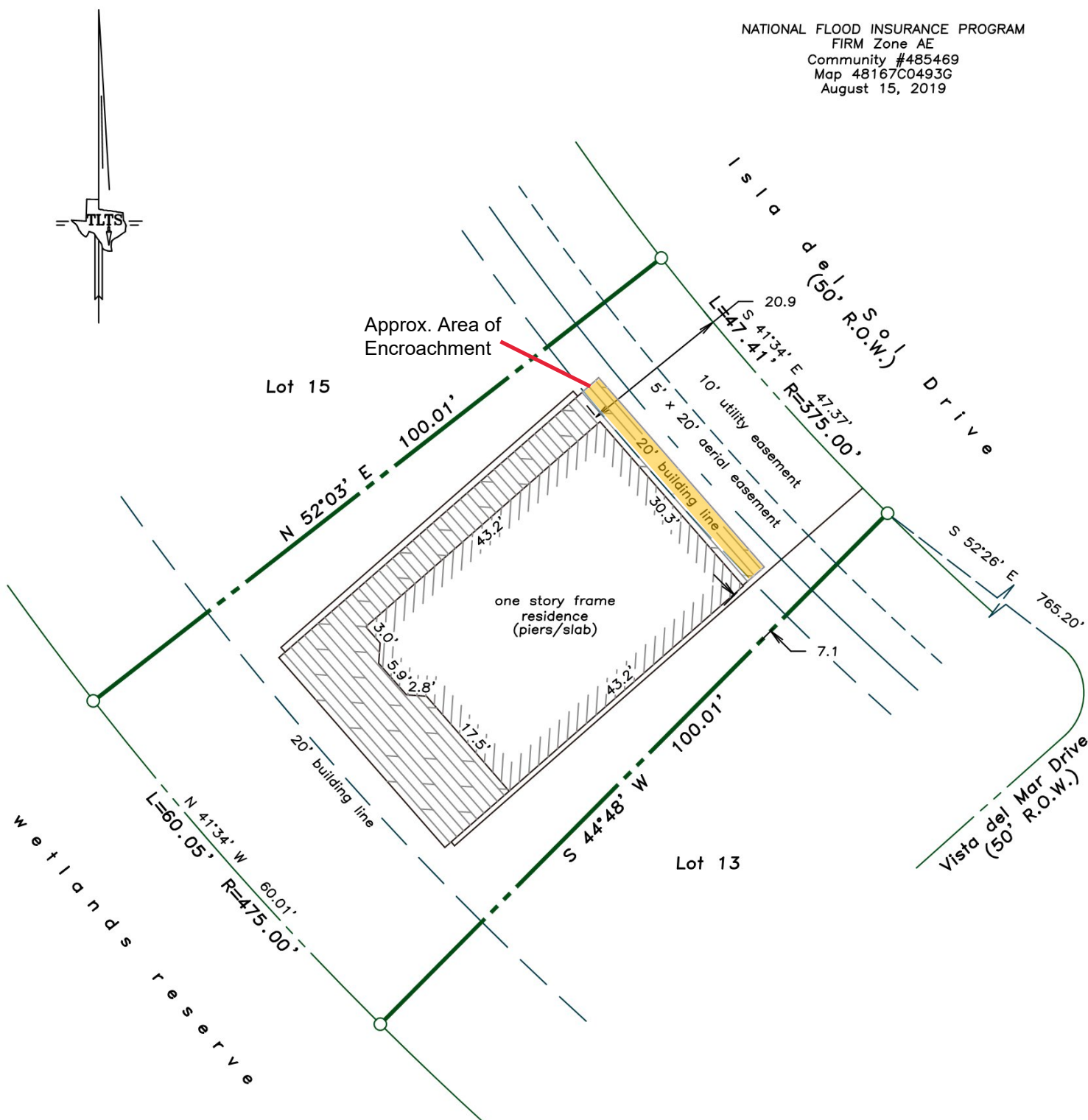


Catherine Gorman, AICP
Assistant Director/HPO

01/12/2022

Date

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Community #485469
Map 48167C0493G
August 15, 2019

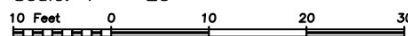


LAND TITLE SURVEY OF A TRACT OF LAND being Lot 14, in Block 5, of ISLA DEL SOL, a subdivision in Galveston County, Texas according to the plat thereof recorded in Volume 17, Page 121, in in the Office of the County Clerk of Galveston County, Texas.

NOTES:
NO RECORDS SEARCH CONTRACTED. RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, BUILDING LINES, ENCUMBRANCES, ETC. BY COMMON KNOWLEDGE ONLY.
CLIENT HOLDS TLTS, INC. HARMLESS FROM RESPONSIBILITY FOR SAME

- Restrictions as per recorded plat unless otherwise noted
- True ground distances shown
- Bearings assumed as platted
- Centerline control monuments utilized in boundary reconciliation

Scale: 1" = 20'



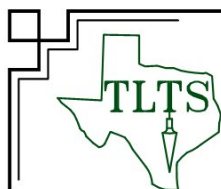
Subject property: 4117 Isla del Sol Drive
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Nathan Novelli. This survey is only valid if print has original seal and signature of surveyor. I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.



Laurence C. Wall

Laurence C. Wall
RPLS #4814
December 21, 2021



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

ZBA Motion Guide – Variances

I make a motion for **Approval** due to the following *(state all of the following, including the special condition)*:

- The special condition/s that exist on the property that does not generally exist of other properties in the same zoning district. That special condition is:

- Due to that special condition, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
- The variance is not contrary to the public interest in that:
 - The hardship is not self-imposed,
 - The hardship is not based solely on financial considerations, convenience, or inconvenience,
 - There are not conditions that are alleged to be special but are actually common to many properties within the same zoning district,
- The requested variance does not have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship,
- The variance will not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect, and
- By granting the variance, the spirit of these regulations is observed and substantial justice is done.

I make a motion for **Denial** due to the following *(state one of more of the following)*:

- There is not a special condition on the property,
- The hardship is self-imposed,
- The hardship is based solely on financial considerations, convenience, or inconvenience,
- The requested variance would have a detrimental impact upon:
 - The current or future use of the adjacent properties for purposes for which they are zoned,
 - Public infrastructure or services, and/or
 - Public health, safety, morals, and general welfare of the community,
- The degree of variance requested is greater than is necessary to grant relief from the hardship, and/or
- The variance is being used to circumvent other procedures and standards of the regulations that could be used for the same or comparable effect.

I make a motion for **Deferral** to the *Meeting Date* in order for *Reason for Deferral*.

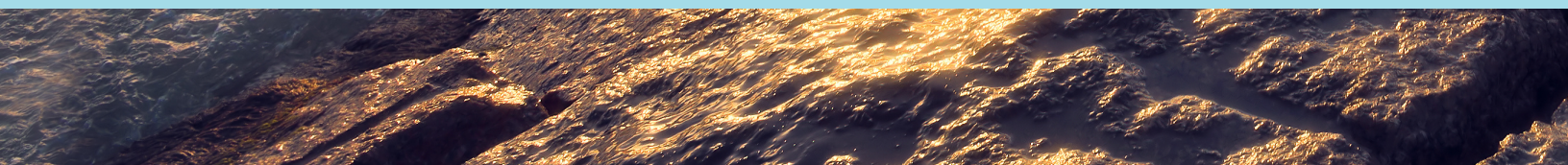
Examples: I make a motion for deferral to the October 9, 2019 meeting in order for more board members to be in attendance.

I make a motion for deferral to the October 9, 2019 meeting in order for the applicant to provide additional information.



YEAR-END REPORT 2021

PLANNING COMMISSION, LANDMARK COMMISSION,
AND ZONING BOARD OF ADJUSTMENT





PLANNING COMMISSION

This report contains data from the Planning Commission throughout the 2021 calendar year. It is an opportunity to review the actions, workload and accomplishments of the commission. Established by the City Charter, the Planning Commission is tasked with making recommendations to city council regarding the comprehensive plan and zoning issues. The Planning Commission is also responsible for the approval of new subdivisions, use of the right-of-way, and some beachfront construction and dune protection permits. The Commission consists of seven members appointed by City Council.

HIGHLIGHTS

- Jeff Antonelli and Eugene Cook resigned from the Commission after years of service.
- Carol Hollaway was term limited after six years on the Commission.
- Welcomed three new Commissioners – Rejone Edwards, David Finklea, and Stan Humphrey.
- Briefly returned to in-person meetings.
- Worked closely with Daniel Lunsford on reviewing the City's Concession Regulation and recommending changes.
- Implemented a new policy for replat public hearings.
- Selected the winners of the 2021 Planning Commission Awards.
- Received a Presentation from the Directed Studies Program at Texas A&M regarding Beach Access.
- Discussed topics such as: boat docks and piers, accessory dwelling units, beach access and erosion response plans, updates to the Comprehensive Plan, beachfront regulations and permitting process, beach maintenance permits, public notification procedures, and R-O zoning district and short-term rentals.

MEMBERS

- **Jeffrey Hill, Chairperson**
- **Bob Brown, Vice-Chairperson**
 - Rejone Edwards
 - David Finklea
 - Stan Humphrey
 - Steven Peña
 - Rusty Walla
- **CM John Paul Listowski, Ex Officio**



PLANNING COMMISSION MEETINGS

Regular Meetings	19
Special Meetings	0
Joint Meetings	0
Workshops	9

Total	28
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MEETING TIME

Average	2h 2m
Longest	2h 47m
Shortest	32m
Total	38h 30m
Workshop Total	11h
Meeting Total	49h 30m

PLANNING COMMISSION CASES

Abandonment	3
Beachfront	20
Beach maintenance	14
Change of zoning	4
Landmark designation	7
License to use	19
Planning administration	0
Planned unit development	8
Plat- replat	12
Plat- preliminary	1
Specific use permit	1
Zoning text amendments	0

Total	92
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Outcomes - PC Review Only

Approval with Staff's Recommendations	43
Approval with Changes	9
Disapproval w/o Prejudice	0
Denial	4
Withdrawn	7
Pending	5

Planning Commission Rec

Approval with Staff's Recommendations	15
Approval with Changes	3
Denial	5
Withdrawn	1
Pending	0

City Council

Approval with Staff's Recommendations	16
Approval with Changes	3
Denial	0
Withdrawn	2
Pending	3

Public Notices Sent **1,660**

Admin Approvals

Admin Plats	49
Beachfronts	137
Certificate of zoning compliance	24
Credit access business certification	0
License to use	12
Misc permits	153
Total	375

Absences

Antonelli	0
Brown	1
Cook	1
Edwards	4
Finklea	1
Hill	0
Hollaway	0
Humphrey	1
Peña	0
Walla	2
Listowski	2



LANDMARK COMMISSION

The Landmark Commission works to protect, enhance, and promote landmarks and districts of historical importance in the city. The Commission's main duty is to review exterior modifications proposed for historically designated buildings. The Commission consists of seven members and two alternates appointed by City Council. By ordinance, the membership must consist of, at least, four owners of historically designated buildings, a design professional, and two at-large members. A member of the City Council serves in the Ex-Officio position.

HIGHLIGHTS

- Long-time members Joanne Griffin and Fred Huddleston moved off the Commission.
- Welcomed two new Commissioners – Milton Alberstadt and Toner Kersting.
- Connie Patterson was elected as the new Chairperson and Stephanie Lang was elected as Vice-Chairperson.
- Briefly returned to in-person meetings.
- Implemented a new Consent Agenda policy that aims to streamline the process and reduce meeting times.
- Clyde Wood hosted a tour of the Scottish Rite Cathedral.
- Discussed topics such as: Design Standards for new construction, outstanding violations, alternative materials for porch floors, education and outreach for historic district property owners, and short-term rental regulations.

MEMBERS

- **Connie Patterson, Chairperson**
- **Stephanie Lang, Vice-Chairperson**
 - Sarah Moore Click
 - Doug McLean
- **Sharon Stetzel-Thompson**
 - Jane Swanson
 - Clyde Wood
- **Milton Alberstadt, Alternate**
 - Toner Kersting, Alternate
- **CM David Collins, Ex Officio**



LANDMARK COMMISSION MEETINGS

Regular Meetings	18
Special Meetings	0
Workshops	5
Total	23

MEETING TIME

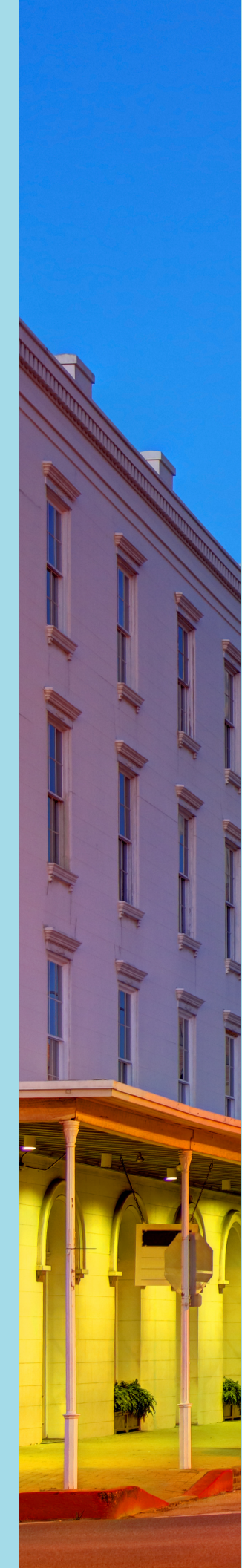
Average	47m
Longest	1h 39m
Shortest	12m
Total	13h 57m
Workshop Total	5h
Meeting Total	18h 57m

LANDMARK COMMISSION CASES

Abandonment	0
Appeal of staff determination	1
Change of zoning recommendation	1
Certificate of appropriateness	49
Demolition	0
Landmark designation	7
License to use recommendation	5
New construction	4
Planning administration	1
Specific use permit	0
Tax verification	4
Zoning amendment	0

Total

72



Outcomes

Approval with Staff's Recommendations	36
Approval with Changes	2
Denial	7
Recommendation to other bodies	15
Recommendation of denial to other bodies	0
Pending	0
Withdrawn	10

Distribution

Cedar Lawn NCD	0
East End	27
Galveston Landmark	5
Lost Bayou	17
Other	5
San Jacinto NCD	1
Silk Stocking	9
Strand/Mechanic	8

Public Notices Sent

645

Admin Approvals

Commercial	15
Demolition	4
Electrical	88
Fences	51
House Move	0
Irrigation	16
License to Use	5
Mechanical	41
Plumbing	103
Residential	117
Right-of-Way	8
Roofs	49
Signs	9
Swimming Pool	11
Tax Eligibility	2

Absences

Alberstadt	1
Click	1
Griffin	3
Huddleston	1
Kersting	1
Lang	1
McLean	3
Patterson	1
Stetzel-Thompson	0
Swanson	1
Wood	6
Collins	2



ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment is a quasi-judicial board with the authority to grant variances from the Land Development Regulations, which are the City's zoning regulations. The Zoning Board of Adjustment also hears appeals from the decisions of the Landmark Commission and the Development Services Department staff. The Board consists of five member and two alternates appointed by City Council.

HIGHLIGHTS

- Said good bye to Board Members Alice Watford and Jim Thompson
- Welcomed three new Board Members – Carol Hollaway, Barbara Railey, and Susan Syler – and a new Ex-Officio, Council Member Bill Quiroga.
- Briefly returned to in-person meetings.
- Implemented a new meeting time of 3:30pm.
- Discussed topics such as: walking quorums, making motions, and reconsideration procedures.

MEMBERS

- **Andrew Galletti, Jr., Chairperson**
- **Robert Girndt, Vice-Chairperson**
 - Lidija Bikova
 - Bill Clement
 - Barbara Railey
- **Carol Hollaway, Alternate**
- **Susan Syler, Alternate**
- **Council Member Bill Quiroga, Ex Officio**



ZBA MEETINGS

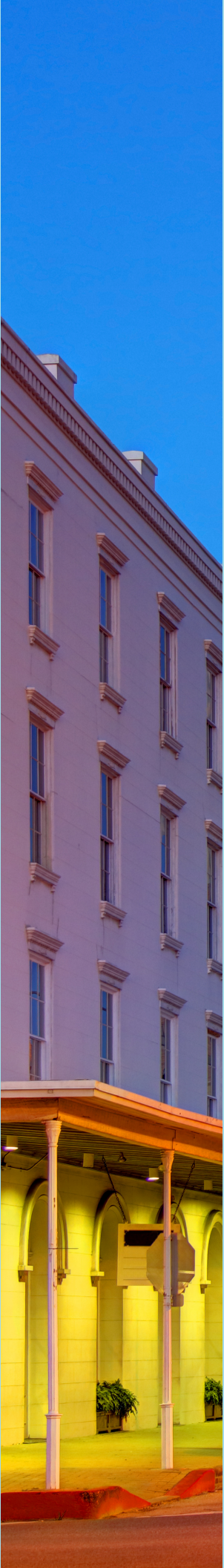
Regular Meetings	9
Special Meetings	0
Workshops	1
Total	10

MEETING TIME

Average	38m
Longest	59m
Shortest	17m
Total	1h 54m
Workshop Total	45m
Meeting Total	2h 39m

ZONING BOARD OF ADJUSTMENT CASES

Variance	10
Special Exception	4
Appeal of LC decision	0
Appeal of staff determination	0
Total	14



Outcomes

Approval	6
Denial	5
Remanded Appeal to LC	0
Reversed LC Decision	0
Upheld LC Decision	0
Reversed Staff Determination	0
Upheld Staff Determination	0
Withdrawn	3

Public Notices Sent

352

Absences

Bikova	0
Clement	2
Collins	0
Galletti	1
Girndt	1
Quiroga	2
Railey	2
Slyer	1
Thompson	0
Watford	2