

Paula Griffin  
6000 San Paublo Court  
Austin, TX 78749

June 18, 2010

Susan Walker  
Planner, Watershed Protection and Development Review  
P.O. Box 1088  
Austin, TX 78767-1088

Dear Ms. Walker:

I am writing this letter to request reconsideration on a request I made and presented to the Board of Adjustment on May 10, 2010 and again on June 14, 2010. This request was for:

1. A variance on my existing deck
2. Permission to build a screened-in porch on the deck (I did not know the deck was illegal when I purchased my home in 2002).

At the 2<sup>nd</sup> meeting, the Board unanimously approved my illegal deck, for which I am truly grateful. The Board asked to see my plans for the porch, which I did not have. I interpreted the request to bring back plans as encouragement to try once more, in order to provide more specific information for the Board to review.

Here are the reasons I am asking for reconsideration:

1. I mistakenly thought that I would not need blueprints until the permit was secured. I am having blueprints prepared now.
2. I will seek letters from my two closest neighbors because their opinion on my plans was brought up at the June 14th meeting.
3. I will work with the city in ensuring that everything is within code and permissible.
4. Screening in my deck is not an impervious coverage issue.
5. 10 letters of "In Favor" were submitted by my neighbors. My deck is very secluded and my neighbors can't see what is behind my house.
6. I will show an "artistic rendering sketch" of the view of my house from the perspective of my neighbors.

I saw two cases that were similar to my request that were approved. I truly wish to "do the right thing" and hope to receive approval for my efforts so that I can be an advocate to others for this approach.

Please contact me at 463-6070 to let me know if I may go before the board again. Please consider this my official request for reconsideration.

Sincerely yours,

*Paula E. Griffin*

C15-2010-0044

**RECEIVED**

**JUN 21 2010**

**CITY OF AUSTIN**

## PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

James Musick

Your Name (please print)

6017 La Reina Lane

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: 512-670-8090

Comments: I cannot see Paula's elect

firm my house.

☒ I am in favor  
☐ I object

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number:** C15-2010-0044 – 6000 San Paublo Court

**Contact:** Susan Walker, 974-2202

**Public Hearing:**

**Board of Adjustment, May 10, 2010**

Elle Roberts

Your Name (please print)

6019 San Paublo Ct, Austin, 78749

Your address(es) affected by this application

Elle Roberts

Signature

5-6-10

Date

Daytime Telephone: 560-2265

Comments: I can't even see the  
applicant's porch from  
my house.

☒ I am in favor  
☐ I object

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**P. O. Box 1088**

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Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

Debra Robertson

Your Name (please print)

6001 San Pablo Ct

Your address(es) affected by this application

Debra Robertson

Signature

Date

Daytime Telephone: 512-326-6381

Comments: I very rarely see Mr Griffin's back yard unless I walk around to the north side of my house (as he only next-door neighbor). I have no problem with her screening in her deck area to the rear of her property

☒ I am in favor  
☐ I object

5/10/2010

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C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, May 10, 2010**

**CASE NUMBER: C15-2010-0044**

\_\_\_\_ Jeff Jack  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Nora Salinas  
\_\_\_\_ Bryan King  
\_\_\_\_ Leane Heldenfels, Chairman  
\_\_\_\_ Clarke Hammond, Vice Chairman  
\_\_\_\_ Heidi Goebel  
\_\_\_\_ Melissa Hawthorne

**APPLICANT: Paula Griffin**

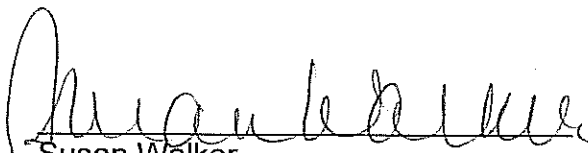
**ADDRESS: 6000 SAN PAUBLO CT**

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 0 feet in order to maintain and screen-in an existing deck for a single-family residence in an "SF-2", Single Family Residence zoning district.

**BOARD'S DECISION: POSTPONED TO JUNE 14, 2010**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
\_\_\_\_  
Susan Walker  
Executive Liaison

  
\_\_\_\_  
Leane Heldenfels  
Chairman

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Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

*Tracee A. Polivard*

Your Name (please print)

*6000 San Pablo Court*

Your address(es) affected by this application

*Tracee A. Polivard*

Signature

Date

*512/394-9496*

Daytime Telephone:

Comments:

☒ I am in favor  
☐ I object

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Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

*Kelly Cook*  
Your Name (please print)

*6003 San Pablo Ct.*  
Your address(es) affected by this application

*Kelly Cook*  
Signature

Signature

*5/11/10*  
Date

Daytime Telephone: *512 610 9854*

Comments: *you can't even see  
back yard & street  
deck from front street*

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

Laura Elizabeth Falk

Your Name (please print)

6103 Arlene Trl Austin, TX 78749

Your address(es) affected by this application

Jenna Elizabeth Fawcett

Signature

Date

Daytime Telephone: 512-394-0537

Comments: I cannot see her back

from our house and I don't believe it is possible from the overhelt trail either. We have no objection to the variance.

If you use this form to comment, it may be returned to:

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Austin, TX 78767-8810



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Case Number: C15-2010-0044 – 6000 San Paablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

Your Name (please print)

JEFF CECIL

☒ I am in favor  
☐ I object

Your address(es) affected by this application

6002 SAN PAABLO

Jeff Cecil

Signature

Date

4-30-10

Daytime Telephone: 512 627-9319

Comments:

1 DO NOT OBJECT TO

PAULO'S REQUEST,

If you use this form to comment, it may be returned to:

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Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

MARIAN NOONAN

Your Name (please print)

☒ I am in favor  
☐ I object

6005 SAN PABLO CT AUSTIN, TX 78749

Your address(es) affected by this application

Marian Noonan

Signature

Date

Daytime Telephone: 512-789-6026

Comments: I CANNOT SEE HER DECK FROM MY HOUSE. SHE SHOULD BE ALLOWED TO KEEP HER DECK THAT SHE HAS SCREENED IN.

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**Case Number:** C15-2010-0044 – 6000 San Pablo Court

**Contact:** Susan Walker, 974-2202

**Public Hearing:**

**Board of Adjustment, May 10, 2010**

*Brian Wade*  
Your Name (please print)

*6000 La Navarria Lane 78749*

Your address(es) affected by this application

*[Signature]*  
Signature

Date

Daytime Telephone: *512 426 4925*

Comments: *I cannot see Ms. Galt's backyard. Approval of the variance is fine with us.*

☒ I am in favor  
☐ I object

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- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0044 – 6000 San Pablo Court

Contact: Susan Walker, 974-2202

Public Hearing:

Board of Adjustment, May 10, 2010

Judy Haugen

Your Name (please print)

6004 San Pablo Ct

Your address(es) affected by this application

Judy Haugen

Signature

Date

Daytime Telephone: 512-288-9643

Comments: We have no problem with

Paula doing this project. We cannot see the deck from our house. Please let her go ahead with this project.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2<sup>nd</sup> Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #

ROW #

C15-2010-0044  
1042538

TP-0416360111

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 6000 San Paublo Court Austin, TX 78749

LEGAL DESCRIPTION: Subdivision - Villages at Western Oaks

Lot(s) 26 Block 9 Outlot Division Section 13

I/We Paula Griffin on behalf of myself/ourselves as authorized agent for

affirm that on , ,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

\_\_\_ ERECT \_\_\_ ATTACH <sup>X</sup> COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

I am seeking a variance to screen-in my existing deck.

in a SF2 district.  
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because: There is a 1 1/2 foot drop off from my sliding glass back door, and if the deck wasn't in place, the backyard would be unuseable.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that: The deck backs to a greenbelt, and is not intrusive to my neighbors and their property. The deck was built over twenty years ago, and has not presented a problem.

(b) The hardship is not general to the area in which the property is located because: There has been an increase in the coyote population in my neighborhood and I want a safe haven for my two cats. Raccoons come up on my deck during the night, and are disruptive.

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Screening in my deck will not change the character of the area. The greenbelt is beautiful, and I want to enjoy one of the nicest features of my home.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

---

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

---

---

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

---

---

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Paula E. Griffin Mail Address 6000 San Paublo Court  
City, State & Zip Austin, Texas 78749

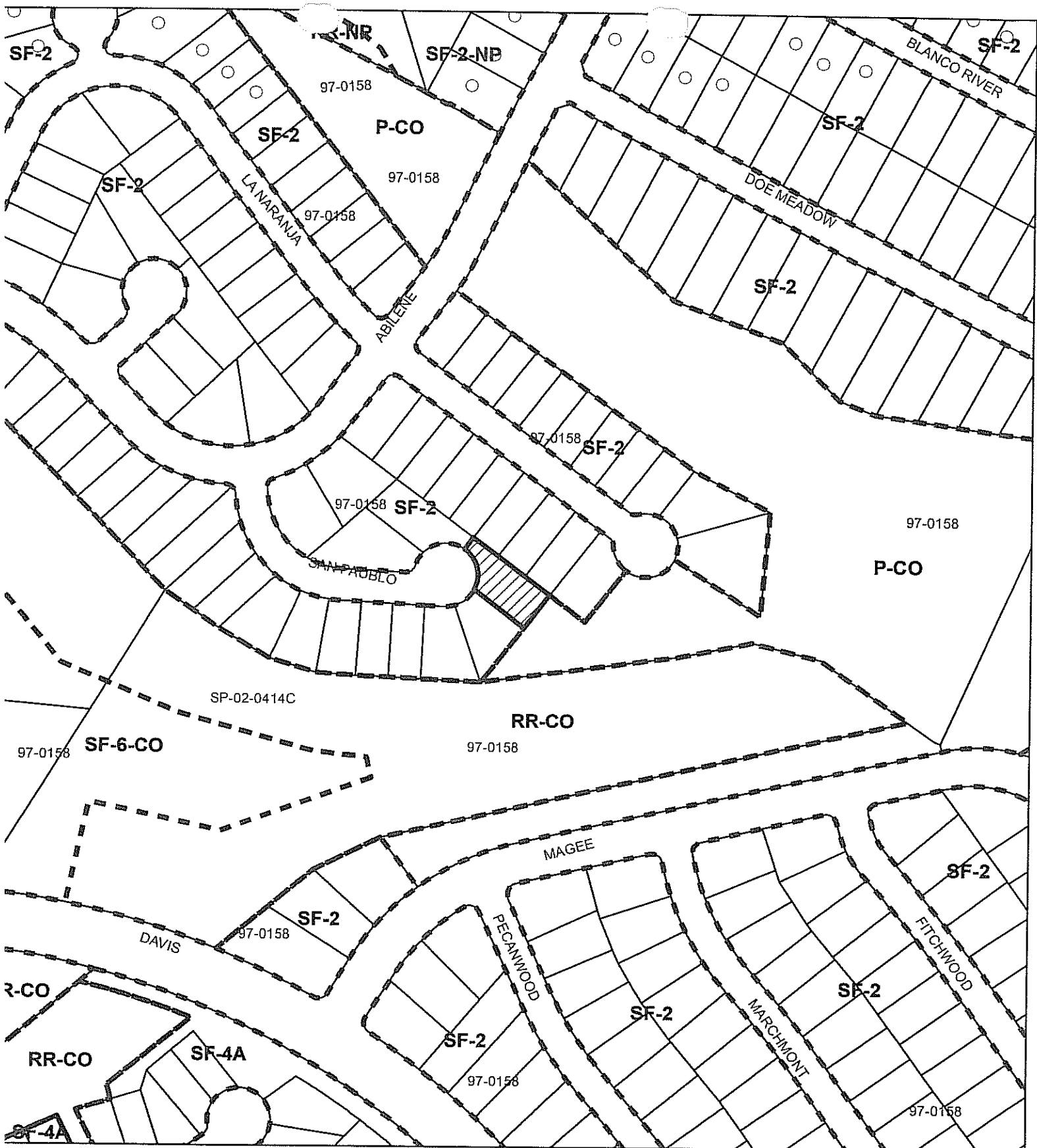
Printed Paula E. Griffin Phone H 301-0641 Date April 7, 2010  
W 463-6070

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.




Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_



**Legend**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 200'

OPERATOR: T.CASTRO

**BOARD OF ADJUSTMENT**

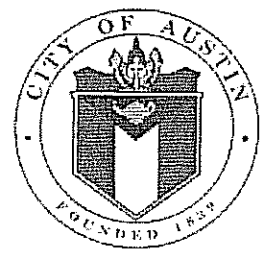
**CASE NUMBER: C15-2010-0044**

**ADDRESS: 6000 SAN PAUBLO CT**

**AREA: 0.186 Ac.**

**GRID: C17**

**CASE MGR: S.WALKER**



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

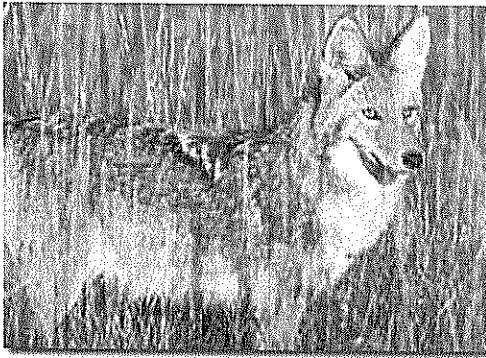


# wcm Solutions, Inc.

Innovative Internet Applications

[Home](#) | [Coyote Tracks](#) | [Encounter](#) | [Trailing Coyotes](#) | [Coexistence](#) | [Our Mail](#) | [Contact](#)

## Coyotes & Kitty Cats Predators in our urban neighborhoods



Many of us grew up with the hilarious cartoons depicting the lame brained Willie Coyote constantly being humiliated by the Road Runner.

In reality this could not be farther from the truth. In actuality the coyote is one of nature's most cunning and clever predators.

In some cultures the coyote is known as "The Trickster". And trickster he is, stealing our small, precious pets right out of our yards.

Often I see a number of posters declaring "Lost Cat". More than likely our small companions are not lost--they have just become meals for the clever coyote. I know a great deal about the behavior of cats. Cats stay where they are loved, fed, and feel at comfort. It is not likely that a cat will leave a home unless they choose to run away because of the home environment or an urban predator takes them away.

Simply stated, **"The only safe pet is one that is kept indoors. In many parts of this country a pet that is allowed outdoors has a high probability of being in danger, sooner or later!"**

Don't be fooled if you have not seen or heard coyotes in your community. They do not go door-to-door announcing themselves and asking, "I am the new coyote in your neighborhood. Would you happen to have a small pet that would like to come outdoors and play?"

### Notes Regarding Coyote Tracks

There are a number of distinctive characteristics of the coyote tracks that are different from their canine relatives--the common dog. Note that the rear paw tracks are smaller than the front. Dogs typically have symmetrical paw prints. The front paw pad resembles a frown while the rear pad appears often as a pursed, lip imprint.

On a trail you will find the front and rear paw track quite close or even overlaid, giving the appearance of a two legged animal. The prints are about 11 to 16 inches apart depending upon the size of the animal and their speed of travel.

See **real coyote tracks** encased in a sidewalk.

### Coyote Tracks



Front paws

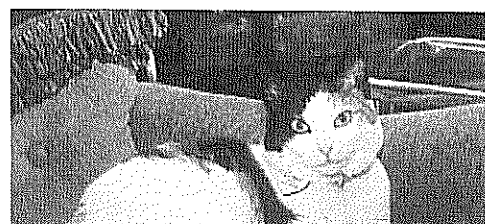


Rear paws

• **Prints in Cement** - Learn more about the permanent Coyote Tracks located in the Canyon Creek subdivision of north Austin, Texas.  
See the [Coyote Tracks...](#)

• **Misconceptions & Harsh Realities** - Read about common misconceptions related to Coyotes and Kitty Cats?  
Read about the [Common Myths...](#)

• **My First (and hopefully last) encounter with coyotes** - The story of the encounter with my pets and I that started this whole cautious thing regarding



coyotes and our pets. And on a broader perspective, what the coyote has taught me about protecting life in general.

'Missy', Lost to a hungry coyote

[Read about our Encounter...](#)

• **Tracking Coyotes** - Want to see where they go and what they leave behind?  
[See the Trailing Coyotes...](#)

• **About life with Coyotes** - Simple precautions and a general awareness to help protect your pets.  
[Read about Coexistence...](#)

• **What our viewers have told us** - Email from others that share their concern, questions, and losses! [Read Our Mail](#), and our replies...

• **Questions, comments or care to share your own Coyote story?**  
[email Get our email address and Contact Us](#)

• **A News 8 Austin Story on Coyotes and Pets.**  
They care about this issue. [Read what they report and watch the video...](#)

• **Coyote informational website links:**

- [Texas Parks & Wildlife - Facts Sheet](#)
- [Predators - Coyotes & Wild Dogs](#)
- [Managing Urban - Suburban Coyote Problems](#)
- [Dogs Research and Conservation Urban Coyotes](#)
- [Animal Protection Institute - Humane Ways to Live with Coyotes](#)
- [Coyotes and People](#)
- [Preventing and Solving Coyote Conflicts](#)
- [Suburban life suits coyotes just fine 3-21-02](#)
- [Other links using the Google Search Engine](#)

• [Listen to a coyote pack howling. \(48 kb\)](#) - Requires Macromedia Flash 6 plugin. Get free Flash plugin.

• **An Excellent Book on Coyotes:**

- "Solving Coyote Problems" A very informative book in understanding the ways of the coyote and how to deal with them, by John Trout, Jr. ([Link is to Amazon.Com website](#)).
- "The World of The Coyote" A Sierra Club pictorial, softbound book with text by Wayne Grady and some pretty outstanding photographs. ([Link is to Amazon.Com website](#)).

• **Grief Support:**

- Pet Loss Grief Support. This will link you to Google Search Engine results. Select the website that best meets your needs.

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Austin, Texas  
email: [Get our email contact](#)

## TaxNetUSA: Travis County Property Information

Property ID Number: 327010 RefID2 Number: 04163601110000

Owner's Name **GRIFFIN PAULA**

Mailing Address 6000 SAN PAUBLO CT  
AUSTIN, TX 78749-3404

Location 6000 SAN PAUBLO CT 78749

Legal LOT 26 BLK 9 VILLAGE AT WESTERN OAKS SEC 13

## Property Details

Deed Date 06122002

Deed Volume 00000

Deed Page 00000

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1864

Block 9

Tract or Lot 26

Docket No.

Abstract Code S14435

Neighborhood Code O0690

## Value Information

## 2009 Certified

Land Value 50,000.00

Improvement Value 183,134.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 233,134.00

10% Cap Value 0.00

Total Value 233,134.00

Data up to date as of 2010-03-16

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM

(TIFF)

(PDF)

☐ PLAT MAP☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	233,134.00	233,134.00	233,134.00	233,134.00
01	AUSTIN ISD	1.202000	233,134.00	218,134.00	233,134.00	233,134.00
02	CITY OF AUSTIN	0.420900	233,134.00	233,134.00	233,134.00	233,134.00
03	TRAVIS COUNTY	0.421500	233,134.00	186,507.00	233,134.00	233,134.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	233,134.00	186,507.00	233,134.00	233,134.00
6B	AUSTIN COMM COLL DIST	0.094600	233,134.00	228,134.00	233,134.00	233,134.00

## Improvement Information

Improvement ID  
273197State Category  
A1Description  
1 FAM DWELLING

## Segment Information

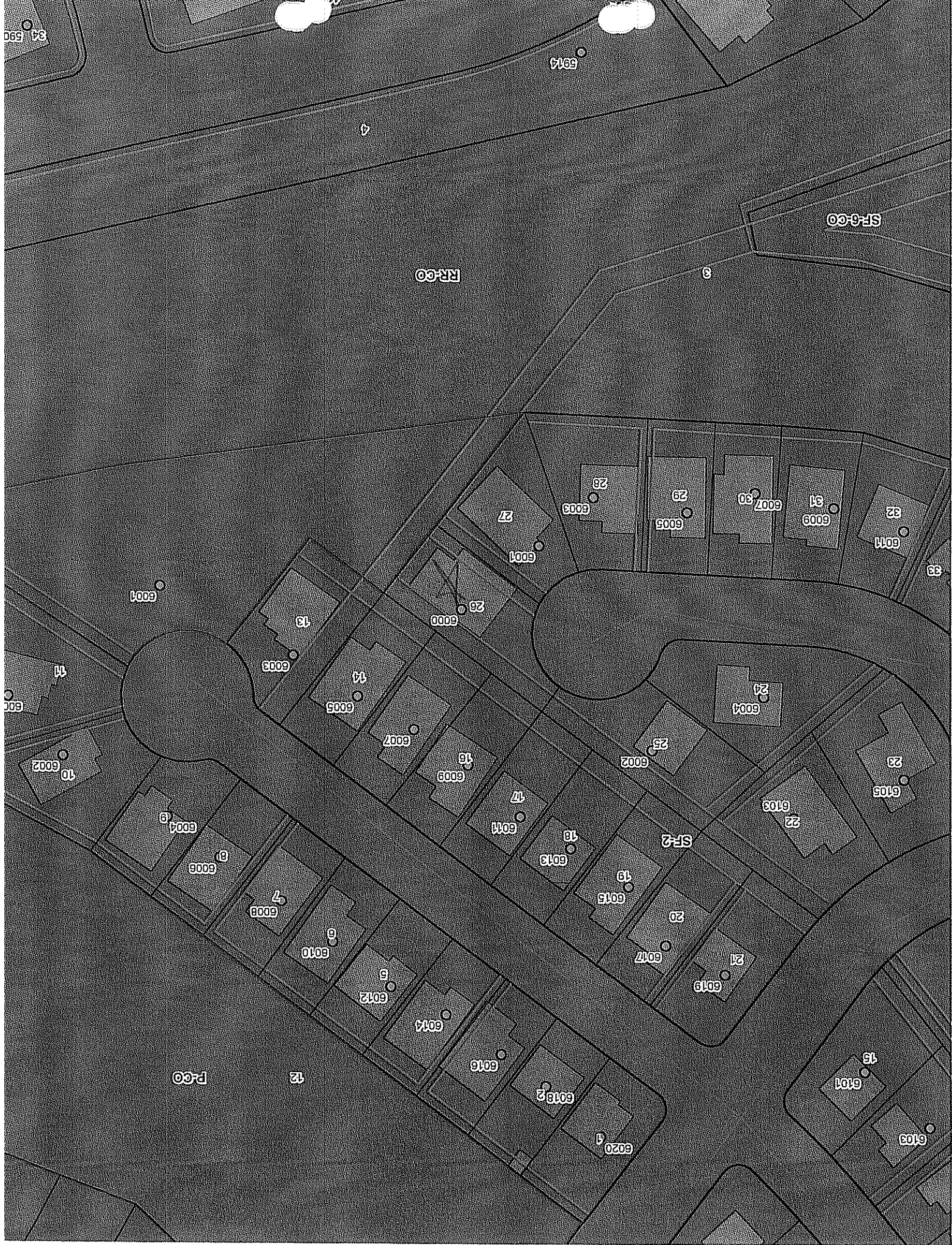
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
273197	319375	1ST	1st Floor	WW4+	1989	1,865
273197	1483345	011	PORCH OPEN 1ST F	*4+	1989	49
273197	1483346	041	GARAGE ATT 1ST F	WW4+	1989	440
273197	1483347	095	HVAC RESIDENTIAL	**	1989	1,865
273197	1483348	251	BATHROOM	**	1989	2
273197	1483349	512	DECK UNCOVERED	*4+	1989	656
273197	1483350	522	FIREPLACE	*4+	1989	1
273197	1483351	531	OBS FENCE	WAL*	1989	1

Total Living Area 1,865

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
318155	LAND	A1	T	0.186	0	0	8,122

[show history](#)



### Impervious Coverage for 6000 San Paublo Court

First Floor	1,865		
Porch	49	Lot Size	8,122
Garage	440	Total Inc.	3,640
Deck	656		
Driveway	630	% Covered	44.82%
	<u>3,640</u>		



# SURVEY PLAT

4360 S. CO. 88 AVENUE  
SUITE 106  
AUSTIN, TEXAS 78745

## SAN PAUBLO COURT

R=50'  
ASPHALT

S13°38'45"E C=65.83'  
(S13°34'04"E) (C=65.75')

CURB

WALK

LOT 26

CONCRETE DRIVEWAY

1 STORY BRICK & FRAME HOUSE

WOOD DECK

SCALE: 1"=20'

### LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊙ = IRON PIPE FOUND
- # = WOOD FENCE
- = CHAIN LINK FENCE
- ( ) = RECORD DATA FROM PLAT RECORDS

NOTE: PUBLIC UTILITY EASEMENT OF RECORD IN VOL. 9302 PAGE 988 LIES WITHIN CERTAIN STREET RIGHTS-OF-WAY IN THIS LOT AND DOES NOT AFFECT THIS LOT.

ADDRESS: 6000 SAN PAUBLO COURT, AUSTIN, TEXAS 78749

### LEGAL DESCRIPTION:

LOT TWENTY-SIX (26), BLOCK NINE (9), VILLAGE AT WESTERN OAKS SECTION 13, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 85, PAGE 174B, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 480624-0255-E, DATED 06/16/93, THIS PROPERTY IS LOCATED IN ZONE "X", DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD".

### CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: CALA HEGDE

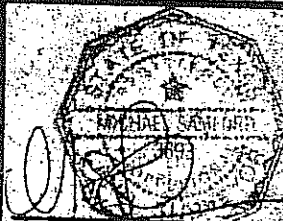
TITLE CO: COMMONWEALTH LAND TITLE CO. OF AUSTIN

G.F.#: 97602TFM

LENDER:

PLAN No.: 950061

SURVEY DATE: FEBRUARY 15, 1995



MICHAEL SAMFORD, S.P.L.S., 3893