

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

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0094

<u> </u> Y	Jeff Jack
<u> </u> Y	Michael Von Ohlen
<u> </u> Y	Nora Salinas
<u> </u> Y	Bryan King
<u> </u> Y	Leane Heldenfels, Chairman
<u> </u> Y	Motion to PP to Sept 13, 2010
<u> </u> Y	Clarke Hammond, Vice Chairman
<u> </u> Y	2 nd the Motion
<u> </u> Y	Heidi Goebel

APPLICANT: FELIX D., Ruiz

OWNER: Tricia, Wilson

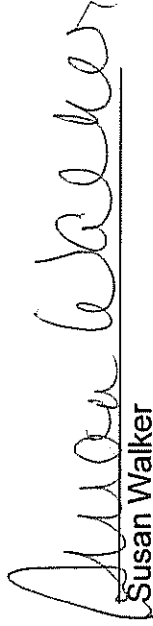
ADDRESS: 12012 BRYONY DR

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 48% in order to erect a covered patio for an existing single-family residence in a "PUD", Planned Unit Development zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Leane Heldenfels motion to POSTPONE to September 13, 2010 for better hardship/findings and PUD information for drainage calculations, Board Member Clarke Hammond second on a 7-0 vote; POSTPONE TO September 13, 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 Secretary


Leane Heldenfels
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- 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.

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: C15-2010-0094 – 12012 Bryony Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 09, 2010

James McKinney
Your Name (please print) I am in favor
 I object

12109 Peppridge Dr
Your address(es) affected by this application

[Signature] 8/11/10
Signature Date

Daytime Telephone: 512 925 2785

Comments: Hope it looks good!

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2010-0094 – 12012 Bryony Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 09, 2010

Mark & Ann Lara
Your Name (please print)

I am in favor
 I object

12000 Bryony Dr.
Your address(es) affected by this application

Ann Lara
Signature

8-2-10
Date

Daytime Telephone: (512) 797-6370

Comments: _____

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

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Case Number: C15-2010-0094 – 12012 Bryony Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 09, 2010

Katherine Minns

Your Name (please print)

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

12025 Bryony Dr

Your address(es) affected by this application

Katherine Minns

Signature

8/2/10

Date

Daytime Telephone: 512-947-9057

Comments: _____

If you use this form to comment, it may be returned to:
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 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C15-2010-0094 – 12012 Bryony Drive
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, August 09, 2010

Daniel Schmidt

Your Name (please print)

I am in favor
 I object

11925 Cherisse Dr

Your address(es) affected by this application

Daniel Schmidt

Signature

7/31/10

Date

Daytime Telephone: 512-619-7175

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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

CASE # C15-2010-0094
ROW # 1046TISJ

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: 12012 Bryony Dr

LEGAL DESCRIPTION: Subdivision -- Meridian

Lot(s) 13 Block H Outlot _____ Division Sec C Phs 1

I/We Gyllan & Patricia Wilson on _____ behalf of myself/ourselves as authorized agent for

David Ruiz affirm that on July 5, 2010,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

A covered patio providing impervious coverage of 48%

in a SF2 PUD 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:
_____which is at 44.68%

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HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

_____The builder build the home with the maximum square footage for the living area of the residence and not giving any additional attention to the outside living area of the home. The present patio is 121 sq ft not allowing a sufficient area for outdoor entertainment. At the present time the area only allows room for a small table and two chairs, the rest of the area only provide space for a few individual to stand and not sit. The householder has children with grandchildren, this addition will provide the extra space they need to provide a comfortable environment

- (b) The hardship is not general to the area in which the property is located because:

_____There are other homes within the subdivision at the present time which have large outdoor area.

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:

It will not alter the drainage or character of the home other homes.
All materials to used will match existing materials and colors.

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:

N/A

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:

N/A

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

N/A

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

N/A

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  Mail Address_PO Box
1514545

City, State & Zip Austin Texas
78715

Printed David Ruiz Phone 512-282-4871 Date
07-16-2010

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_12012 Brvony
Dr

City, State & Zip Austin Texas
78739

Printed Tricia Wilson Phone 512-301-0220
Date 07-16-2010

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

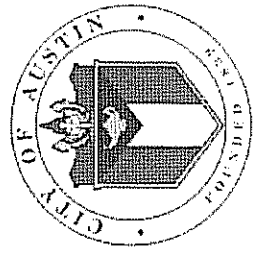
(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:


- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.


SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)




BOARD OF ADJUSTMENTS

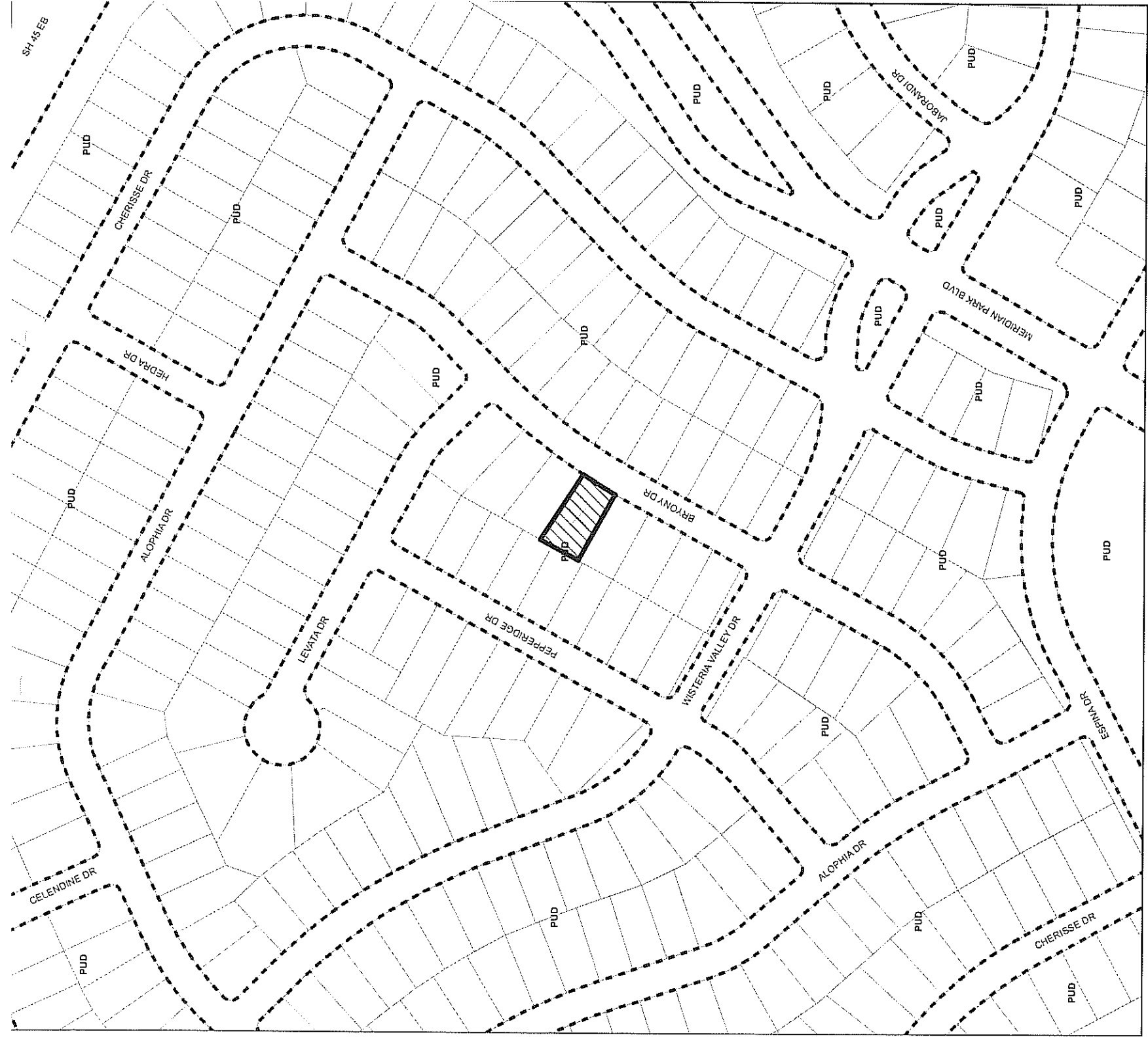
ZONING CASE#: C15-2010-0094
LOCATION: 12012 BRYONY DR
GRID: WZ15
MANAGER: SUSAN WALKER

N 

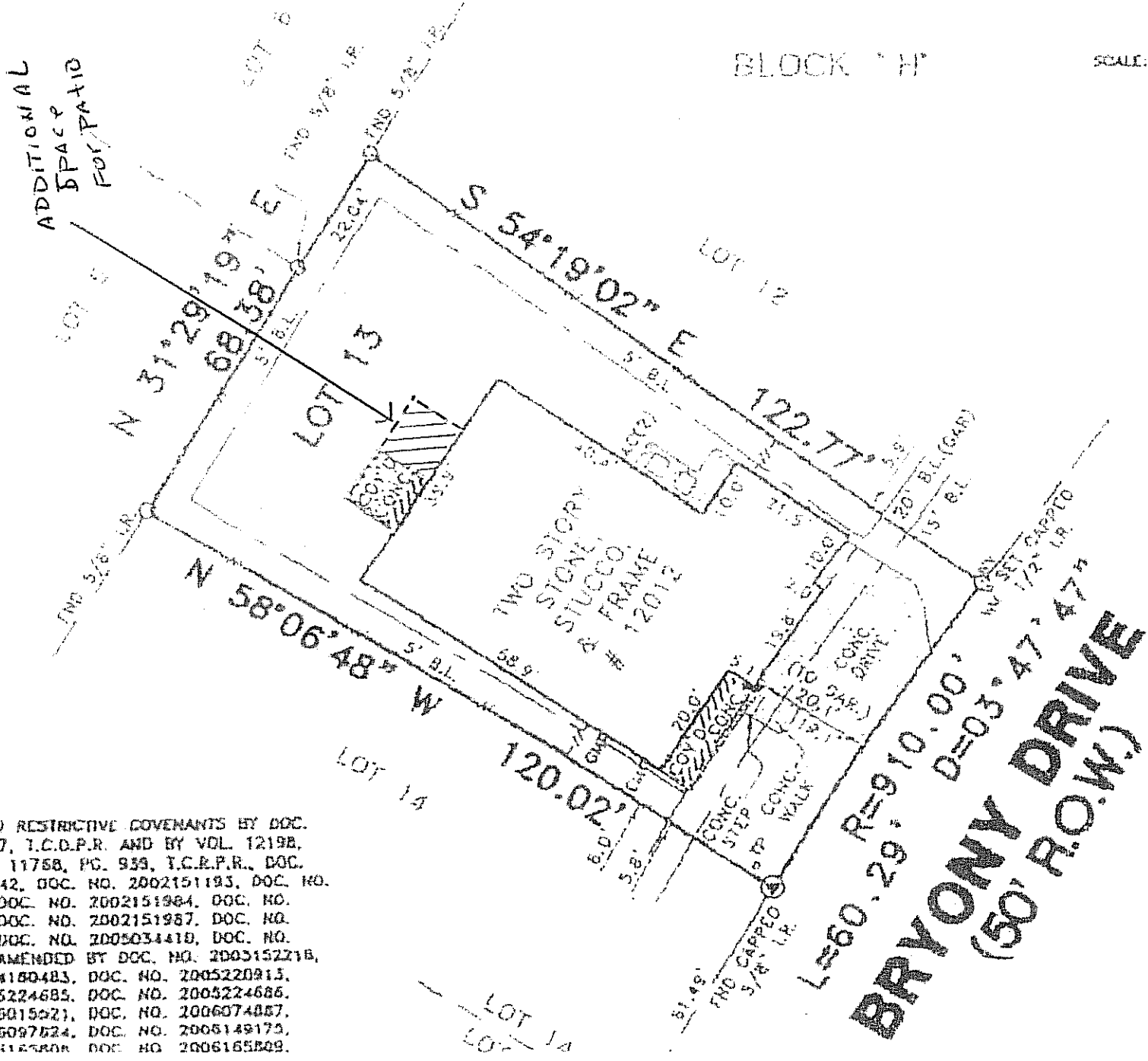
 SUBJECT TRACT

 ZONING BOUNDARY

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



BLOCK "H"



- NOTES:
- 1) SUBJECT TO RESTRICTIVE COVENANTS BY DOC. NO. 200500137, T.C.D.P.R. AND BY VOL. 1219B, PG. 789, VOL. 11758, PG. 939, T.C.R.P.R., DOC. NO. 2002151142, DOC. NO. 2002151193, DOC. NO. 2002151985, DOC. NO. 2002151984, DOC. NO. 2002151986, DOC. NO. 2002151987, DOC. NO. 2004240491, DOC. NO. 2005034410, DOC. NO. 2005151012, AMENDED BY DOC. NO. 2005152218, DOC. NO. 2004180483, DOC. NO. 2005220913, DOC. NO. 2005224685, DOC. NO. 2005224686, DOC. NO. 2006015021, DOC. NO. 2006074887, DOC. NO. 2006097624, DOC. NO. 2006149173, DOC. NO. 2006165808, DOC. NO. 2006165809.

BRYONY DRIVE
 (50' R.O.W.)

STRATUS URPED FT BANK

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number SP-00-10075 R
Building Permit No. 06017442
Plat No. _____ Date 8/1/06
Reviewer JGABEL

PRIMARY PROJECT DATA

Service Address 12012 Byron Section C1 Phase _____
Legal Description _____
Tax Parcel No. _____
Lot 13 Block H Subdivision Meridian

If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work
 New Residence
 Duplex
 Garage attached detached
 Carport attached detached
 Pool
Remodel (specify) _____
Addition (specify) _____
 Other (specify) BATHS - 2.5

Zoning (e.g. SF-1, SF-2...) R1D-SF2 Height of building 22 ft. # of floors 2
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
{LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? ___ Yes No
If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ___ Yes No
Does this site front a paved street? ___ X Yes ___ No A paved alley? ___ Yes No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway & Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7779 sq.ft.
Job Valuation \$ 198510
(Labor and materials)

PERMIT FEES
(Exp. office use only)
NEW ADDITIONS REMODELS
Building \$ 370.00 \$
Electrical \$ 230.00 \$
Mechanical \$ 120.00 \$
Plumbing \$ 175.00 \$
Driveway & Sidewalk \$ _____ \$
TOTAL \$ _____ \$

OWNER / BUILDER INFORMATION

OWNER Name MERITAGE CORP DBA MERITAGE HOMES Telephone (h) 331-8863
Company Name MERITAGE HOMES Telephone (w) 331-8833
BUILDER Contact/Applicant's Name CINDI GILCHRIST Telephone 652-3049
DRIVEWAY Contractor HARRELL ENTERPRISES Pager _____
/SIDEWALK Address 7718 WOOD HOLLOW DR #250 FAX 652-0467
CERTIFICATE Name MERITAGE CORP DBA MERITAGE HOMES Telephone 970-75773
OF Address _____ Telephone 331-8863
OCCUPANCY City AUSTIN ST TX ZIP 78731

If you would like to be notified when your application is approved, please select the method:
___ telephone ___ X e-mail: CINDI.GILCHRIST@MERITAGEHOMES.COM

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, ~~a new~~ ^{new} submittal will be required.

APPLICANT'S SIGNATURE Cora Schuster DATE 6/16/06
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 3763

Rejection Notes/Additional Comments (for office use only):

Blank lines for Rejection Notes/Additional Comments.

Service Address 12912 Bryony
 Applicant's Signature Conrad Schmitt

R15726
 Date 6/16/06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	_____ sq.ft.	<u>1893</u> sq.ft.
b. 2 nd floor conditioned area	_____ sq.ft.	<u>1218</u> sq.ft.
c. 3 rd floor conditioned area	_____ sq.ft.	_____ sq.ft.
d. Basement	_____ sq.ft.	_____ sq.ft.
e. Garage / Carport	_____ sq.ft.	_____ sq.ft.
<input checked="" type="checkbox"/> attached	_____ sq.ft.	<u>157</u> sq.ft.
_____ detached	_____ sq.ft.	_____ sq.ft.
f. Wood decks [must be counted at 100%]	_____ sq.ft.	_____ sq.ft.
g. Breezeways	_____ sq.ft.	_____ sq.ft.
h. Covered patios	_____ sq.ft.	_____ sq.ft.
i. Covered porches	_____ sq.ft.	<u>109</u> sq.ft.
j. Balconies	_____ sq.ft.	<u>121</u> sq.ft.
k. Swimming pool(s) [pool surface area(s)]	_____ sq.ft.	_____ sq.ft.
l. Other building or covered area(s)	_____ sq.ft.	_____ sq.ft.
Specify _____	_____ sq.ft.	_____ sq.ft.

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 4084 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and l. if applicable) _____ sq.ft. 2871 sq.ft.
 _____ % of lot 36.9 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2871</u> sq.ft.
b. Driveway area on private property	<u>505</u> sq.ft.
c. Sidewalk / walkways on private property	<u>24</u> sq.ft.
d. Uncovered patios	_____ sq.ft.
e. Uncovered wood decks [may be counted at 50%]	_____ sq.ft.
f. Air conditioner pads	<u>16</u> sq.ft.
g. Concrete decks	_____ sq.ft.
h. Other (specify) _____	_____ sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) _____ sq.ft. 3476 sq.ft.
 _____ % of lot 44.68 % of lot

24.73 sq. ft remaining of 10



To: City of Austin Permit Reviewer
From: CINDI GILCHRIST
Fax: 512-652-0467

Re: 12012 BRYONY

The Building Permit fee for this address is paid via Stratus Credit Bank. Please fax a copy of the first page of our application with the building permit cost information to the fax number listed above. Should you have any questions please call me at 512/652-3049.

Thanks so much for your help expediting this application.

Sincerely,

CINDI GILCHRIST

May 17 05 02:46p Austin Energy
NH-17-200E 180 10:45 AM

538 32

P. 02



Energy Services Center
948 Prosper Lane, Box 11
Austin, Texas 78713
(512) 566-7893
Attn: Rick Schirck Fax 978-977-9174
Austin Energy
Electric Services and Sales Applications
6700 North Loop West
Austin, Texas 78754
(512) 306-1500

ESPA for Residential & Small Commercial Services Only (under \$50 amperes) or 225 Watts @ 240V

Name: Meritage Homes Corp Phone: 512-331-3863
Address: See attached list
Legal Description: Meridian 55's
Location: Block Various Commercial/Residential?

Service Voltage: 150 (amps) Service Conductor 4/0 Al Alumin. (Type & Size)
Service Length: 250 (ft.) Number of Meters? 1 Fuel: Gas Gas Other
Overhead (Underground)? Single-phase Three-phase (3Ø)
Total Square Footage: 5000 Total AC Load: 2 (# of units) 2-5 (Tons)
Largest AC Unit: 5 (Tons) ERA of Largest AC Unit: 6.0 (amps) (MW)
Electric Heating: NO (kW) Other

Comments: **NOT A/E POWER**

Checked by: W. Johnson Date: 6-23-2004
ESPA Completed by (Signature & Print Name): Cindy Gulickstein Phone: 652-3049
Building/Electric Permit No.: 652-0467 Fax back to: 652-0467

A/E Representative: _____ Date: 9-7-2003
Approved: Yes No (Remarks on back) Phone: _____

Application expires 90 days after date of Approval

A/E APPROVED
MAY 17 2008
RLS

MERIDIAN LOT LIST

ADDRESS
7701 JAGORAN DRIVE
7704 JAGORAN DRIVE
7705 JAGORAN DRIVE
7707 JAGORAN DRIVE
7711 JAGORAN DRIVE
7712 JAGORAN DRIVE
7713 JAGORAN DRIVE
7714 JAGORAN DRIVE
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Handwritten signature and notes

6/5/2006
2:10 PM

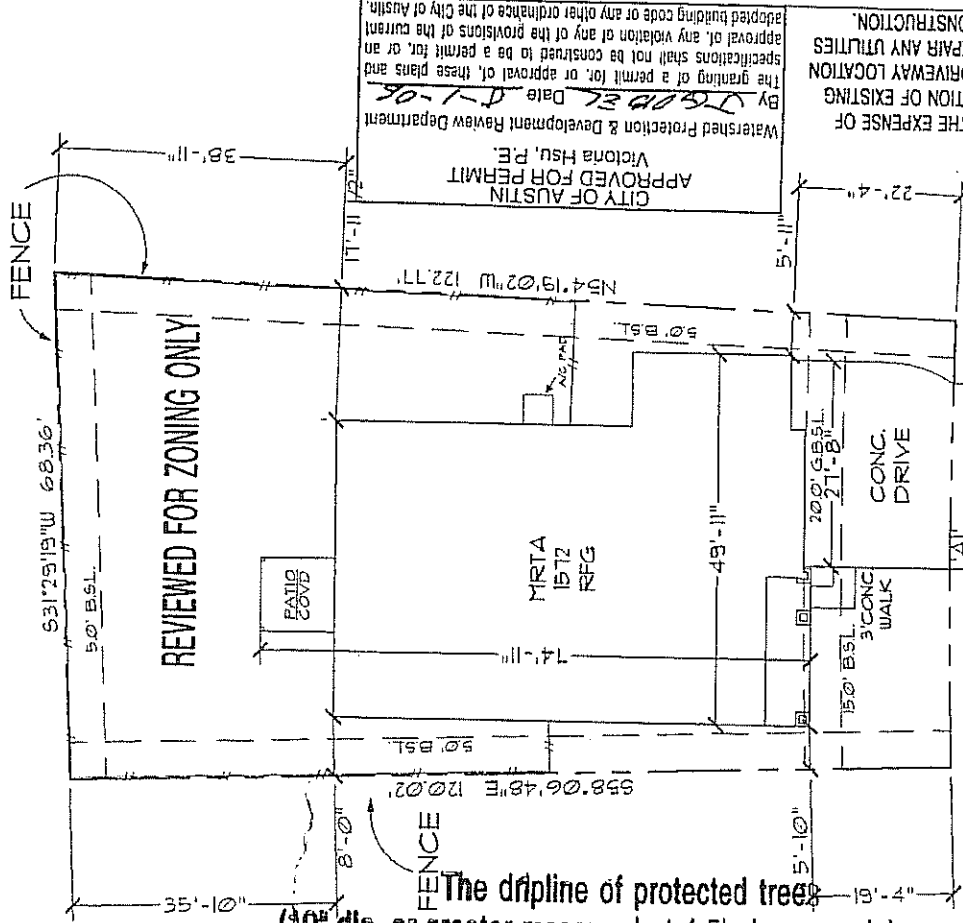
MERIDIAN 55'S

SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE
 ARC LEN. RAD. CHR.D. BRG.
 141' 60.23' 910.00' N/A

SCALE: 1" = 20'

NO ROOF OVERHANGS ARE ALLOWED IN PUBLIC UTILITY EASEMENTS OR DRAINAGE EASEMENTS



The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370.

Watershed Protection & Development Review Department
 CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Hsu, PE
 By *[Signature]* Date *4-1-06*
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

CUSTOMER WILL BEAR THE EXPENSE OF ANY NECESSARY RELOCATION OF EXISTING UTILITIES TO CLEAR THIS DRIVEWAY LOCATION AND / OR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION.

This plot plan is the determining factor in the City of Austin's residential zoning review process. Any encroachments not identified on this plot plan are the sole responsibility of the builder.
[Signature]
 Builder signature and date

Impervious Chart:	Sqft.
Front/Sides Sod:	2255.13
Rear Sod:	2382.95
Total Flatwork*:	285.40
House:	2888.42
Patio:	0.00
Sidewalk:	24.94
Drive:	565.06
A/C Pad:	16.00
Total:	3494.42
Imperv. Cover:	44.92%
*Total Flatwork Includes City Walk, Drive, Conc Walk, A/C Pad, and Patio	

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

12012 BRYONY DRIVE

NO INLET LOCATED ON LOT

LOT AREA: 119,393 SQFT. SIDEWALK PER CITY OR SUBD. REG.

I certify that the plans and specifications are in substantial conformance with HUD's HUD-105 for proposed construction as set forth in HUD 49200 Minimum Property Standards for One, Two, Three, Four, Five, and Six Family Dwellings and any applicable Local Acceptable Standards, Use of Federal Bulletins, Materials Releases, and Area Letters of Acceptance.

(do hereby certify that this development is related to a future need all local code requirements and as a contractor with VA approval for this contract.)
 Cory Kipp or Sebass Flores

KIPP*FLORES ARCHITECTS
 (612) 335-5477 fax (612) 335-5857
 11770 Jollyville Rd., Suite 100 Austin, Texas 78759

ADDRESS: 12012 BRYONY DRIVE
 LOT: 13 BLK: H CITY, STATE: AUSTIN, TX
 SUBDIVISION: MERIDIAN SEC.1C
 BUILDER: MRTA DATE: 6/6/2006