1. Consider the minutes of the December 4, 2003 meeting.

2. Election of Officers

3. **221 ALLEN ST, 105 E 3RD ST**, in a B-2 zone (Map N-4)
   Consider request for a **Variance** to reduce the 3-foot landscape easement to 1.5 feet along the East Third Street frontage and along the southern 46 feet of lot frontage along Allen Street.
   Reference: Zoning Ordinance, Article 17.3111(e), 17.3112
   Applicant: John C. and Margaret Scertzinger