

**REGULAR MEETING OF THE BOARD OF ADJUSTMENT
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087
THURSDAY, MARCH 20, 2014 AT 7:00 PM**

MINUTES

I. Call Meeting to Order @ 7:04 pm

II. Quorum Determination

Present: Chairperson Lea Young, Vice Chair James Doss, Members Jay Atwood, Cindi Neverdousky and Mike Barron

III. Approval of Special Meeting Minutes from Thursday March 21, 2013

Member Atwood made a motion to approve the Minutes of March 21, 2013, seconded by member Neverdousky.

Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Neverdousky and Barron

Nay Votes: None

IV. Public Hearing

A. Discussion/Action: Aledo Professional Properties – Request to consider a variance to erect monument sign to existing shopping center strip directory sign.

- o Brian Catlin for Aledo Professional Properties

Member Neverdousky made a motion to close the discussion, seconded by member Atwood

Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Neverdousky and Barron

Nay Votes: None

a. Is the request for a variance owing to special conditions inherent in the property itself?

Aye votes: Chairperson Young, Vice Chair Doss, Members Neverdousky and Barron

Nay votes: Member Atwood

Vote: 4-1

b. Is the condition unique to the property requesting the variance?

Aye votes: Chairperson Young, Vice Chair Doss, Members Neverdousky and Barron

Nay votes: Member Atwood

Vote: 4-1

c. Is the condition self-imposed or self-created?

Aye votes: Members Atwood and Barron

Nay votes: Chairperson Young, Vice Chair Doss, Member Neverdousky

Vote: 2-3

Variance not granted

B. Discussion/Action: Joe and Susie Brooks - Request to consider a variance to allow two single family residences to be constructed on one lot that will result from the replat of two lots located at 225 and 230 Sam Bass Road, Willow Park Texas, 76087

- Mike Arras? To clarify the situation
- Dave Henson asked about drive approaches
- John Ieronymides spoke in favor but voiced concern about precedent about multiple single family homes on one lot

Member Neverdousky made a motion to close the discussion, seconded by member Barron

Yea Votes: Chair Lea Young, Vice Chair Doss, Members Atwood, Neverdousky and Barron

Nay Votes: None

Member Atwood clarified that the Board is voting on the variance requested as posted with the understanding that we will come back and redefine the definition after the platting process is completed

a. Is the request for a variance owing to special conditions inherent in the property itself?

Aye votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Nay votes: None

Vote: 5-0

b. Is the condition unique to the property requesting the variance?

Aye votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Nay votes: None

Vote: 5-0

c. Is the condition self-imposed or self-created?

Aye votes: None

Nay votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Vote: 0-5

d. Will a literal enforcement of the Zoning Ordinance result in an unnecessary hardship?

Aye votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Nay votes: None

Vote: 5-0

e. Will the hardship prevent any reasonable use whatsoever?

Aye votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Nay votes: None

Vote: 5-0

f. Would the grant of the variance be contrary to the public interest?

Aye votes: None

Nay votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Vote: 0-5

g. Is the request within the spirit of the ordinance and does it further substantiate justice?

Aye votes: Chairperson Young, Vice Chair Doss, Members Atwood Neverdousky and Barron

Nay votes: None

Vote: 5-0

The variance was granted

IV. ADJOURN @ 7:41 p.m.

With no further business, Member Atwood moved to adjourn, seconded by Member Neverdousky. Motion passed unanimously.

Chairperson

City Secretary