

**SPECIAL MEETING OF THE BOARD OF ADJUSTMENT
516 RANCH HOUSE RD, WILLOW PARK, TX 76087
THURSDAY, MAY 10, 2012, 7:00 PM**

MINUTES

I. CALL TO ORDER: 7:06 pm

II. QUORUM CHECK:

Present: Chairperson Lea Young, Vice Chair James Doss, Members: Jay Atwood, Cindi Neverdousky, Alternate Timothy Griffiths and Development Services Director Becky Stokes

Absent: Alternate Mike Barron

III. APPROVAL OF PREVIOUS MINUTES:

Special Meeting of February 9, 2012

Member Atwood moved to approve the minutes as written, seconded by Member Neverdousky

Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Nay votes: None

Abstain: None

Motion passed with a vote of 5-0-0

IV. RECESS TO PUBLIC HEARING @ 7:08pm

An application from Teresa Palmer, 3521 Ranch House Rd, to consider a variance from City Ordinance, Chapter 12, Section 12.504 Class II – Residential: ‘R-1’ Single Family District, B(9), Required Parking: Two (2) car attached garage.

Ms. Teresa Palmer, 3521 Ranch House Rd, explained to the Board that her ex-husband had only permitted to remodeling the house in 2008 but while doing the remodel he enclosed the garage, without the proper permit.

Presently Ms. Palmer is trying to refinance her house. The mortgage company is requiring the proper permit and the required variance to be in place before they will go forward with refinancing.

V. CLOSE PUBLIC HEARING @ 7:11pm

VI. RECONVENE TO OPEN MEETING

VII. NEW BUSINESS

A. Discussion/Action: Discuss and take action on an application from Teresa Palmer, 3521 Ranch House Rd, to consider a variance from City Ordinance, Chapter 12, Section 12.504 class II – Residential: ‘R-1’ Single Family District, B(9), Required Parking: Two (2) car attached garage.

Member Atwood explained that the Ordinance referenced only pertains to new construction and not on remodel construction. But since Ms. Palmer cannot get her house refinanced without going through the process as required by her mortgage company then it had to come before the Board. The request is not coming from Ms. Palmer wanting to do something but from someone outside the City needing the proper paperwork, therefore it doesn't change the Ordinance it's simply so Ms. Palmer can go forward with refinancing her home.

Member Neverdousky moved to close discussion, seconded by Vice Chair Doss

(a) Is the request for a variance owing to special condition inherent in the property itself?

Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Nay votes: None

Abstained: None

(b) Is the condition one unique to the property requesting the variance?

Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Nay votes: None

Abstained: None

(c) Is the condition self-imposed or self-create?

Aye votes: None

Nay votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Abstained: None

(d) Will a literal enforcement of the zoning ordinance result in an unnecessary hardship?

Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Nay votes: None

Abstained: None

(e) Will the hardship prevent any reasonable use whatsoever?

Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Nay votes: None

Abstained: None

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

Aye votes: None

Nay votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Abstained: None

- (g) **Is the request within the spirit of the ordinance and does it further substantiate justice?**

Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

Nay votes: None

Abstained: None

Motion passed with a vote of 5-0-0

The variance was approved.

IV. ADJOURNMENT @ 7:17pm

Motion was made by Member Atwood to adjourn the meeting seconded by Member Neverdousky

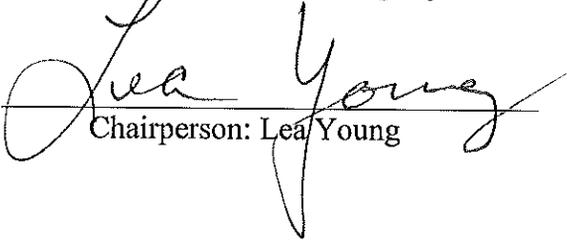
Aye votes: Chairperson Young, Vice Chair Doss, Member Atwood, Neverdousky and Alternate Griffiths

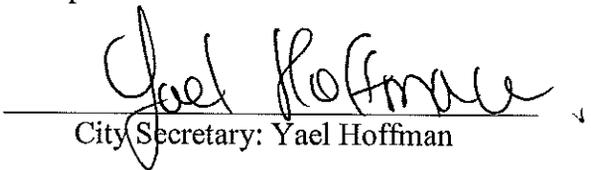
Nay votes: None

Abstained: None

Motion passed with a vote of 5-0-0

Chairperson Lea Young adjourned the meeting at 7:14 pm


Chairperson: Lea Young


City Secretary: Yael Hoffman