

**MEETING OF THE BOARD OF ADJUSTMENT
516 RANCH HOUSE RD, WILLOW PARK, TEXAS 76087
THURSDAY, February 12, 2015 AT 7:00 PM**

MINUTES

I. Call Meeting to Order @ 7:00 pm

II. Quorum Determination

Present: Chairwoman Lea Young, James Doss, Mike Barron, Cindi Neverdousky and Alternate Member James Cowles.

Absent: Jay Atwood

III. Approval of Regular Meeting Minutes from Thursday February 12, 2015

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

Nay Votes: None

IV. Public Hearing

A. Discussion/Action:

An application from Trina and Charlie Gilchrist, 90 Crown Road, Willow Park, Tx 76087, to consider a variance from Accessory Building regulations found in Chapter 12, Section 12.301. The request is to develop a large barn and riding arena. The design of the barn creates a structure that is higher than current zoning regulations allow for accessory building.

Discussion on the issue of whether or not the barn and arena should be treated as an accessory use to the property. The Board agreed the barn and arena are accessory/incidental uses.

Chairwoman Young announced a directive:

The Board of Adjustment feels that it meets requirements for incidental use and therefor does not require a variance for incidental use.

Discussion on variance request for building height.

John Westoff spoke on behalf of the Gilchrists (applicants)

Karen Harding (citizen) spoke and wanted to see where the barn was being built

Yea Votes: 4

Nay Votes: None

Variance was granted to allow applicant to build above current height restrictions for accessory building.

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

Aye votes: 4

Nay votes: None

Vote: 4-0

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

Aye votes: 4
Nay votes: None
Vote: 4-0

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

Aye votes: None
Nay votes: 4
Vote: 0-4

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

Aye votes: 4
Nay votes: None
Vote: 4-0

e. Will the hardship prevent any reasonable use whatsoever?

Aye votes: 4
Nay votes: None
Vote: 4-0

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

Aye votes: None
Nay votes:
Vote: 0-54

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

Aye votes: 4
Nay votes: None
Vote: 4-0

A. Discussion/Action: An application from ASI Signage Solutions, 8181 Jetstar Dr. #110, Irving, Tx. 75063, to consider a variance from Sign Regulations found in Chapter 12, Section 12.706, Area Restrictions. The request is to construct multiple property signs. The property is located at Texas Health Resource Hospital – Willow Park, 101 Crown Pointe Boulevard, Willow Park, Texas 76087.

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

Aye votes: Chairperson Young, Vice Chair Doss, Members Cowles, Barron and Atwood
Nay votes: None
Vote: 5-0

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

Aye votes 4
Nay votes: None
Vote: 4-0

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

Aye votes: None
Nay votes: 4
Vote: 0-4

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

Aye votes: 4
Nay votes: None
Vote: 4-0

e. Will the hardship prevent any reasonable use whatsoever?

Aye votes: 4
Nay votes: None
Vote: 4-0

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

Aye votes: None
Nay votes: 4
Vote: 0-4

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

Aye votes 4
Nay votes: None
Vote: 4-0

The variance was granted

V. ADJOURN @ 8:00 p.m.

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

Chairperson

City Secretary