

**Zoning Board of Adjustment**  
**May 28, 2013**  
**Lewisville Town Hall Council Chambers**

**1. Call to Order:**

- a. Chair Ron Hutton called the meeting to order at 6:31 p.m. Members present were Hobie Cawood, Scott Ayers and Rick Hermann. Also present were Secretary Scott Frye, Attorney Bowen Houff and Planner Marty Myers.
- b. Adoption of Agenda – Mr. Hermann moved to adopt the agenda and Mr. Cawood seconded. The vote was unanimous.

**2. Approval of Minutes:**

- a. April 23, 2013 – Mr. Ayers moved for approval and Mr. Hermann seconded. The vote was unanimous.

**3. Board Organization:**

- a. New Member – Paul Hari was sworn in as a new alternate member of the ZBOA by Mr. Houff.

**4. Hearings and Cases:**

- a. Case 4406 – Bodsford
  - i. Request permission to continue to place a Manufactured Home, Class A on a .92 acre tract of land with an existing business and the Manufactured home is for caretaker use. It is located at 900 Lewisville-Vienna Road. The property is zoned GI and it is Tax Block 4416, lots 24 and 25. Case was first approved in 1994.
  - ii. Mr. Frye read into the record the findings for issuing a special use permit. The Zoning Board of Adjustment shall issue a special use permit only when the Board makes an affirmative finding that: (A) The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved; (B) The use meets all required conditions and specifications; (C) The use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity; and (D) The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Legacy Plan and Lewisville Comprehensive Plan.
  - iii. Mr. Houff swore in those wishing to testify.
  - iv. Janet Bodsford, 900 Lewisville-Vienna Road. She said they are aware of the need to be in compliance and they want to keep the place in good repair. In response to a question from Mr. Hari, she said they are EPA compliant.
  - v. Mr. Hutton closed the public hearing. There was no one in attendance in opposition.

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- vi. Mr. Cawood moved for renewal for five years and Mr. Hermann seconded. The vote was unanimous.
- b. Case #4214 Bobby Jones
  - i. Request permission to continue to place a Manufactured Home, Class C on .32 acre tract of land located at 5377 Shallowford Road. Zoned RS-9. Tax Block 4425, lot 54F.
  - ii. This case was continued at the November meeting. The owner of the property requested more time to repair the mobile home and he was given 6 months. The county housing department was involved and did an investigation. A hearing was held and the mobile home has since been removed, as has the accessory building.
  - iii. No one was present to speak to the case.
  - iv. Mr. Cawood moved to dismiss the case. Mr. Ayers seconded and the vote was unanimous.

**5. For the Good of the Order:**

- a. Board Comments – Mr. Houff noted that as a technical finding on the Bodsford case, questions should pertain only to the manufactured home permit. The business use of the property was not in question during this hearing.
- b. Adjournment – Mr. Cawood moved to adjourn at 6:47 p.m. and Mr. Hermann seconded. The vote was unanimous.

Respectfully Submitted:

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Lynn. W. Hall,  
Public Information Officer

Attest:

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Joyce C. McWilliams Walker,  
Town Clerk

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Ron Hutton,  
Chair