

Lewisville Zoning Board of Adjustment
April 28, 2015
Lewisville Town Council Chambers

I. Call to Order

- A. Chair Ron Hutton called the meeting to order at 6:33 p.m. Members present were Scott Ayers, Susan Baker, Timothy Dickson, Rick Hermann and Nathan Zigler. Also present were Attorney Bowen Houff and Secretary Monty Sprinkle.
- B. Adoption of Agenda
 - 1. Mr. Houff noted that Alan Nealeans was also in attendance arriving at 6:33 p.m. He also suggested removing the training session from the agenda so that it could take place following the meeting, allowing the sitting members an opportunity to leave and the training just be provided to new members.
 - a. Mr. Ayers moved for adoption with the change and Mr. Hermann seconded. The vote was unanimous.

II. Approval of Minutes

- A. October 28, 2014
 - 1. Mr. Ayers moved for approval as written. Mr. Ziglar seconded and the vote was unanimous.

III. Board Organization

- A. Dr. Hutton recognized new members Susan Baker and Timothy Dickson.
- B. Mr. Houff administered the oath of office.
 - 1. Mr. Nealeans and Mr. Dickson are the alternates and will not be voting at this meeting.

IV. Hearings & Determination of Cases

- A. Other Special Use Permit Renewals
 - 1. Aaron Crum, Kathy Crum, (Margo Kovacs) **Case #4971** Request permission to continue to occupy a secondary dwelling (garage) on a .51 acre tract of land with an existing dwelling located at 912 Bouzeke Road, approximately 450 feet south of Holly Hedge Drive. Property is zoned RS-9, Tax Block 4426B, Tax Lot 7, PIN 5885-63-6772
 - a. Mr. Sprinkle read into the record the necessary 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:
 - (1) 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;
 - (2) The use meets all required conditions and specifications;
 - (3) The use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity; and
 - (4) 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

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- with the Legacy Plan and Lewisville Comprehensive Plan.
- b. The original approval of the request was in 2005 and was subsequently renewed in 2010. The permit allows only for a blood relative to inhabit the dwelling.
 - c. Dr. Hutton opened the public hearing.
 - (1) Mr. Houff swore in Aaron and Kathy Crum. Mr. Crum said his mother-in-law is the occupant and was unable to attend the hearing. There have been some improvements to the property including a permitted driveway. He testified that there have been no concerns from neighbors.
 - d. Having no other speakers, the public hearing was closed.
 - e. Dr. Hutton said he visited the site and everything seems in order, and noted that there was no one present in opposition.
 - f. Mr. Ayers moved to renew the permit for another five years under the same conditions. Mr. Hermann seconded and the vote was unanimous.

V. **Unfinished Business**

- A. None

VI. **Adjournment**

- A. Mr. Hermann moved to adjourn and Mr. Ayers seconded. The vote was unanimous.

Respectfully Submitted:

Lynn W. Hall, Public Information Officer

Attest:

Joyce C. McWilliams Walker, Town Clerk

Ron Hutton, chair