

LEWISVILLE ZONING BOARD OF ADJUSTMENT MINUTES
RM 110 - LEWISVILLE TOWN HALL - 6510 SHALLOWFORD ROAD ROOM 110
TUESDAY, MARCH 27, 2018 - 6:30 P.M.

I. Call to Order

- A. Chair Scott Ayers opened the meeting at 6:31 p.m. Board members present were Rick Herman, Alan Nealeans and Ken Wernick. Vance Horner and Susan Stevens were not in attendance. Also present were Secretary Donna Guffey, Planner Josh Harrold and Attorney Bo Houff. Newly appointed Jennifer Hill was recognized as present and will be seated in April.

II. Adoption of Agenda

- A. Ken Wernick moved to approve the agenda. The motion was seconded by Alan Nealeans and approved unanimously.

III. Approval of Minutes

- A. Tuesday, January 23, 2018
1. Rick Herman moved to approve the Tuesday, January 23, 2018 minutes. The motion was seconded by Alan Nealeans and approved unanimously.

IV. Board Organization

- A. Appointments made by Council at the March 8, 2018 meeting:
1. Susan Stevens - reappointed as alternate
 2. Jennifer Hill - appointed as permanent (appointment begins in April per charter)
- B. Everyone was advised of Tim Dickson's resignation.

V. Hearing & Determination of Cases

- A. Ms. Guffey read the required findings into the record:
1. 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.
- B. Manufactured Home Renewals (Consent)
1. Bobby Gray Adams, Case # Z1800363, requests permission to continue to place a Manufactured Home, Class B on a 3.46-acre tract of land with an unoccupied dwelling located at 1755 Conrad Sawmill Road, approximately 2200 feet south of Robinhood Road. Property is zoned RS30. Tax Block 4615, Tax Lot 007B, PIN 5886-06-9357.
 - a. The Public Hearing was opened.
 - (1) The floor was opened to anyone who wished to speak in favor of the renewal.
 - (2) Attorney Houff gave the oath to Bobby G. Adams, 1680 Conrad Sawmill Road, who said that he has had this for several years. His 26

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year old grandson currently occupies the dwelling and that the renewal was approved 5 years ago.

- b. Having no other person to speak in favor or against, the Public Hearing was closed.
- c. Ken Wernick moved to approve the permit for an additional 5 years. The motion was seconded by Rick Herman and approved unanimously.

Susan Stevens arrived.

- 2. Frank Holder, Case # Z1800378, Request permission to continue to place a Manufactured Home, Class A with an existing dwelling on a 1.92-acre tract of land located at 7995 Dull Road (secondary dwelling address is 7985 Dull Road), approximately 1/8 mile west of Styers Ferry Road. Property is zoned RS20. Tax Block 4405, Tax Lot 052, PIN 5884-18-5107
 - a. The Public Hearing was opened.
 - (1) The floor was opened to anyone who wished to speak in favor of the renewal.
 - (2) Attorney Houff gave the oath to Frank Holder, 7995 Dull Road, who noted that this is the secondary dwelling on the property.
 - (a) There was a question from a board member about the roof (the answer could not be heard on the tape).
 - b. Having no other person to speak in favor or against, the Public Hearing was closed.
 - c. Rick Herman moved to approve the permit for another 5 years. The motion was seconded by Ken Wernick and approved unanimously.

C. Manufactured Home Renewals (Non-Consent)

- 1. None.

D. Other Special Use Permit Renewals

- 1. None

E. Special Use Permits for Manufactured Homes (New)

- 1. None

F. Other Special Use Permits (New)

- 1. None

G. Variances

- 1. None

H. Appeals

- 1. No Applications

VI. Unfinished Business

- A. None

VII. Board Discussion

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- A. Manager's Report
 - 1. Mr. Houff indicated that there was no report that would impact this board.

VIII. Other

IX. Adjournment

- A. Having no other business to discuss, Alan Nealeans moved to adjourn the meeting at 6:42 p.m. The motion was seconded by Susan Stevens and approved unanimously.

Scott Ayers, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk