



# CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE • RICHLAND HILLS, TEXAS 76118 • (817) 616-3770  
NEIGHBORHOOD SERVICES

## RICHLAND HILLS ZONING BOARD OF ADJUSTMENTS REGULAR MEETING SEPTEMBER 15, 2016 MINUTES

Roll Call:

Members present:

Ricky Head, Chairman  
Sanjay Mathews, Place 2  
Travis Malone, Place 3  
Chris Utchell, Place 4  
Curtis Bergthold, Place 5

Members Absent:

Staff

Kelley Ledesma, Administrative Assistant  
Don Dixon, Chief Building Official  
Drew Larkin, City Attorney

### 1. CALL TO ORDER

Chairman Head called the meeting to order at 6:30 p.m.

### 2. APPROVAL OF MARCH 17, 2016, REGULAR MEETING MINUTES

**Motion:** Motion was made by Member Utchell, and seconded by Member Bergthold to approve with the date correction to reflect March 17, 2016.

Motion carried by a vote of 5-0.

### 3. EXECUTIVE SESSION

**Motion:** Motion was made by Member Utchell, and seconded by Member Malone to convene into Executive Session. Time: 6:31 p.m.

Motion carried by a vote of 5-0.

Chairman Head reconvened at 6:40 p.m.

### 4A. ZBA 16-02: 3272 Mimosa Park Drive – Request for a Variance to Subsection 2.03.03(D) SF-7 Single-Family Residential District of the Zoning Ordinance,



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**which states that 25'-0" is the required front yard setback of a single family lot in the SF7 single-family zoning district.**

Chairman Head opened the public hearing. Time 6:41 p.m.

Chief Building Official, Don Dixon gave a presentation regarding a variance request to allow for a reduction in the requirements from the front building line of 25'-0" to a front building line of 21'-11". The exterior wall of the open porch addition extends 10 feet in front of the existing structure. The existing structure (home) is conforming and does not encroach into the 25' front building line setback. Construction of the open porch addition with the existing structure has created an encroachment of 3'-1" into the front building setback. The applicant is requesting a variance to allow for a 21'-11" front building setback line on the west side of the lot. City staff makes no recommendation for the variance request.

Chief Building Official, Don Dixon presented on behalf of the applicant; three letters of support and inspection reports and a letter from the applicant.

Burma Turner, 3273 Mimosa Park, Richland Hills – Spoke in favor of the variance

Chairman Head closed the public hearing. Time 6:52 p.m.

**Motion:** Motion was made by Member Matthews, and seconded by Member Bergthold to approve the variance.

Motion carried by a vote of 5-0.

#### **4. ADJOURNMENT**

There being no further business to come before the Board, Chair Mr. Head declared the meeting adjourned at 6:54 p.m.

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**Ricky Head, Zoning Board of Adjustment Chairman**

ATTEST:

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Cathy Bourg, City Secretary