

**EXCERPT FROM
THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
ZONING BOARD OF ADJUSTMENT (ZBA)
MINUTES OF THE FEBRUARY 18, 2020 MEETING**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne conducted a regular meeting on Tuesday, February 18, 2020, at 5:00 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

BOARD MEMBERS PRESENT:

Robert Ledlow
Rosemarie Wileman
Barbara Chayer
Chris Saunders
Julie Hammond

BOARD MEMBERS ABSENT:

None

ALTERNATE BOARD MEMBERS PRESENT:

Gina Giesen (Alt #2)

ALTERNATE BOARD MEMBERS ABSENT:

Michael Arthurs (Alt #1)

CITY STAFF PRESENT:

Danielle Castillo, Senior Planner
Willie Stevenson, Building Official
Colt Friedrich, Project Engineer
Fritz Quast, City Attorney

CITY STAFF ABSENT:

Shane Pace, Director of Community Development

CALL TO ORDER:

ROLL CALL FOR THE ESTABLISHMENT OF A QUORUM.

Chairman Ledlow called the meeting to order at 5:00 P.M. and it was established that a quorum was present.

CITIZEN COMMENTS:

None

APPROVAL OF MINUTES:

The minutes of the November 19, 2019 meeting were considered.

Chairman Ledlow called for a motion to approve the minutes of the Zoning Board of Adjustment meeting of November 19, 2019. Board Member Chayer made a motion to approve the minutes

and Board Member Saunders seconded the motion. The motion to approve the minutes carried by a vote of 5-0.

ITEM FOR CONSIDERATION:

Consider a request for a variance from the requirements of §155.37(F) and (H) of the Code of Ordinances: Primary District Regulations, specifically a reduction of the minimum setbacks for primary and accessory structures for the property located at 406 Erie Street, as requested by Carl Herring, represented by Trans Texas Surveying, **Case VC20-002**

Mrs. Castillo presented the case and briefed the Board on the request.

Chairman Ledlow questioned Mrs. Castillo regarding if a home exists on the property to the north of this lot.

Mrs. Castillo stated there is currently a house on the lot.

Vice-Chairwoman Wileman questioned the undue hardship clause for this variance request.

Mrs. Castillo stated that the applicant is requesting that the structures be granted to stay as is because requiring them to conform to the minimum setbacks will be an undue hardship and would require moving or removal of the structures.

Board member Saunders questioned Staff regarding if the variance is denied.

City Attorney Fritz Quast stated that if the variance is denied and the applicant chooses to move forward with the replat, the options would be either to tear down, remodel or move the structures to conform to the Zoning Ordinance.

Board Member Hammond questioned Staff if this variance is for both lots and what the requirements will be for these lots.

Mrs. Castillo stated that this variance is specifically for the existing structures and not the lots themselves. Mrs. Castillo stated that the new lot created would have to comply with all of the requirements of the Zoning Ordinance.

Board Member Saunders questioned Staff if the variance is approved and the structures are torn down, if the new rules would apply.

Mrs. Castillo stated that the variance is only for these two existing structures and that any new structures are required to comply with the rules of the Zoning Ordinance.

Chairman Ledlow opened the public hearing.

Chairman Ledlow swore in the applicant, Carl Herring.

Mr. Herring briefed the Board on the request.

Chairman Ledlow questioned Mr. Herring regarding the other wooden buildings located on the lot.

Mr. Herring stated that the woman he purchased the lot from has her possessions in these buildings and is proposing to remove them from the lot once he is ready to develop the lot.

There being no further questions or items for discussion, Chairman Ledlow closed the public hearing and called for a motion. Board Member Chayer made a motion to approve case VC20-002 as presented and Board Member Hammond seconded the motion. **The motion to approve passed by a vote of 5-0.**

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 5:24 PM.