



City of Westworth Village
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ZONING BOARD OF ADJUSTMENTS MEETING MINUTES

**TUESDAY
MAY 14, 2013
TIME: 5:30 PM**

**MUNICIPAL COMPLEX
COUNCIL CHAMBERS
311 BURTON HILL ROAD**

ATTENDEES:	Chair	Mayor Tony Yeager
	Member	Kelly Jones
	Member	Nick Encke
	Member	Steve Beckman
	Member	Mike Coleman
	City Administrator	Roger Unger
	City Secretary	Carol Ann Borges
	Police Chief	Doug Reim
	Code Enforcement	Ryan Studdard
	P&Z Chair	Melva Campbell
	City Attorney	George Staples
	Residents	Ken & Patricia Stack

ABSENT:	Member	Jill Patton
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CALLED TO ORDER at 5:35pm by Chairman Tony Yeager.

Action Items:

- I. Approval of Minutes** from Zoning Board of Adjustment Meeting on July 10, 2012.
 - **MOTION** made by Nick Encke. **SECOND** by Mike Coleman. **Motion passed unanimously** by a vote of 5 Ayes and 0 Nays.
- II. Discuss and take action to approve the Variance Request for property at 5704 Randolph Court, to allow for construction of an accessory building, in accordance with Code of Ordinance Chapter 14.2.22.**
 - Attorney George Staples stated that the request presented falls under the statutory term “special exception” rule not a “variance”. George clarified the legal definitions and regulations regarding “variances”, “special exceptions”, “non-conforming use”, and “hardship”.
 - Mr Ken Stack and Mrs Patricia Stack presented their request. They recently tore down an accessory building that was being utilized as a garage. They also removed an addition from the house that had contained a full bath, laundry room, and outside patio. Additionally, they removed a small shed. Their

intent is to replace those structures with one new metal building. The new 1200sf building will be used as a garage, laundry room, tool shed, and storage for Mr Stack's hobby collection.

- Member Mike Coleman stated his concern over the size of the structure. The City's ordinance reads that an accessory building may not exceed more than 50% of the size of the primary dwelling.
- Mrs Stack stated she submitted the appropriate documents to the City. She also had discussions with her neighbors and found no objection to their plans for the property.
- Roger Unger stated his concerns over size and materials, as well as setting a precedent within the community. Roger was unaware of the situation until the contractor's plans were submitted.
- After much discussion, Chairman Yeager stated it was clear that the Board was hung up on the size of the building, as well as the exterior finish, and an exception would not be given at this time. Chairman Yeager asked Mr and Mrs Stack to work with the Code Enforcement Officer to scale down the size and materials to meet the City's requirements. Mrs Stack stated she was disappointed at the lack of communication from the City prior to this evening. Chairman Yeager stated the City will do whatever it can and that everyone on the Board has a lot of respect for Mrs Stack and her family. Mr Stack stated he will follow-up with Ryan Studdard.


ADJOURNED at 6:02pm by Chairman Yeager.

MINUTES APPROVED on this day, the 10th day of March, 2015.



Anthony Yeager, Chair

ATTESTED TO BY:



Carol Ann Borges, City Secretary
City of Westworth Village, TX