



**MINUTES
REGULAR BOARD OF ADJUSTMENT AND
BUILDING AND STANDARDS COMMISSION MEETING
THURSDAY JULY 21st, 2016, AT 9:00 A.M.
CITY HALL ANNEX, 115 S.W. 1st STREET, MINERAL WELLS, TEXAS**

BOARD MEMBERS

Virgil Youngblood, Chairman
Myra Johnson, Vice Chairman
Jonathon Rusher
Matt Butcher
Kenneth Drew

BOARD ALTERNATES

Michael Ward
Barry Campbell
Lawrence Kauffman
Paul Schmidtke

CALL TO ORDER: The meeting was called to order at 9:00 a.m. by Mr. Youngblood.

BOARD MEMBERS PRESENT: Virgil Youngblood (Chairman), Myra Johnson, Jonathon Rusher, Matt Butcher, Kenneth Drew

BOARD ALTERNATES PRESENT: Barry Campbell, Lawrence Kauffman

STAFF MEMBERS PRESENT: Tony Stubblefield- Building Official, Heather Stephens- Code Enforcement Secretary, Donna Robbins- Code Enforcement, Lance Howerton- City Manager

MINUTES – The minutes from the June 16th, 2016, Board of Adjustment meeting were approved with all in favor, at 9:00 a.m.

PUBLIC HEARINGS

PUBLIC HEARING ON BOA CASE 2016-14 Applicant, Jay Webb, is requesting (a) A 7.5 ft Variance from the 7.5 ft. side yard set back requirements, in order to construct a permanent accessory building up to the side property line in an SF-9 (single family) zoned district located at 1901 SE 26th Ave., being Lot 3, Block 6, of the Grandview Acres 3rd Addition to the City of Mineral Wells, Palo Pinto County, Texas. (b) A 5 ft. Variance from the 5 ft. rear yard set back requirements in order to construct a permanent accessory building up to the rear property line in an SF-9 (single family) zoned district located at 1901 SE 26th Ave., being Lot 3, Block 6, of the Grandview Acres 3rd Addition to the City of Mineral Wells, Palo Pinto County, Texas. (c) A 1 ft. Variance from the 5 ft. separation requirement in order to construct a permanent accessory building to within 4 ft. of the primary structure in an SF-9 (single family) zoned district located at 1901 SE 26th Ave., being Lot 3, Block 6, of the Grandview Acres 3rd Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 9:00 a.m. Jay Webb was not present for the meeting. Mr. Youngblood asked Mr. Stubblefield how many letters were sent out to property owners within a 200 ft. radius. Mr. Stubblefield stated that 16 letters were sent out with no response. Mr. Youngblood read aloud the staff recommendations, which were no objection to the requested Variance as long as the accessory building was not built over the top of the water or sanitary sewer lines and Mike Pool recommended that the current zoning and setbacks be followed to maintain

separation between all structures and to not build on Utility easements. Board members expressed concern of the large size of the building and questioned its intended use. Mr. Stubblefield explained that Mr. Webb planned on using the building for storage and as a space for his grandchildren for a play area and game room. After further discussion of the Board Members, Mr. Youngblood asked for all in favor of the Variance as submitted to say aye. No Board Member voted for approval. Mr. Youngblood then asked for all opposed to say no. The vote was unanimous in opposition of the Variance, at 9:09 a.m.

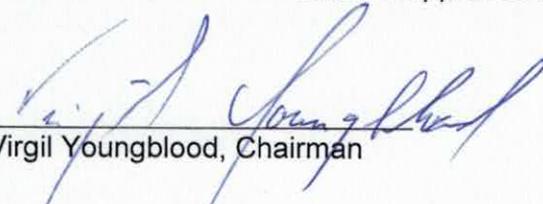
PUBLIC HEARING ON BOA CASE 2016-15 Applicant, Charles Smith Jr. is requesting a Special Exception in order to construct a carport within 5ft of the front property line in an SF-6 (Single Family) zoned district located at 507 SE 25th Ave., being Lot 4, Block 1, of the Oak Ridge Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 9:10 a.m. Charles Smith Jr. was not present for the meeting. Mr. Youngblood asked Mr. Stubblefield how many letters were sent out to property owners within a 200 ft. radius. Mr. Stubblefield stated that 27 letters were sent out with no response. Mr. Youngblood read aloud the staff recommendation, which was no objection to the Special Exception as submitted. The Special Exception was approved with all in favor, at 9:10 a.m.

ADJOURNMENT: There was no further business. The meeting was adjourned at 9:10 a.m. by Mr. Youngblood

Minutes approved on

Aug. 18, 2016


Virgil Youngblood, Chairman


Heather Stephens, Secretary