

City of Haltom City

ZONING BOARD OF ADJUSTMENT

MINUTES

February 23, 2016

CALL TO ORDER

Chairman White called the meeting to order at 5:33 p.m.

ROLL CALL

PRESENT: Cotton, Dobbs, Odell, Roach, Weast, White

PRESENT ALTERNATES: None

PRESENT COUNCIL LIAISON: Watkins

ABSENT BOARD MEMBERS: Pinkerton

ABSENT ALTERNATES: None

ADMINISTRATIVE STAFF PRESENT

Justin French, Director of Planning and Community Development

Glenna Batchelor, Assistant Director and Building Official

APPROVAL OF MINUTES

Mr. Dobbs made a motion, seconded by Ms. Roach, to approve the minutes of the December 8, 2015, meeting. Motion passed by a 6-0-0 vote.

MEETING FORMAT

Vice Chairman Weast went over the meeting format. Applicants were sworn in.

VICE CHAIRMAN WEAST OPENED ZONING BOARD OF ADJUSTMENT

ZBA-001-16 Application of Madan Sharma requesting a variance to Zoning Ordinance O-2002-032-15, Section 33.E.1.b regarding the maximum privacy fence height allowed at Lot 12, Block D of the Fossil Springs Addition, locally known as 5700 Colorado Court.

The legal notice regarding the public hearing was published in the January 29, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to twenty-four (24) property owners within 200' of the site on January 29, 2016. Staff received two (2) response(s) in favor or without objection, none (0) opposed and none (0) returned to sender.

Staff presented the applicant's case to the Board.

Vice Chairman Weast opened the meeting for questions of City Staff

Mr. White asked what the applicant's reason was for the variance.

Mr. French responded that the applicant's letter provided in the staff report states that the variance request is for privacy from several Haltom High School students walking by and the

back porch slab being higher than the sidewalk elevation.
Mr. Dobbs asked if the proposed fence causes any visibility hazards.

Mr. French pointed to the proposed fence plan and stated that the proposed fence will not cause any visibility hazards.

Vice Chairman Weast asked the applicant to make a presentation.

Mr. Cooper Mitchell residing at 5083 San Jacinto Drive stated he lives next door to the property owner, is representing the property owner, and has his own request for the same variance for the Board's consideration next. He stated that the new fence will be a cedar board-on-board construction.

Vice Chairman Weast opened the meeting to questions for the applicant.

Mr. White asked is there has been any vandalism in the area.

Mr. Mitchell responded in the affirmative.

Mr. White asked if any other neighbors have an eight-foot fence.

Mr. Mitchell responded in the affirmative and stated that several properties to the north has eight-foot fences along Brazos Drive.

Mr. Madan Sharma residing at 5700 Colorado Court stated that he is the owner of the subject site and that he has had the tailgate of his truck stolen and he has had windows shot with BB guns.

Vice Chairman Weast opened the Public Hearing.

No one was in the audience to speak on this agenda item.

Vice Chairman Weast closed the Public Hearing.

FURTHER DISCUSSION OF THE BOARD

Mr. Dobbs stated that both properties were nice looking and that there is a definite problem to justify the fence.

Mr. White stated that he did not think an eight-foot fence would be any problem.

Vice Chairman Weast stated that it is good to have two neighbors willing to work together.

ACTION BY THE BOARD

Mr. Dobbs, seconded by Mr. White, made the motion to approve ZBA-001-16 with the stipulation that the applicant procure all necessary permits and follow all instructions by the building official and permit department. Motion passed 6-0-0.

ZBA-002-16 Application of Cooper Mitchell requesting a variance to Zoning Ordinance O-2002-032-15, Section 33.E.1.b regarding the maximum privacy fence height allowed at Lot 13, Block D of the Fossil Springs Addition, locally known as 5083 San Jacinto Drive.

The legal notice regarding the public hearing was published in the January 29, 2016 *Fort Worth Star Telegram*. Written notice of the variance request was mailed to nineteen (19) property owners within 200' of the site on January 29, 2016. Staff received three (3) response(s) in favor or without objection, none (0) opposed and none (0) returned to sender.

Staff presented the applicant's case to the Board.

Vice Chairman Weast opened the meeting for questions of City Staff

Mr. White asked if the ordinance previous to the new fence ordinance allowed eight-foot tall fences.

Mr. French responded in the affirmative.

Mr. Dobbs asked if the proposed fence causes any visibility hazards.

Mr. French pointed to the proposed fence plan and stated that the proposed fence will not cause any visibility hazards.

Vice Chairman Weast asked the applicant to make a presentation.

Mr. Cooper Mitchell residing at 5083 San Jacinto Drive stated he requests the variance for added privacy because he is planning to install a pool for his three daughters. He stated that the new fence will be a cedar board-on-board construction.

Vice Chairman Weast opened the meeting to questions for the applicant.

There were no questions for the applicant.

Vice Chairman Weast opened the Public Hearing.

No one was in the audience to speak on this agenda item.

Vice Chairman Weast closed the Public Hearing.

FURTHER DISCUSSION OF THE BOARD

Mr. White stated that the fence and neighborhood are nice.

Vice Chairman Weast noted the support and stated that the neighborhood appears to be close nit.

Mr. White agreed and stated that his thinks it will be in the City's best interest to allow the proposed fence.

Ms. Roach agreed.

ACTION BY THE BOARD

Mr. White, seconded by Mr. Cotton, made the motion to approve ZBA-002-16 with the stipulation that the applicant procure all necessary permits and follow all instructions by the building official and permit department. Motion passed 6-0-0.

FURTHER DISCUSSION OF THE BOARD AND STAFF

Glenna Batchelor, Assistant Director and Building Official, provided updates on various Board activity.

ADJOURN

There being no further business, Vice Chairman Weast adjourned the meeting at 6:03 p.m.

Respectfully submitted,


Justin French, Director of Planning and Community Development


James White, Chairman