

MINUTES

On January 14, 2021, the Zoning Board of Adjustments met at 3:30 p.m. for a Regular meeting via video conference (in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus).

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Craig Davis	Yes	31	28
Chris Rhynehart	No	31	26
Cory Mathis	Yes	12	12
Paul French	Yes	12	11
Claudia Stuart	Yes	24	21
ALTERNATE MEMBERS			
Alpesh Patel	No	16	2
Johnnie O'Dell	No	12	1
Mildred Darton	No	12	0

Also in attendance were:

Johnny Scholl
Leslie Schmidt
Shayla Sotelo

INTERIM BUILDING OFFICIAL, CITY OF AMARILLO
SENIOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST, CITY OF AMARILLO

Mr. Craig Davis called the Zoning Board of Adjustments to order at 3:37p.m., recited the procedural rules.

Item 1: Approval of the minutes from Regular Meeting held on November 12, 2020. Ms. Claudia Stuart stated on page 3, Mr. needed to be changed to Ms. in front of her name. Motion was made by Mr. Paul French to approve the minutes with corrections, seconded by Ms. Claudia Stuart. The minutes were unanimously approved.

Item 2: Consider Variance V-21-02

Location: 6901 Calumet Rd
Legal Description: Block 0037, Belmar #9, 14 EXC W 5 FT
Property Owner: Kade McGehee
Applicant: Matt Chamberlain
Variance Requested: Reduce side yard setback from 10' to 0' and rear yard setback to 0' for addition of new garage/shop.

Mr. McGehee clarified that he will just be constructing a shop for his personal use. Mr. McGehee stated that the shop would follow his fence line. Mr. Craig Davis asked how big the shop is going to be. Mr.

McGehee stated it would be the size of a two car garage, roughly 400-450 square feet. Ms. Claudia Davis then asked if it is next to a paved alley. The owner stated yes it is. Ms. Davis then stated that from the pictures it looks like there might be an obstruction for people turning in and out of the alley. Mr. McGehee stated that it would not be any more of an obstruction than the current fence that is there now. Ms. Stuart asked if the building would be taller than the fence. Mr. McGehee stated yes, it would be. Mr. Cory Mathis then asked if there would be a garage door entry to the shop. Mr. McGehee stated yes, it would be on the Edenburg side. Mr. Paul French stated that on the Edenburg side of the house, there is a four foot sidewalk and he would not be extending past his property line. He then went on to explain that in response to Ms. Claudia Davis' statement about the fence, citizens would be able to pull out far enough to see around the fence. Mr. Paul French then asked the owner how long he had owned the property. Mr. McGehee stated he bought the property in 2014. Mr. Craig Davis asked if there were any other questions or comments. Ms. Claudia Davis stated she noticed there were about 22 letters sent by the City and asked about the findings of those letters. Mr. Johnny Scholl stated that 22 letters were sent, 4 returned in support and 2 returned with forwarding addresses. Mr. Paul French then asked if any were returned with any negative. Mr. Johnny Scholl stated only four letters were returned in support. Mr. Craig Davis then asked if the City had any comment. Mr. Johnny Scholl stated the Zoning Board of Adjustment consideration factors. Mr. Scholl then stated that the purpose of requiring a setback from right-of-way for garage doors is due to many garages being converted for living space or used for storage that prevent the parking of vehicles and the 20 ft driveway that is required to be located in front of the garage door, is meant for available for parking of vehicles on private property and not the street. He then stated that staff does not recommend approval. Mr. Craig Davis then asked if there are any other properties in the area that have a structure like what is being considered in the area that have been granted a variance. Mr. Scholl stated no, there is not any within a one block area. Mr. Davis asked if there were any other questions. Ms. Davis asked the owner where he would park his vehicle. Mr. McGeehee stated he would park in the structure. Mr. Davis asked if there were any other questions or comments. There being none, the Chairman asked for a motion. Mr. Paul French made a motion to approve the variance, based on item B in the consideration factors. Mr. Davis then asked for a second motion. After 3 calls, a second motion was not made; therefore the application failed.

Item 3: Consider Variance V-21-03

Location: 712 Wichita Ave

Legal Description: Holland Addition, Lot 001, Block 0222, Sadlers Subdivision

Property Owner: Pedro Cedillo, Jr.

Applicant: Pedro Cedillo, Jr.

Variance Requested: Reduce side yard setback from 8' to 0' for existing covered porch.

Mr. Romero stated that the owner received notification that the porch was built without a permit. He stated the owner went into the office to apply for a permit only to find out that he needed a variance to leave the porch in place. Mr. Romero asked the Board for leniency in granting the variance. Mr. Davis asked Mr. Romero how long ago the structure was built. Mr. Romero stated he built it about a year and a half ago. Mr. Davis asked if there were any questions. Mr. Paul French asked if any letters were sent. Mr. Scholl stated that 23 letters were sent and 3 were returned in support. Mr. Craig Davis then asked where the porch was located. Mr. Romero stated it was located on the North side of the property, which faces Wichita Street. Mr. Davis then asked what the encroachment is into the setback. Mr. Romero

stated it is not in the side yard setback. Mr. Johnny Scholl stated that the existing house is eight feet from the property line and the porch is eight feet, which reduces the setback to zero. Mr. Davis asked what the dimensions of the porch would be. It was determined that the porch is eight feet by eighteen feet. Mr. Cory Mathis then asked if the driveway was existing when the porch was built. Mr. Romero stated the driveway was there before the porch. Mr. Mathis then asked if there was anything else in place before the porch was built. Mr. Romero stated no there was not. Mr. Paul French then stated that his company manages a property across the street and that the property next door is not a residential property. Mr. Davis then asked if the City had any comments. Mr. Scholl then stated the Zoning Board of Adjustment consideration factors and staff analysis. Mr. Davis then asked if the owner would be required to get a permit. Mr. Scholl stated yes, he would be required to obtain a permit if the variance is granted. Mr. Davis asked if there were any other questions or comments. Mr. Paul French asked if anyone knew when the house was originally built. Mr. Scholl stated he believed it was back in the 1950's. Mr. Davis then asked for a motion. Mr. Paul French made a motion to approve this variance based on it will not adversely affect the land use pattern of the area as outlined by the land use section; seconded by Ms. Claudia Stuart. The variance was unanimously approved 4:0. The variance was unanimously approved.

Item 4: Public Forum

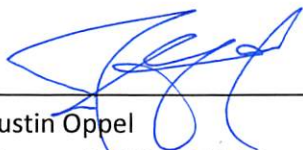
There was no public forum.

Item 5: Adjournment

There being no further business, Chairman Mr. Craig Davis called for a motion to adjourn. Ms. Claudia Stuart made a motion to adjourn; the motion was seconded by Mr. Paul French. The motion passed and meeting adjourned at 4:11 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.



Craig Davis
Chairman, Zoning Board of Adjustments



Justin Oppel
Deputy Building Official