



BOARD OF ADJUSTMENT

Panel C Minutes

March 18, 2024

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CITY SECRETARY  
DALLAS, TEXAS

6ES Briefing Room

[24957316190@dallascityhall.webex.com](mailto:24957316190@dallascityhall.webex.com)

[dallas.gov](https://www.dallas.gov)

Robert Agnich, Vice-Chair

**PRESENT: [5]**

Robert Agnich, VC	
Rodney Milliken	
Jared Slade	
Judy Pollock	
Roger Sashington – V/P	

**ABSENT: [0]**


Vice-Chair Agnich called the briefing to order at **10:34 A.M.** with a quorum of the Board of Adjustment present.

Vice-Chair Agnich called the hearing to order at **1:08 P.M.** with a quorum of the Board of Adjustment present.

The Chairperson stated that no action of the Board of Adjustment shall set a precedent. Each case must be decided upon its own merits and circumstances, unless otherwise indicated, each use is presumed to be a legal use. Each appeal must necessarily stand upon the facts and testimony presented before the Board of Adjustment at this public hearing, as well as the Board's inspection of the property.

**PUBLIC SPEAKERS**

The Board of Adjustment provided "public speaker" opportunities for individuals to comment on matters that were scheduled on the agenda or to present concerns or address issues that were not matters for consideration listed on the posted meeting agenda.

- We had no speakers for public testimony during this hearing.

**MISCELLANEOUS ITEMS**

Approval of the Board of Adjustment Panel C, February 22, 2024, Minutes.

**A motion was made to approve Panel C, February 22<sup>nd</sup>, 2024, Public Hearing minutes.**

Maker:	Judy Pollock				
Second:	Robert Agnich				
Results:	5-0 unanimously				Motion to approve
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashington, Rodney Milliken, and Jared Slade
		Against:	-	0	

**UNCONTESTED ITEMS**

**1. 4447 Brookview Drive**

**\*This case was moved to Individual Items**  
 BDA234-035(DB)

**BUILDING OFFICIAL'S REPORT** Application of Steve Bowen for (1) a special exception to the fence height regulations at 4447 BROOKVIEW DR. This property is more fully described as Block B/5551, Lot 5, and is zoned R-10(A), which limits the height of a fence in the front-yard to 4-feet. The applicant proposes to construct and/or maintain a 6-foot 6-inch high fence in a required front-yard, which will require (1) a 2-foot 6-inch special exception to the fence regulations.

**LOCATION:** 4447 Brookview Dr.

**APPLICANT:** Steve Bowen

**REQUEST:**

(1) A request for a special exception to the fence height regulations

**STANDARD FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARDS REGULATIONS:**

Section 51A-4.602(b)(2) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, the special exception will not adversely affect neighboring property.

**STAFF RECOMMENDATION:**

**Special Exceptions:**

No staff recommendation is made on this or any request for a special exception to the fence regulations since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: R-10(A)  
North: R-10(A)  
East: R-10(A)  
South: R-10(A)  
West: R-10(A)

**Land Use:**

The subject site is developed with a single-family home. The surrounding properties are developed with single family homes.

**BDA History:**

No BDA history

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Steve Bowen for the property located at 4447 Brookview Dr. focuses on one request relating to the fence height.
- The applicant proposes to construct and maintain a 6-foot-6-inch high fence in a required front yard along Brookview Dr., which will require a 2-foot-6-inch special exception to the fence height regulations.
- The applicant states that the need for the proposed 6-foot-6-inch fence is for making the retaining wall/fence even as well as for security and privacy.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to construct and maintain a 6-foot-6-inch high masonry wall/fence beginning at 14-feet-7-inches from the property line. Per the plans the wall/fence increases to the maximum height of 6-feete-6-inches and connects to an entry gate behind the required setback.
- The Dallas Development Code states that a fence located in the required front yard may be built to a maximum height of 4-feet above grade.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations will not adversely affect the neighboring properties.
- Granting the special exceptions to the fence standards relating to height with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- BDA234-035 4447 Brookview Dr. 200'Radius Video

**Timeline:**

January 26, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

February 12, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.

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February 15, 2024: The Sustainable Development and Construction Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and March 8, 2024, deadline to submit additional evidence to be incorporated into the board’s docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 5, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the March public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

It was moved to suspend the rules to accept 10 pages for submitted Documentary Evidence by the applicant.

Maker:	Robert Agnich				
Second:	Jared Slade				
Results:	5-0 Unanimously				Motion to suspend the rules
		Ayes:	-	5	Roger Sashington, Judy Pollock, Rodney Milliken, Jared Slade, and Robert Agnich
		Against:	-	0	

**Speakers:**

For: Steve Bowen, 1433 Memory Ct., Lewisville TX

Against: David Fosdick, 4538 Brookview Dr., Dallas TX 75220

**Motion**

I move that the Board of Adjustment, in Appeal No. BDA 234-035, on application of Steve Bowen, **DENY** the special exception requested by this applicant to construct and/or maintain a 2-foot 6-inch high fence **without** prejudice, because our evaluation of the property and the testimony shows that granting the application would adversely affect neighboring property.

Maker:	Jared Slade				
Second:	Roger Sashington				

Results:	4-1				Motion to deny
		Ayes:	-	4	Roger Sashington, Rodney Milliken, Jared Slade, and Robert Agnich
		Against:	-	1	Judy Pollock

**2. 11601 Liberty Commons Court**  
 BDA234-038(KMH)

**BUILDING OFFICIAL’S REPORT:** Application of Bill Davis for (1) a special exception to the fence height regulations, and for (2) a special exception to the fence standards regulations at 11601 Liberty Commons Ct. This property is more fully described as Block 7B/6595, Lot Common area A, and is zoned PD-978 (MF-1(A)), which limits the height of a fence in the front yard to 4-feet and requires a fence panel with a surface area that is less than 50 percent open may not be located less than 5-feet from the front lot line. The applicant proposes to construct and/or maintain an 8-foot high fence in a required front yard, which will require (1) a 4-foot special exception to the fence regulations, and to construct a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which will require (2) a special exception to the fence regulations.

**LOCATION:** 11601 Liberty Commons Ct.

**APPLICANT:** Bill Davis

**REQUEST:**

- (2) A request for a special exception to the fence height regulations; and
- (3) A request for a special exception to the fence opacity standard regulations.

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE HEIGHT STANDARDS REGULATIONS:**

Section 51A-4.602(b)(2) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO FENCE OPACITY STANDARD REGULATIONS:**

Section 51A-4.602(a)(11) of the Dallas Development Code states that the board may grant a special exception to the fence regulations when in the opinion of the board, **the special exception will not adversely affect neighboring property.**

**STAFF RECOMMENDATION:**

Special Exceptions (2):

No staff recommendation is made.

**BACKGROUND INFORMATION:**

**Zoning:**

Site: PD 978  
North: PD 978  
East: D(A)  
South: R-10(A)  
West: TH-2(A)

**Land Use:**

The subject site is developed with new multifamily development units. The surrounding properties are developed with single family homes, duplexes and townhomes.

**BDA History:**

No BDA history

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Bill Davis for the property located at 11601 Liberty Commons Ct. focuses on 2 requests relating to the fence height and fence opacity regulations.
- The applicant proposes to construct and maintain an 8-foot high fence in a required front yard along Modella Ave., which will require a 4-foot special exception to the fence height regulations.
- Secondly, the applicant is proposing to construct and maintain a fence in a required front yard with a fence panel having less than 50 percent open surface area located less than 5-feet from the front lot line, which requires a special exception to the fence opacity regulations.
- The subject site is developed with newly multifamily units. The surrounding properties are developed with single-family homes, townhomes and duplexes.
- The applicant states that the need for the proposed 8-foot high fence is for security and privacy due to thefts and unauthorized trespassing.
- As gleaned from the submitted site plan and elevations, the applicant is proposing to construct and maintain an 8-foot high wood fence at the property line.
- The Dallas Development Code states that a fence located in the required front yard may be built to a maximum height of six feet above grade if all conditions in the following subparagraphs are met: (a) no lot in the block face may be zoned as a single-family or duplex district; (b) no gates for vehicular traffic may be located less than 20 feet from the back of the street curb and (c) no fence panel having less than 50 percent open surface area may be located less than five feet from the front lot line. Unless all of the conditions are met, a fence in a multifamily district may not exceed four feet above grade when located in the required front yard, except when the required front yard is governed by the side or rear yard regulations.
- The applicant has the burden of proof in establishing that the special exception(s) to the fence regulations will not adversely affect the neighboring properties.

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- Granting the special exceptions to the fence standards relating to height and opacity with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.
- BDA234-038 at 11601 Liberty Commons 200' Radius Video

**Timeline:**

January 26, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

February 12, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.

February 15, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and March 8, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 5, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the March public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

**Speakers:**

For: Bill Davis, 3377 Blackborow, Dallas TX 75208  
\*Did not speak\*

Against: No Speakers

**Motion**

I move that the Board of Adjustment **GRANT** the following applications listed on the uncontested docket because it appears, from our evaluation of the property and all relevant evidence that the applications satisfy all the requirements of the Dallas Development Code and are consistent with the general purpose and intent of the Code, as applicable to wit:

**BDA 234-038** - Application of Bill Davis, for a special exception to the fence height regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with height and fence location requirements illustrated in the most recent version of all submitted plans are required.

**BDA 234-038** - Application of Bill Davis, for a a special exception to the fence opacity regulations in the Dallas Development Code is granted subject to the following condition:

Compliance with opacity and fence location requirements illustrated in the most recent version of all submitted plans are required.

Maker:	Judy Pollock				
Second:	Rodney Milliken				
Results:	5-0 Unanimously				Motion to grant
		Ayes:	-	5	Robert Agnich, Judy Pollock, Roger Sashinton, Rodney Milliken, Jared Slade
		Against:	-	0	

**INDIVIDUAL CASES**

**3. 1426 Morrell Avenue**  
 BDA234-032(CJ)

**BUILDING OFFICIAL'S REPORT:** Application of Jonathan Martinez for (1) a special exception to the side-yard setback regulations, and for (2) a variance to the side-yard setback regulations, and for (3) a variance to the floor area ratio at 1426 Morrell Ave. This property is more fully described as Block 26/3587, Lot 7, and is zoned R-5(A), which requires a side-yard setback of 5-feet, and prohibits the floor area of an accessory structure from exceeding 25% of the floor area of the main structure. The applicant proposes to construct and/or maintain a carport for a single-family residential dwelling in a required side-yard and provide (1) a 1-foot setback, which will require a 4-foot special exception to the side-yard setback regulations; and to construct and/or maintain a single-family residential detached accessory structure and provide a 2-foot 8-inch side-yard setback, which will require (2) a 2-foot 4-inch variance to the side-yard setback regulations; and to construct and/or maintain a single-family residential detached accessory structure with 362 square feet of floor area (28% of the 1282 square foot floor area of the main structure), which will require (3) a 41.5 square foot variance to the floor area regulations.

**LOCATION:** 1426 Morrell Ave.

**APPLICANT:** Jonathan Martinez

**REPRESENTED BY:**

**REQUEST:**

- (1) A request for a special exception to the side-yard setback regulations.
- (2) A request for a variance to the side-yard setback regulations
- (3) A variance to the floor area ratio regulations to construct and/or maintain a detached accessory structure, not for rent, on a site developed with a single-family home.



**STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO THE SIDE YARD SETBACK REGULATIONS FOR CARPORTS:**

Section 51A-4.402(1)(c)(6)(1) of the Dallas Development Code specifies that the board may grant a special exception to the minimum side yard requirements in this section for a carport for a single family or duplex use when, in the opinion of the board, **the carport will not have a detrimental impact on surrounding properties.**

Section 51A-4.402(1)(c)(6)(2) In granting this type of special exception, the board shall consider the following:

- (A) Whether the requested special exception is compatible with the character of the neighborhood.
- (B) Whether the value of surrounding properties will be adversely affected.
- (C) The suitability of the size and location of the carport.
- (D) The materials to be used in construction of the carport

**STANDARD OF REVIEW FOR A VARIANCE:**

Section 51A-3.102(d)(10) of the Dallas Development Code specifies that the board has the power to grant variances from the front yard, **side yard**, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single-family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) **not contrary to the public interest** when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- (B) **necessary to permit development of a specific parcel of land** that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) **not granted to relieve a self-created or personal hardship**, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**ELEMENT II SUBSTITUTE**

Dallas Development Code §51A-3.102(d)(10)(b), formerly known as HB 1475, allows for the BDA to use their discretion and consider Element 2 of the Variance standard to be met, if:

- (i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code;
- (ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur;
- (iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (v) the municipality considers the structure to be a nonconforming structure.

**STAFF RECOMMENDATION:**

**Special Exception (1<sup>st</sup> Request):**

No staff recommendation is made.

**Variance to the side-yard setback regulations (2<sup>nd</sup> Request):**

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Not restrictive in area due to the lot size (6804.072 sqft); The minimum lot area for residential use in the R-5(A) zoning district is 5,000 sqft therefore, the property can be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

**Variance to the floor area regulations (3<sup>rd</sup> Request):**

Denial

Rationale: Based upon evidence presented and provided by the applicant, staff concluded that the site is:

- A. Not contrary to the public interest as no letters of opposition were received.
- B. Not restrictive in area due to the lot size (6804.072 sqft); The minimum lot area for residential use in the R-5(A) zoning district is 5,000 sqft therefore, the property can be developed in a manner commensurate with development upon other parcels of land in the same zoning.
- C. Is not a self-created or personal hardship.

**BDA HISTORY:**

No BDA history found within the last 5 years.

**Square Footage:**

This lot contains 6804.072 of square feet.

This lot is zoned R-5(A) which has a minimum lot size or 5,000 square feet.

**Zoning:**

Site: R-5 (A) (Single Family District)  
North: R-5 (A) (Single Family District)  
South: R-5 (A) (Single Family District)  
East: R-5 (A) (Single Family District)  
West: R-5 (A) (Single Family District)

**Land Use:**

The subject site and all surrounding properties are developed with industrial uses.

**GENERAL FACTS/STAFF ANALYSIS:**

- The application of Jonathan Martinez for the property located at 1426 Morrell Avenue focuses on three specific requests. The first request is a special exception to the side yard setback regulations. The second request focuses on a variance to the floor area ratio regulations. Lastly, the third request focuses on a variance to the side yard setback regulations.

**1st Request (Special Exception to Side Yard Setback Regulations)**

- A request for a special exception, to the side yard setback regulations, of 1-foot is made to construct and/or maintain a single-family residential structure.
- The subject site is currently developed with a residential structure.
- Zoning District R-5(A) requires a minimum side-yard setback of 5-feet.
- As gleaned from the submitted site plan, the proposed renovations to the existing subject site encroach into the 5-foot required side yard setback.

The applicant has the burden of proof in establishing the following:

- That granting the special exception to the side yard setback will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The special exception is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The special exception would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

**2<sup>nd</sup> Request (Variance to Floor Area Ratio)**

- The applicant proposes to construct a detached accessory structure (NFR), which will require a special exception to the floor area ratio regulations.
- Secondly, the applicant proposes to construct and/or maintain a 362 square foot single-family residential accessory structure (not for rent) which exceeds 25% of the main structure. The square footage of the main structure is 1,282. Therefore, a 41.5 square foot (28%) variance is required.
- The Dallas Development Code states that an accessory structure may not exceed 25% of the floor area of the main structure.
- According to the applicant's application, the detached accessory structure unit will be utilized as a detached garage.
- The applicant has the burden of proof in establishing that the accessory structure will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.
- Granting this variance request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e., development on the site must meet all required code requirements).

Moreover, the applicant has the burden of proof in establishing the following:

- That granting the variance to the floor area ratio will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

### **3<sup>rd</sup> Request (Variance to Side-Yard Setback Regulations)**

- A request for a variance to the side yard setback regulations of 2-feet 4-inches is made to construct and/or maintain a single-family residential structure.
- The subject site is currently developed with a residential structure.
- Zoning District R-5(A) requires a minimum side-yard setback of 5-feet.
- As gleaned from the submitted site plan, the proposed renovations to the existing subject site encroach into the 5-foot required side yard setback.

The applicant has the burden of proof in establishing the following:

- That granting the variance to the side yard setback will not be contrary to the public interest when owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed, and substantial justice done.
- The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

The board may also consider Dallas Development Code **§51A-3.102(d)(10)(b)**, formerly known as **HB 1475** as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (a) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 (Submission of Rolls to Taxing Units), Tax Code.
  - (b) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur.
  - (c) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
  - (d) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
  - (e) the municipality considers the structure to be a nonconforming structure.
- Granting the proposed 2-feet 4-inch variance to the side yard setback regulations with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.

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- Granting the proposed **41.5 square foot** variance to **the floor are regulations** with a condition that the applicant complies with the submitted site plan, would require the proposal to be constructed as shown on the submitted documents.
- 200' Radius Video: BDA234-032 1426 Morrell Ave.

**Timeline:**

January 12, 2024: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

February 21, 2024: The Board of Adjustment Administrator assigned this case to Board of Adjustment Panel C.

February 15, 2024: The Development Services Department Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the February 23, 2024, deadline to submit additional evidence for staff to factor into their analysis; and March 8, 2024, deadline to submit additional evidence to be incorporated into the board's docket materials.
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

March 5, 2024: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the March public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner and Transportation Engineer.

**Speakers:**

For: No Speakers

Against: No Speakers

**Motion**

I move that the Board of Adjustment, in Appeal No. BDA 234-032, **HOLD** this matter under advisement until **April 15, 2024**.

Maker:	Jared Slade				
Second:	Judy Pollock				
Results:	3-2				Motion to hold

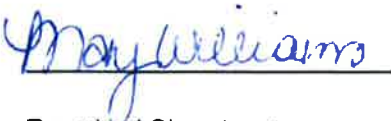
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		Ayes:	-	3	Judy Pollock, Rodney Milliken, and Jared Slade
		Against:	-	2	Robert Agnich, Roger Sashington

**\*\*Recess at 2:23 pm – 2:31 pm\*\***

**ADJOURNMENT**

After all business of the Board of Adjustment had been considered, Vice-Chair Agnich moved to adjourn the meeting at **2:43 P.M.**



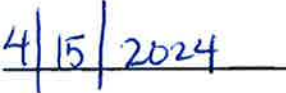
Required Signature:  
Mary Williams, Board Secretary  
Development Services Dept.



Date



Required Signature:  
Dr. Kameka Miller-Hoskins – Board Administrator  
Development Services Dept.



Date



Required Signature:  
Robert Agnich, Vice-Chair  
Board of Adjustment



Date