

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
MARCH 19, 2018
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Carrie Nuckolls, Board Member Kevin Mohl, Board Member Kyle Robinson

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Admin Asst., Community Development

Others: Erwin Cain, Judy Lindley, Nacole Lindley

CALL MEETING TO ORDER:

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:44 P.M.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF NOVEMBER 20, 2018.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of November 20, 2018. Board Member Kyle Robinson moved to approve the meeting minutes. Board Member Carrie Nuckolls seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A VARIANCE REQUEST TO THE LOT SIZE REQUIREMENT FOR PROPERTY LOCATED AT 633 SUNSET

The applicant is seeking a variance to create two lots that are approximately 75' wide by 75' deep lots and equates to approximately 5,625 square foot lots. The proposed lots are approximately 375 square feet smaller and 15 feet short on the lot depth for lots in the SF-6 Zoning District. The applicant would like to create another lot for development for a single family home. The lot is currently underutilized with a smaller home that is less than 900 square feet that is positioned on Lot 28A. There is ample size on the east portion of this lot to create an additional building site for another detached single family home to help create infill development in the neighborhood for Lot 28B. The homes in the 700 block of Van Sickle have 73-78' wide lots which would be similar to the width of these proposed lots. The configuration of homes on these two lots would match the building layout of the properties directly north of this one, just with shallower depth lots. Board Member Kyle Robinson moved to approve the variance request. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A SPECIAL USE PERMIT REQUEST TO LOCATE a CARGO CONTAINER ON THE SOUTHWEST CORNER OF 1400 COLLEGE

The applicant is requesting to locate a cargo container on the southwest corner of the property at 1400 College St. The applicant will be storing items not conducive to being stored indoors such as chemicals, pumps with gas engines, etc. The location of the container is proposed to be located on the southwest corner of the site off the edge of the parking lot in an open area near a

tree lined/screened area behind the auto repair shop on Shannon Rd. The Board granted the applicant a Special Use Permit for the term of one year. After that time the applicant will have to reapply for an extension. Board Member Kevin Mohl moved to approve the Special Use Permit request for the term of one year. Board Member Carrie Nuckolls seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 6:00 P.M.