



City of Lucas
Board of Adjustment Meeting
February 20, 2018
6:30 PM

City Hall - 665 Country Club Road – Lucas, Texas

Minutes

Call to Order

Vice Chairman Bierman called the meeting to order at 6:32 p.m.

Members Present:

Vice Chairman Chris Bierman
Brian Blythe
Robin Ahmadi, Alternate
Brenda Rizos, Alternate

Staff Present:

Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Julie Doshier

Members Absent:

Adam Sussman
James Foster

City Council Liaison:

Mayor Pro Tem Kathleen Peele

It was determined that a quorum was present and Vice Chairman Bierman led the Pledge of Allegiance.

Vice Chairman Bierman noted that Alternate Members Robin Ahmadi and Brenda Rizos would serve as voting members due to the absence of two regular members.

Vice Chairman Bierman identified all witnesses that would be presenting before the Board, including Development Services Director Joe Hilbourn, and conducted the swearing in process for all witnesses.

Public Hearing

- 1. Public Hearing to consider the variance request by Robert and Boris Rapin, 500 Holly Lane from the City's Code of Ordinances, Chapter 3, Article 3.18, Section 3.19.002 – Residential, Agricultural and Estates Districts, to add a privacy fence within the required front setback.**

Development Services Director Joe Hilbourn explained that a portion of the privacy fence at 500 Holly Lane on the south side of the property was destroyed in a fire. The applicant was requesting to be able to repair the privacy fence to match the remaining portion that was not burned. Mr. Hilbourn stated that the existing Codes of Ordinances does not allow for a privacy fence, but a

hardship does exist due to the recent fire. Mr. Hilbourn stated if the fence variance were approved, it would be a legal nonconforming use.

City Attorney Julie Doshier explained that if more than 50 percent of the fence needed to be replaced, a variance could not be requested, and the fence would have to be brought up to code standards. Because less than 50 percent of the fence required replacement, a variance can be requested, and would be considered legal nonconforming.

Boris Rapin, 500 Holly Lane, came forward and shared pictures with the Board of the fence condition. Mr. Rapin explained that he would like to replace the portion of the fence that burned and use the same materials to match the portion of the fence that remains. Mr. Rapin explained that he would like to keep his antique vehicles located on his property from public view.

Vice Chairman Bierman opened the public hearing at 6:44pm and asked if anyone in the audience wanted to speak regarding this request. There being none, the public hearing was closed.

Vice Chairman Bierman read into the record an email received from Robert & Joy Meyerowitz, residing at 505 Holly Lane that were in favor of the fence variance request.

MOTION: A motion was made by Mr. Blythe, seconded by Mr. Ahmadi to approve the variance request by Robert and Boris Rapin for the property located at 500 Holly Lane from the City's Code of Ordinances, Chapter 3, Article 3.18, Section 3.19.002 – Residential, Agricultural and Estates Districts, to add a privacy fence within the required front setback. The motion passed unanimously by a 4 to 0 vote.

2. Consider approval of the minutes of the December 4, 2017 Board of Adjustments meeting.

MOTION: A motion was made by Mr. Blythe, seconded by Mr. Ahmadi to approve the minutes as submitted. The motion passed unanimously by a 4 to 0 vote.

3. Consider the appointment of Chairman and Vice Chairman to serve for a period of one (1) year with a term ending December 31, 2018.

MOTION: A motion was made by Mr. Blythe, seconded by Ms. Rizos to nominate Chris Bierman as Chairman of the Board of Adjustment to serve for a one-year period with a term ending December 31, 2018. The motion passed unanimously by a 4 to 0 vote.

MOTION: A motion was made by Chairman Bierman, seconded by Mr. Blythe to nominate Adam Sussman as Vice Chairman of the Board of Adjustment to serve for a one-year period with a term ending December 31, 2018. The motion passed unanimously by a 4 to 0 vote.

4. **Adjournment.**

Chairman Bierman adjourned the meeting at 6:50 pm.



Chris Bierman, Chairman



Stacy Henderson, City Secretary

