

**MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday July 3, 2012
6:00 P.M.**

PRESENT:

Gayle Collins
Brunner Grau
Jim Killough
John Sanford

ABSENT:

Michael Aplin

OTHERS PRESENT:

John Elsdon, City Planner
Bob van Til, Planning and Development Director
Marsha Haass, Administrative Assistant
See Attached Sign-in Sheet

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZENS COMMUNICATION

None

Review and approve Minutes from November 1, 2011

Motion made by Mr. Grau to approve the minutes from the November 1, 2011 meeting as printed.
Second by Mr. Sanford. All voted aye.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

ZBA-12-01 Conduct Public Hearing on a request for a variance from the Zoning Ordinance, Section 2.7, reducing the rear yard setback requirement from 10 feet to 4 feet to place an accessory building (shed) at 503 Fowzer Street, applicant and property owner is Cayla Cardiff.

Public hearing opened. Mr. Elsdon introduced and stated staff recommended denial of application and recommended a 5 ft rear yard setback instead of the requested 4ft. Mr. Cardiff explained his intentions and answered questions from Board.

ZBA-12-01 Take Action on a request for a variance from the Zoning Ordinance, Section 2.9, reducing the rear yard setback requirement from 10 feet to 4 feet to place an accessory building (shed) at 503 Fowzer Street, applicant and property owner is Cayla Cardiff.

Mr. Sanford made a motion to approve the shed variance for Mrs. Cardiff to be 5' from the rear property line instead of the required 10'. Second by Mr. Grau. All voted aye.

ZBA-12-02 Conduct Public Hearing on a request for a variance from the Zoning Ordinance, Section 3.5, for relief from the maximum fence height requirement to place a fence within the front yard setback at 516 W 7th Street, applicant and property owner is Mike Lewis.

Public hearing opened. Mr. Elsdon introduced and recommended denial of application since it doesn't meet intent of ordinance nor are there any extenuating circumstances for a 5' fence. Mr. Lewis explained his request and he and John answered questions for the Board.

ZBA-12-02 Take Action on a request for a variance from the Zoning Ordinance, Section 3.5, for relief from the maximum fence height requirement to place a fence within the front yard setback at 516 W 7th Street, applicant and property owner is Mike Lewis.

Mr. Grau made a motion to accept 5' fence as long as it is a see through fence. Second by Mr. Sanford. All voted aye.

ZBA-12-03 Conduct Public Hearing on a request for a variance from the Zoning Ordinance, Section 3.5, for relief from the maximum fence height requirement to place a fence within the front yard setback at 1500 Laurel Street, applicant and property owner is John Kaatz.

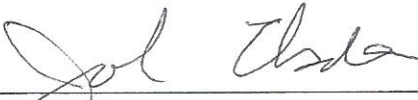
Public hearing opened. Mr. Elsden introduced and stated that staff recommends denial since it does not meet intent of ordinance and there are no extenuating circumstances for 6' fence at that location.

ZBA-12-03 Take Action on a request for a variance from the Zoning Ordinance, Section 3.5, for relief from the maximum fence height requirement to place a fence within the front yard setback at 1500 Laurel Street, applicant and property owner is John Kaatz.

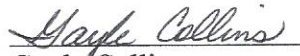
Mr. Sanford made a motion to approve variance as submitted. Second by Mr. Killough. All voted aye.

Adjourn

Meeting adjourned at 6:40 PM



John Elsden
City Planner



Gayle Collins
Chairman of the Board