

**BOARD OF ADJUSTMENT OF THE CITY OF ABILENE, TEXAS  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Mr. Scott Hay, Chairman  
Col. Morton Langholtz, Vice-Chairman  
Mr. Roger Huber, Secretary  
Mr. Robert Beermann  
Mr. Mark Odle  
Mr. Bob Thomas, Alternate

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Mr. Zack Rainbow, Assistant Director/Planning & Dev. Services  
Ms. Cheryl Sawyers, Planning Services Manager  
Mr. Stanley Smith, City Attorney  
Ms. Melissa Farr, Executive Assistant

**Others Present:** Mr. Adam Luther

## **CALL TO ORDER**

Mr. Hay called the meeting to order at 8:30 a.m. and Ms. Melissa Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

## **MINUTES**

Colonel Langholtz made the motion to approve the minutes of the previous meeting, which was held on January 14, 2020. Mr. Huber seconded the motion. The vote to approve minutes with noted corrections was carried by five (5) with none in opposition.

**AYES:** Langholtz, Huber, Beermann, Odle, Hay  
**NAYS:** None

## **AGENDA ITEMS**

**BA-2020-02:** A request from Catherine Guitar for a request of an approval of a 20-foot variance from the 25-foot exterior side street setback for Residential Single Family District 12 (RS12); Legal description being Lot 9 and the South 15 feet of Lot 8 of Block 7 of the Elmwood Addition located at 1173 Hollis Drive, Abilene, TX 79605

Mr. Nick Watts presented this request. The applicant requests an approval of a 20-foot variance from the 25-foot exterior street side setback for an addition to the residence. The applicant wants to add a 13' x 8' laundry room addition to the master bathroom.

Mr. Hay opened the public hearing. Speaking in favor was Mr. Adam Luther. Seeing no one else present and desiring to be heard, the public hearing was closed.

Property owners within 200 feet of the request were notified. Three (3) responses were received in favor with none (0) in opposition.

**STAFF RECOMMENDATION:** It is the opinion of Staff that insufficient evidence was provided in the application to warrant the granting of a variance in this case.

Discussion topics included: 1) Narrow width of this lot, and 2) No change in the current house design

Mr. Beermann moved to approve this request in accordance with findings in the staff report. The Board found the narrow width of the lot is a special circumstance creating hardship and the current house design cannot be altered. Additionally, a previously permitted addition currently exists having the same setback as being requested.

The granting of the variance will not be contrary to the public interest and will not be injurious to neighboring properties or otherwise detrimental to the public welfare;

Granting the variance is consistent with spirit and intent of this LDC and is in harmony herewith.

The hardship or inequity suffered by petitioner is not caused wholly or in substantial part by the petitioner.

Mr. Huber seconded the motion. The motion to approve this Variance request prevailed by the following vote:

**AYES:** Langholtz, Huber, Beermann, Odle, Hay

**NAYS:** None

#### ADJOURNMENT

There being no further business, the Board of Adjustment meeting was adjourned at 8:45 a.m.

Approved: Mark A. Hay, Chair