



**TOWN OF NORTHLAKE, TEXAS
BOARD OF ADJUSTMENT MEETING MINUTES
THURSDAY, DECEMBER 14, 2017**

1. Call to Order

Chairman Peter Dewing called the meeting to order at 5:42 pm and established a quorum.
Board Members Present: Peter Dewing, Jean Young, Mike McBride, Michael Ganz, Roger Sessions, Danny Simpson

2. Public Hearing

Prior to opening the public hearing, Nathan Reddin, Development Director, briefed the Board on the variance request. At 5:46 pm, Chairman Peter Dewing opened the hearing to receive comments for or against a request for a variance to the minimum front yard setback established by the recorded plat for Lots 1-10, Block B, Prairie View Farms, which are zoned Rural Estate (RE). Venado Ridge Investments LLC, First Texas Homes Inc., and Bloomfield Homes LP are the owners. Gallery Custom Homes is the applicant. Case # VR-17-001.

William Durham, a representative for the applicant, Gallery Custom Homes, spoke in favor of the request. No one else came forward to speak for or against the request.

Chairman Peter Dewing closed the public hearing at 5:47 pm.

3. Agenda Item

Upon discussion of the variance request and finding that:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property, and
2. That the situation causing the hardship or difficulty is unique to the affected property and is not self-imposed, and
3. That the relief sought will not injure the permitted use of adjacent conforming property, and
4. That the granting of the variance will be in harmony with the spirit and purposes of the Unified Development Code.

Board Member Ganz moved to **GRANT** the variance to reduce the minimum front yard setback of 50 feet established by the recorded plat to 25 feet for Lots 1-10, Block B, Prairie View Farms, which are zoned Rural Estate (RE).

2nd by Board Member McBride. The Motion to Grant the variance request was approved.

For: Dewing, Simpson, Ganz, McBride, Young

Against: Sessions

4. Adjournment

The chairman adjourned the meeting at 5:50.

Passed and approved on this the 11th day of January, 2018

Town of Northlake, Texas



A handwritten signature in black ink, appearing to read "Peter Dewing", is written over a horizontal line.

Peter Dewing, Chairman, Board of Adjustment

Attest:

A handwritten signature in black ink, appearing to read "Shirley Rogers", is written over a horizontal line.

Shirley Rogers, Town Secretary