

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**FEBRUARY 12, 2020**

**Item 1: Call to Order**

The Lewisville Zoning Board of Adjustment was called to order at 6:32 p.m.

**Board Members Present:** Antonio Gallizzi, James Collier, Douglas Hicks, and Karen Locke

**Staff Members Present:** Michele Berry, Planning Manager; Jonathan Beckham, Planner

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**Item 2: Minutes**

Approval of the January 8, 2020 minutes was the next item on the agenda. *A motion was made by Doug Hicks to approve the minutes, seconded by Karen Locke. The motion passed unanimously (4-0).*

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**Item 3: Public Hearing**

There were two items on the agenda:

- A. **Public Hearing:** Consideration of a Variance Request to Allow an Existing Building to Encroach 18.7 Feet into the Required 25-Foot Front Setback; Located at 187 and 189 Elm Street and Legally Described as a 0.667-Acre Tract of Land out of the J.W. King Survey, Abstract Number 696; Currently Zoned General Business District (GB) with a Requested Zoning of Old Town Mixed Use 2 District (OTMU2); as Requested by Patricia Fant of McAdams, on Behalf of Mike Johnson, the Property Owner (Case No. 20-02-1-ZBOA).

Staff gave a brief presentation of the variance request and recommended approval of the item. Staff corrected that this variance request was regarding the rear setback, not the front setback as mentioned in the caption. Staff clarified that the legal notices contained the correct information. The applicant was also present and available for questions. Chairman Gallizzi then opened the public hearing. With no one else coming forward to speak, the public hearing was then closed. *A motion was made by Doug Hicks to approve the variance request to Allow the Existing Building to Encroach 3.7 Feet into the Required 10-Foot Rear Yard Setback as presented, seconded by Doug Hicks. The motion passed unanimously (4-0).*

- B. **Public Hearing:** Consideration of a Variance Request to Allow a Residential Accessory Structure 13 Feet and 6 Inches in Height, 3 Feet and 6 Inches Greater than the 10 Feet Height Maximum; Located at 754 Red Wing Drive and Legally Described as Lot 8, Block B, Timberbrook No 4 Addition Phase A; Currently Zoned Single Family Residential District (R-7.5); as Requested by Erich Klein, the Property Owner. (Case No. 19-12-1-ZBOA).

Staff gave a brief presentation of the variance request and recommended denial of the item. The applicant, Erich Klein, was also present and presented his case to the Board providing additional information regarding the reasons for his requested variance and suggested a possible location on the drainage and utility easement. The Board had questions regarding comments from neighbors, location options, and the shed height. Chairman Gallizzi then opened the public hearing. With no one else coming forward to speak, the public hearing was then closed. A motion was made by Antonio Gallizzi to table the variance request to Allow a Residential Accessory Structure 13 Feet and 6 Inches in Height, 3 Feet and 6 Inches Greater than the 10 Feet Height Maximum as presented to the March 4<sup>th</sup> meeting, seconded by Karen Locke. The motion passed unanimously (4-0).

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**Item 5: Adjournment**

A motion was made by James Collier to adjourn the meeting, seconded by Doug Hicks. The motion passed unanimously (5-0). The meeting adjourned at 7:00 p.m.

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These minutes approved by the Lewisville Zoning Board of Adjustment on March 4, 2020.

Respectfully Submitted,

Approved,

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Michele Berry, Planning Manager

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Antonio Gallizzi, Chairman