

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**MARCH 4, 2020**

**Item 1: Call to Order**

The Lewisville Zoning Board of Adjustment was called to order at 6:30 p.m.

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

**Staff Members Present:** Richard Luedke, Planning Director; Michele Berry, Planning Manager

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**Item 2: Minutes**

Approval of the February 12, 2020 minutes was the next item on the agenda. A motion was made by Doug Hicks to approve the minutes, seconded by James Collier. The motion passed unanimously (5-0).

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**Item 3: Public Hearings**

There was one item on the agenda:

- A. **Continued 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 summary and update of the variance requested and recommended denial of the item. Chairman Gallizi asked if there were any plans to abandon the easement affecting the property. Staff clarified the current plans for the Timberbrook neighborhood show abandonment of the utilities in the easement, but that staff couldn't abandon the easement until the utility services were provided elsewhere. Chairman Gallizi then opened the public hearing. The applicant, Erich Klein, came forward and presented his case to the Board providing additional information regarding the reasons for his requested variance and stated his preference to locate the shed in the current easement location. Erich Klein indicated that he would like to revisit the variance request with completion of the public improvements and inquired about tabling until the construction is done. Staff stated we could not table an item indefinitely. The applicant did not wish to withdraw the request. Staff informed the board of potential changes to the regulations on accessory building heights that maybe in place by the time the construction is complete. With no one else coming forward to speak, the public hearing was then closed. A motion was made by James Collier to deny 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, seconded by Doug Hicks. The motion passed unanimously (5-0).

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**Item 5: Adjournment**

A motion was made by Pamela Goodwin to adjourn the meeting, seconded by Doug Hicks. The motion passed unanimously (5-0). The meeting adjourned at 6:50 p.m.

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These minutes approved by the Lewisville Zoning Board of Adjustment on July 8, 2020.

Respectfully Submitted,

Approved,

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Michele Berry, Planning Manager

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Antonio Gallizzi, Chairman