



# CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE • RICHLAND HILLS, TEXAS 76118 • (817) 616-3770  
NEIGHBORHOOD SERVICES

## RICHLAND HILLS ZONING BOARD OF ADJUSTMENTS REGULAR MEETING OCTOBER 15, 2015 REGULAR MINUTES

Roll Call:

Members present:

Ricky Head, Chairman  
Sanjay Mathews, Place 2  
Rocky Kinnaird, Place 3

Curtis Bergthold, Place 5

Members Absent:

Chris Utchell, Place 4

Staff

Kelley Ledesma, Administrative Assistant  
Don Dixon, Chief Building Official  
Cathy Bourg, City Secretary  
Drew Larkin, City Attorney

### 1. CALL TO ORDER

Chairman Head called the meeting to order at 6:30 p.m.

### 2. APPROVAL OF APRIL 30, 2015, REGULAR MEETING MINUTES

**Motion:** Motion was made by Member Kinnaird, and seconded by Member Bergthold to approve.

Motion carried by a vote of 4-0. Member Utchell absent.

### 3. EXECUTIVE SESSION

**Motion:** Motion was made by Member Kinnaird, and seconded by Member Bergthold to convene into Executive Session. Time: 6:42 p.m.

Motion carried by a vote of 4-0. Member Utchell absent.

**Motion:** Motion was made by Member Berthold, and seconded by Member Kinnaird to reconvene into open session.

Motion carried by a vote of 4-0. Member Utchell absent.



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4. **ZBA 31-15: 7101 Baker Blvd. – Request for a Variance to Subsection 4.02.01(C)(2)(b) of the Zoning Ordinance, which states that the roof assembly of a carport shall not exceed twenty-five (25) feet in length or twenty-five (25) feet in width. The inside vertical clearance of a carport shall not be less than seven (7) feet, nor more than nine (9) feet. The applicant is seeking to construct a carport that is thirty-five (35) feet in length by thirty (30) feet in width in roof assembly area and a minimum height of fourteen (14) feet at the peak.**

Chairman Head opened the public hearing. Time 6:44 p.m.

Chief Building Official, Don Dixon: Staff does not recommend approval of the variance request for the larger and taller carport. The zoning ordinance requires circumstances that are unique to the land that would deprive the applicant of use of the land and requires finding of an undue hardship that would result from literal enforcement of the zoning regulations. The stated purpose of the carport is to accommodate the church bus and protect it from the deleterious effects of the weather. It is staffs understanding that the applicant was unaware of the requirements for the carport at the time of permit application, which does not meet these requirements.

Mr. Dixon presented a letter submitted via email, to the city from Baker Blvd. Church of Christ, 7139 Baker Blvd., supporting the variance for the carport.

Michael O'Brien, 6822 Hardisty – Spoke in favor of the carport

Doug Kuhn, 3107 Mimosa Park – Spoke in favor of the carport

After much discussion by commissioners and the public, the Chair referred the applicant (with support of the board) to approach the Planning and Zoning Commission for an amendment to the ordinance distinguishing between commercial and residential carports.

Chairman Head closed the public hearing. Time 7:02 p.m.

**Motion:** Motion was made by Member Kinnaird, and seconded by Member Bergthold to deny the variance.

Motion carried by a vote of 4-0. Member Utchell absent.

## 5. **ADJOURNMENT**



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There being no further business to come before the Board, Chair Mr. Head declared the meeting adjourned at 7:03 p.m.

ATTEST:

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**Ricky Head, Zoning Board of Adjustment Chairman**

