

**RICHLAND HILLS ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
APRIL 30, 2015  
MINUTES**

Roll Call:

Council present:

Ricky Head, Chairman  
Sanjay Mathews, Place 2  
Rocky Kinnaird, Place 3  
Chris Utchell, Place 4  
Curtis Bergthold, Place 5

Council Absent:

Staff

Cathy Bourg, City Secretary  
Ashley Dierker, City Attorney

**1. CALL TO ORDER**

Chairman Ricky Head called the meeting to order at 6:31 p.m.

**2. APPROVAL OF THE NOVEMBER 13, 2014 MEETING MINUTES**

**Motion:** Motion was made by Member Sanjay Mathew, and seconded by Member Rocky Kinnaird to approve.

Motion carried by a vote of 4-0.

**3. EXECUTIVE SESSION**

**Motion:** Motion was made by Member Curtis Utchell and seconded by Member Rocky Kinnaird to convene into executive session.

Motion carried by a vote of 4-0. Time: 6:32 p.m.

**Motion:** Motion was made by Member Rocky Kinnaird and seconded by Member Curtis Bergthold to reconvene into open session.

Motion carried by a vote of 4-0. Time: 7:00 p.m.

**4. ZBA 29-15: 2824 Matthews Street – request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet.**

Heather Shankle presented to the board case 29-15: 2824 Matthews Street – request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet

Chairman Ricky Head opened the Public Hearing. Time: 7:03 p.m.

Jeanette Codner, 2824 Matthews Street, Richland Hills was not aware she needed a permit to put the building in her back yard. If moved twenty-five feet from the rear, the building would be at her back door.

Jack Calvey, 6712 Lavin Drive, Richland Hills spoke in favor of the request.

There being no more speakers, Chairman Ricky Head closed the Public Hearing. Time: 7:24 p.m.

**Motion:** Motion was made by Member Rocky Kinnaird and seconded by Member Curtis Bergthold to approve in accordance with section 6.12.01 (7) (b) of the Zoning Ordinance the request for a variance to Subsection 2.03.03(D) of the Zoning Ordinance, with a modification from the required twenty-five (25) feet to a rear setback of ten (10) feet, for an accessory structure to be located at 2824 Matthews Drive.

Motion carried by a vote of 4-0.

**5. ZBA 30-15: 3604 London Lane – request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet; and request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet.**

Heather Shankle presented to the board case 30-15: 3604 London Lane – request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet; and request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet.

Chairman Ricky Head opened the Public Hearing. Time: 7:41 p.m.

Steve Kemplin, 3604 London Lane, Richland Hills is the applicant and has demolished and old garage for the purpose of building a guest suite on the existing foundation for

his father to reside. The second structure would be for storage items displaced by the demolition of the garage.

Brock Emmons, 7450 Gentling Place Court, Fort Worth spoke in favor of the request.

Gabriel Ruiz, 3605 Ruth Road, Richland Hills spoke in favor of the request.

There being no more speakers, Chairman Ricky Head closed the Public Hearing. Time: 7:56 p.m.

- a. Request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet, for an accessory structure to be located at 3604 London Lane.**

**Motion:** Motion was made by Member Curtis Utchell and seconded by Member Sanjay Mathew to approve in accordance with section 6.12.01 (7) (b) of the Zoning Ordinance the request for a variance to Subsection 2.03.03(D) of the Zoning Ordinance, with a modification from the required twenty-five (25) feet to a rear setback of twenty-two (22) feet, for an accessory structure to be located at 3604 London Lane.

Motion carried by a vote of 4-0.

- b. Request for a Variance to Subsection 2.03.03(D) of the Zoning Ordinance, which states that the rear yard setback shall be at least twenty-five (25) feet, for an additional accessory structure to be located at 3604 London Lane.**

**Motion:** Motion was made by Member Curtis Utchell and seconded by Member Sanjay Mathew to approve in accordance with section 6.12.01 (7) (b) of the Zoning Ordinance the request for a variance to Subsection 2.03.03(D) of the Zoning Ordinance, with a modification from the required twenty-five (25) feet to a rear setback of fifteen (15) feet, for an additional accessory structure to be located at 3604 London Lane.

Motion carried by a vote of 4-0.

## **6. ADJOURN**

There being no further business to come before the Board, Chairman Ricky Head adjourned the meeting at 8:02 p.m.

ATTEST:

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