

STATE OF TEXAS §
 COUNTIES OF POTTER §
 AND RANDALL §
 CITY OF AMARILLO §

On the 8th day of March, 2012 the Zoning Board of Adjustment of the City of Amarillo met at 4:00 p.m. in a work session in the City Commission Work Room of City Hall. They reviewed the agenda items for the meeting. The Board adjourned the work session and convened to the regular meeting in the City Commission Chamber of City Hall at 4:30 P.M., with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Tom Higley, Chairman	No	85	73
Sandera Dear-DeWeese	Yes	21	17
Wayne Osteen	No	17	12
Richard Walton	No	9	5
Larry Mills	Yes	16	12
ALTERNATE MEMBERS			
Matt Thomas	Yes	29	26
Betty Farrell	No	16	9
Farrar Mansfield	Yes	1	1

ADMINISTRATIVE MEMBERS PRESENT

Randy Schuster, Deputy Building Official
 Teresa Hook, Administrative Tech

Acting Chair Sandera Dear-DeWeese called the regular meeting to order at 4:40 P.M. Ms. Dear-DeWeese recited the procedural rules, and swore in those who planned to give testimony.

Item 1: Approval of the minutes of the September 8, 2011 meeting. Larry Mills moved to approve the minutes. The motion was seconded by Matt Thomas and passed on a 4:0 vote.

Item 2: V-01-12 **Location:** 2601 S Lipscomb Zoned: R-2
Legal Description: North 32' of lot 19 and all of lot 20, Block 24, Wolfli Place Amended
Property Owner: Clay Holcomb
Applicant: Clay Holcomb
Variance Requested: Reduce the rear yard set back from the existing 2' to 0'; and reduce side yard set back from 10' to 0'.

Mr. Mason Rogers, architect of project, appeared before the Board to explain that the project consists of enlarging garage and providing alley access rather than side street access. Randy Schuster announced that 19 letters were mailed to area property owners and that five responses were received supporting the variance request; one response was received against the variance request. Mr. Schuster explained that the response received against approving the variance was from a property owner who was concerned that this would affect their ability to enter and exit their garage, which is located on their property line with 0' setback.

Mr. Schuster stated that the City of Amarillo recommends approval of the variance allowing the reduction of the side yard setback and rear yard setback to 0' since other properties in the area are enjoying conditions similar to the applicant's; the requested variance would not adversely affect the land use pattern of the area; and the variance would be of no material detriment to the public safety or welfare or injury to the use, enjoyment or value of the property in the vicinity.

After discussion on the request, Acting Chair Dear-DeWeese called for a motion. Board Member Mills moved to approve the request since there are other properties in the area legally enjoying similar conditions; it will not adversely affect the land use pattern of the area; and the variance will be no material detriment to the public safety or welfare or injury to the use of adjoining property. Seconded by Board Member Mansfield the motion was passed on a vote of 4:0.

As there was no further business to discuss, Acting Chair Dear-DeWeese adjourned the meeting at 4:50 PM.



Scott McDonald
Secretary to the Board

On the 9th day of March, 2012, I caused the minutes to be filed in the original minute records of the Zoning Board of Adjustment, which are on file in the office of the Building Official.