

**Building Appeals & Advisory Board
Meeting Minutes
Monday, June 17, 2019
Planning/Code Conference Room – 2nd FLOOR
285 UPTOWN BLVD., BUILDING 100**

Members Present

Joe Pitt
Jack Frost
Deborah Fulwiler
Mark Dale
Mike Bechdol

Staff Present

Gail Lux

Absent

Tom Tahnaey
Jeanetta Dagley
David McDaniel

I. Call meeting to order

Mr. Joe Pitt called the meeting to order at 7:02 pm with a quorum present.

II. Approve the meeting minutes for May 20, 2019.

Mr. Jack Frost made a motion to approve the minutes as written. The motion was seconded by Mrs. Deborah Fulwiler. The motion was approved unanimously.

III. Review and consider the request by Rhonda H Montee for a variance to the City of Cedar Hill Code of Ordinance Section 4-302 (8) Gates designed for vehicular access shall be set back from property or rights of way line a minimum of twenty feet (20'), if gates are to be of the sliding type, they shall operate (ie. Slide) fully within the property into the which the gates give access, and they shall not encroach any neighboring property line or street/alley right of way line.

Rhonda Montee spoke I favor of the request for the variance. Mrs. Montee explained it would be a hardship if they could not put the gate at the property line because it would make the yard unusable if it had to be twenty feet off the property line. She explained that there is currently ten feet between the edge of the road and the property line. She explained that the gate would be totally inside the property line and would slide to the side and not enter into the right of way. The fence and gate would make it safer for the children playing and the pets to remain in the yard.

Mrs. Deborah Fulwiler mentioned that the reason there is a twenty-foot setback requirement is to prevent vehicles from obstructing traffic when entering the property. A sliding gate is the only option to be able to operate without obstructing traffic.

Mr. Mike Bechdol made a motion to approve the exception to the requirement of twenty feet off the property line for all gates if a sliding motorized gate was installed and shall operate by remote. The motion was seconded by Mr. Jack Frost. The motion was approved unanimously.

IV. Adjourn

Mr. Mark Dale made a motion to adjourn. Mr. Jack Frost seconded the motion. The motion was approved unanimously.