

**LEWISVILLE ZONING BOARD OF ADJUSTMENT MEETING MINUTES**  
**RM 110 - LEWISVILLE TOWN HALL**  
**6510 SHALLOWFORD ROAD ROOM 110**  
**TUESDAY, AUGUST 24, 2021 - 6:30 P.M.**

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**NOTE:** ALL cases on the Zoning Board of Adjustment agenda are quasi-judicial in nature; as a result, NO communications should take place between yourself and the Zoning Board of Adjustments members prior to the public hearing.

**I. Call to Order**

- A. Jennifer Hill called the meeting to order at 6:30 p.m. Board members present were Jennifer Hill, Lynn Fulton, David Hunt, and Philip May. Vance Horner, Alan Nealeans, and Ken Wernick were excused. Also present were Secretary Amy McBride, Planner Stacy Tolbert and Attorney Elliot Fus.

**II. Adoption of Agenda**

- A. Philip May moved to approve the agenda. The motion was seconded by Lynn Fulton and approved unanimously.

**III. Approval of Minutes**

- A. David Hunt moved to approve the minutes of the July 27<sup>th</sup>, 2021 meeting. The motion was seconded by Philip May and approved unanimously.

**IV. Withdrawals**

- A. None.

**V. Continuance Requests**

- A. None.

**VI. Hearing and Determination of Cases**

- A. Special Use Permit
1. **Case # Z2100471** Requesting permission to occupy an oversized accessory dwelling on a .88-acre tract of land with an existing dwelling located at 830 Lewisville-Vienna Road (accessory dwelling address is 828 Lewisville-Vienna Road), approximately 500 feet south of Franklin Road. Property is zoned RS20. Tax Block 4613, Tax Lot 115, PIN 5886-52-3268.
    - a. The public hearing was opened.
      - (1) Danny Watts, the applicant, outlined the proposal. Moved to the location approximately 2 years ago. The structure is an existing 600 square foot workshop that is to be converted into an accessory dwelling for use by the applicant's mother.
    - b. The public hearing was closed.
    - c. With those comments, David Hunt moved to approve the special use permit. The motion was seconded by Philip May and approved unanimously.

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**VII. Appeals**

A. None.

**VIII. Unfinished Business**

A. None.

**IX. New Business**

A. None.

**X. Other Discussion**

A. None.

**I. Board Discussion**

A. None.

**II. Adjournment**

A. Having no other business to discuss, David Hunt moved to adjourn the meeting at 6:46 p.m. The motion was seconded by Philip May and approved unanimously.

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Ken Wernick, Chair

ATTEST:

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Adam Barr, Planner