

**ZONING BOARD OF ADJUSTMENT  
CITY OF MANSFIELD**

**January 11, 2017**

Chairman Jones called the meeting to order at 6:00 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, with the following members present:

**Present:**

Kelly Jones	Chairman
Robyn Accipiter	Vice-Chairman
Ann Smith	Board Member
Joe Glover	Board Member
Louis Stefanos	Board Member

**Absent:**

Don Michael	Board Member
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**Staff:**

Art Wright	Planner
Delia Jones	Secretary

**Approval of Last Meeting Minutes**

Board Member Smith made a motion to approve the minutes of the December 7, 2016, meeting. Board Member Glover seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Smith, Glover and Stefanos

**Nays: 0**

**Abstain: 0**

**ZBA#16-009: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 665 square feet and a height of approximately 19 feet at 702 Glen Abbey Drive**

Michael Wood, representing the applicant, gave a brief presentation and was available to answer questions.

Chairman Jones opened the public hearing.

Seeing no one come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval.

Board Member Glover made a motion to approve the request. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

**Ayes: 5** – Jones, Accipiter, Smith, Glover and Stefanos

**Nays: 0**

**Abstain: 0**

**ZBA#16-010: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow a playhouse with an area of approximately 119 square feet and a height of approximately 14 feet, 10 inches at 2314 Chaparral Trail**

Bert Sloan, representing the applicant, gave a brief presentation, distributed additional photographs and was available to answer questions. Marissa LaCour, the applicant, was also available to answer questions.

Chairman Jones opened the public hearing.

Doug Thompson, property owner directly behind the subject property, distributed pictures from his backyard and stated that the playhouse affects his privacy and it should have been constructed according to city codes.

Rebuttal: Mr. Sloan stated that there is no balcony, no windows on the back of the structure and he would be willing to add trees to screen the playhouse. Ms. LaCour added that due to the elevation of both homes, from her back yard she can see into the Thompson's backyard. Board Member Stefanos asked how and when she was made aware there was a problem. Ms. LaCour stated that Code Enforcement made them aware that it was not in compliance shortly after it was built in November 2016.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval.

Board Member Glover made a motion to approve the request as presented with the condition that a minimum of two trees must be planted between the playhouse and the rear property line. Vice-Chairman Accipiter seconded the motion, which carried by the following vote:

**Ayes:** 4 – Jones, Accipiter, Smith and Glover

**Nays:** 1 – Stefanos

**Abstain:** 0

### Adjournment

With no further business Chairman Jones adjourned the meeting at 6:25 p.m.

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Kelly Jones, Chairman

ATTEST:

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Delia Jones, Secretary