

**MINUTES OF THE BOARD OF ADJUSTMENT MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
MONDAY, JANUARY 22, 2018 AT 7:00 P.M.  
IN THE COUNCIL CHAMBERS OF CITY HALL  
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

**1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Board present, the Meeting of the Spring Valley Village Board of Adjustment was called to order by Chairman Kaiser at 7:00 p.m.

Members Present:

Chairman Charles Kaiser  
Board Member Scott Cooper  
Board Member Cameron Krueger  
Board Member Charles Waters  
Alternate Board Member Gary Gunn

**2. CONDUCT A PUBLIC HEARING CONCERNING:** Variance Request from Chapter 12 Planning and Zoning, Exhibit "A", Section 05 Building and Use Restrictions in Dwelling District "A", .02 Limitations and Restrictions, .03 Size and Area Requirements, .09 Building Line Setbacks, .02 Front Building Line Setbacks, .02 Front Building Line Setbacks Adjoining a Major Thoroughfare (*For a lot adjoining a major thoroughfare the minimum front building line setback shall be forty feet (40')*), to Reduce the Minimum Front Building Line Setback of Forty (40) Feet for the Property Located at 8818 Westview Drive to Twenty-Five (25) Feet.

Chairman Kaiser opened the Public Hearing at 7:03 p.m.

**A. Presentation of Variance Request by Applicant**

Bruce & Denise Wilborn presented their variance request to the Board, and Mr. Wilborn read the letter he submitted aloud. Chairman Kaiser asked Mr. Wilborn to state their hardship. Mr. Wilborn advised that he could not offer a hardship and stated that he would like a large back yard.

**B. Those In Favor**

Timothy Conroy, who lives at 8817 Westview Drive, spoke in favor of the variance request.

John Kocurek, who lives at 1432 Bingle Road, spoke in favor of the variance request.

**C. Those Opposed**

None.

**D. Adjourn Public Hearing**

Chairman Kaiser adjourned the Public Hearing at 7:30 p.m.

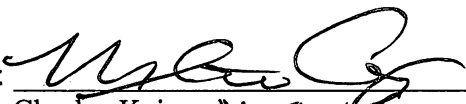
**3. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Variance Request from Chapter 12 Planning and Zoning, Exhibit "A", Section 05 Building and Use Restrictions in Dwelling District "A", .02 Limitations and Restrictions, .03 Size and Area Requirements, .09 Building Line Setbacks, .02 Front Building Line Setbacks, .02 Front


Building Line Setbacks Adjoining a Major Thoroughfare (*For a lot adjoining a major thoroughfare the minimum front building line setback shall be forty feet (40')*), to Reduce the Minimum Front Building Line Setback of Forty (40) Feet for the Property Located at 8818 Westview Drive to Twenty-Five (25) Feet.

Following discussion, Board Member Krueger made a motion to approve the variance of a twenty-five (25) foot front setback line for 8818 Westview Drive, and Chairman Kaiser seconded the motion. Motion failed 0-5. A copy of the Decision is attached to these minutes.

**4. ADJOURNMENT**

Board Member Gunn made a motion to adjourn the meeting at 7:45 p.m., and Board Member Krueger seconded the motion. Motion carried 5-0.

Signed:   
~~Charles Kaiser~~ M. Scott Cooper  
Chairman, Board of Adjustment

Attest:   
Roxanne Benitez, TRMC, CPM, CCC II  
City Secretary



EST. 1955

**SPRING VALLEY**  
VILLAGE

**DECISION**

**CITY OF SPRING VALLEY VILLAGE  
BOARD OF ADJUSTMENT**

On January 22, 2018, at 7:00 p.m. the Board of Adjustment of the City of Spring Valley Village, Texas, considered the Application of William Brice and Denise Wilborn, for the residential property, located at 8818 Westview Drive, in regards to the following:

**CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Variance Request from Chapter 12 Planning and Zoning, Exhibit "A", Section 05 Building and Use Restrictions in Dwelling District "A", .02 Limitations and Restrictions, .03 Size and Area Requirements, .09 Building Line Setbacks, .02 Front Building Line Setbacks, .02 Front Building Line Setbacks Adjoining a Major Thoroughfare (*For a lot adjoining a major thoroughfare the minimum front building line setback shall be forty feet (40')*), to Reduce the Minimum Front Building Line Setback of Forty (40) Feet for the Property Located at 8818 Westview Drive to Twenty-Five (25) Feet.

All attendees present were given that opportunity to speak in favor or against the variance request.

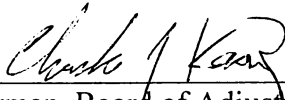
After hearing the evidence, presentation, and comments of all concerned, the Board of Adjustment voted to (*circle one*) APPROVE / DENY the Application for the ~~as follows:~~

*Variance requested by Mr. and Mrs. Wilborn*

MEMBER VOTES:

	<u>BOARD MEMBER</u>	<u>MOTION/ SECOND</u>	<u>VOTE GRANT/OR DENY</u>
1.	<u>Cameron Krueger</u>	<u>Moved</u>	<u>deny</u>
2.	<u>Charles Kaiser</u>	<u>he went</u>	<u>deny</u>
3.	<u>Charles Waters, Jr.</u>		<u>deny</u>
4.	<u>Scott Cooper</u>		<u>deny</u>
5.	<u>Gary Gunn</u>	<u>He</u>	<u>deny</u>
6.	<u>Doug Doyle</u>		
7.	<u>James Daley</u>		

All plans, documents, and letters contained in the City's files and submitted at the hearing regarding this matter were made a part of the record of this hearing.

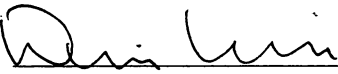
  
\_\_\_\_\_  
Chairman, Board of Adjustment

ATTEST: (If present)

\_\_\_\_\_  
Loren Smith  
City Attorney

The undersigned Applicant or Representative personally received a copy of the foregoing Decision of the Board of Adjustment this 22 day of January, 2018.

Received By:

  
\_\_\_\_\_  
Signature

Denise Wilborn  
\_\_\_\_\_  
Printed Name