

Board of Adjustments met on January 14, 2020, in the Council Chambers at Cleveland City Hall, 907 E. Houston, Cleveland, Texas with Board Chair Delores Terry presiding the meeting.

BOARD MEMBERS: Delores Terry, Jim Plumlee, Ken Butler, Archie Phillips, Marvin Futrell

CITY EMPLOYEES: Angela Smith, City Secretary, Kelly McDonald, City Manager, Jeremy Chesnutt, Development Services Director, Lindsay Carr

CITY ATTORNEY: Derra Purnell, Olson & Olson, Assistant City Attorney

VISTORS: Carolyn McWaters and Josh Good

Board Chair Terry called the meeting to order at 9:32 am on January 14, 2020. All board members were present so there was a quorum. Marvin Futrell gave the invocation and Archie Phillips did the pledge to the US flag and Ken Butler did the pledge to the Texas flag.

DISCUSSION AND ACTION BY THE BOARD

1. **Discussion and possible action on variance request to build on a non-conforming lot from Vannee Rushing for property address 203 S. Bonham Ave, Cleveland, TX 77327, Subdivision Cox-Garvey, Block 24, Lot 2, currently located in the Central Business District.**

Ms. Purnell reminded the board that you have a nonconforming use because it existed before zoning. Normally you would not allow a residential single family home in a central business district. The current home is 800 square feet and the new home will be 1,320 square feet. Josh Good (applicant designee) spoke for the applicant Vannee Rushing, his mother-in-law. She wants to tear down the existing home and add a new home. Discussions occurred on setbacks and fire codes.

Boardmember Phillips made a motion to approve the variance requested for property address 203 S Bonham Ave as Board of Adjustment Order 2020-01 with a second by Boardmember Futrell. All members present voted "AYE". Motion carried.

2. **Approve minutes from the December 10, 2019 Board of Adjustment meeting**

Boardmember Futrell made a motion to approve the minutes as presented with a second from Boardmember Plumlee. All members present voted "AYE". Motion carried.

3. **Discuss date for next meeting**

The next date is scheduled for Feb 11th at 9:30 am.

4. **Adjourn**

Boardmember Plumlee made a motion to adjourn. Meeting adjourned at 9:50 am.

PASSED AND APPROVED this 11th day of February 2020.

_____/signed_____
Board Chair, Delores Terry

ATTEST:

_____/signed_____
City Secretary Angela Smith