

BZA April 2025  
April 2nd, 2025

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, April 2nd, 2025, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts  
Philip Smith  
Kathleen Mullins  
Angela Strange  
Alissa Neal

CITY PERSONEL:

APPROVAL OF MINUTES: Kathleen Mullins motions to approve minutes. Angela Strange seconds. All vote to approve and the motion carries

**BZA-02-25-000185**

5901 Warm Springs Rd.

- Variance request was tabled on applicant's request.

**BZA-02-25-000302**

620 1<sup>st</sup> Ave

- Javier Moctezuma present for 620 1<sup>st</sup> Ave. Moctezuma is looking to overturn a BHAR decision regarding use of L.P. smart siding for a historic home.  
Teymur Etemadi is present in opposition and to uphold BHAR's decision. Kathleen Mullins speaks on two emails that were sent to the board in support of overturning the ruling. A short video on L.P. Smart siding is played for the board. Mullins motions to approve overturning BHAR's decision based on the extent the owner has gone to make the new siding match. Alissa Neal seconds. Mullins and Neal vote yes. Roberts and Strange vote nay. Motion does not carry. Due to a tie, it is denied.

**BZA-02-25-000348**

2122-1 Smith Rd.

- Andy Alexander present as homeowner for a building that was partially constructed between home and road. Alexander gives background on address confusion with the previous building permit issued for the structure. Cody Gillis present as attorney for Chris and Angela Stephens at 2124 Smith Rd. Gillis is present to oppose the variance request for the structure. Chris Stephens states his opposition as well. Andy Alexander gives the board a letter of signatures of adjacent neighbors that are okay with the variance request. Bubba Alexander of 1916 Smith Rd. is present in support of the variance. No motion is made by board members.  
Variance Denied.

**BZA-03-25-000420**

4518 Reese Rd.

- William and Christian Portillo present as owners and Jason Mclean present as engineer of Moon Meeks & Associates. Requesting to reduce the number of parking spaces from 8 to 3, and to reduce the buffer from 10' to 1'. The board deliberates on the parking situation and the previous tenant being existing non-conforming. The board tables the variance request to the last variance on the agenda for the day.

**BZA-03-25-000450**

425 3<sup>rd</sup> Ave.

- Austin Gibson, lawyer, Present for LRC Mansion West LLC. Requesting to reduce front setback. The board asks for clarity on what they are reducing the setback to. Gibson states reduced from 25' to 15'. Neal must leave before the meeting is over. A quorum is still present. Strange motions to approve. Mullins seconds. All vote to approve. Motion carries.

**BZA-03-25-000420**

4518 Reese Rd.

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- William and Christian Portillo return along with Mclean. Applicant requests to table it regarding existing non-conforming issues with previous tenants.

Roberts adjourns meeting at 3:04 P.M.