

# ZONING BOARD OF ADJUSTMENT

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<b>PLACE</b>	<b>MEMBERS</b>	<b>TERM EXPIRES</b>
1	Robert Wooldridge 708 Bent Tree Drive Euless, Texas 76039 (Home) 817-685-6335 (Wk) 817-868-5220	12/31/2013
2	VACANT	12/31/2013
3	Harry Zimmer 1514 Alberi Drive Euless, Texas 76039 (Home) 832-571-7639 (Wk) 817-705-2441	12/31/2014
4	Ruby Anne Crites 2607 Tallow Drive Euless, Texas 76039 (Home) 817-354-6852	12/31/2014
5	Steven Ellis 313 Cliffdale Drive Euless, Texas 76040 (Home) 817-734-2707 (Wk) 817-785-1816	12/31/2014
Alternate #1	Clarence Moore 103 Yorkshire Court Euless, Texas 76040 (Home) 682-472-1306 (Wk) 469-528-6534	12/31/2013
Alternate #2	Ronald Dunckel 1603 Edinborough Euless, Texas 76039 (Home) 817-571-5018 (Wk) 214-729-9769	12/31/2013

**Staff Support:**

**Mike Collins**  
**Chris Barker, Interim**

**817-685-1687**  
**817-685-1637**

# ZONING BOARD OF ADJUSTMENT

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- Establishment:** The Zoning Board of Adjustment was established by the Eules City Council on December 10, 1968.
- Purpose:** To hear cases of appeal, variances and exceptions concerning the zoning sections of the City of Eules Unified Development Code (UDC).
- Jurisdiction:**
- (1) To hear and decide appeals where it is alleged there is error on any order, requirement, decision or determination made by an administrative official in the enforcement of this ordinance;
  - (2) To approve the use of certain lot or lots in residential district for non-residential parking;
  - (3) To initiate on its motion or cause presented by interested property owners action to bring about the discontinuance of a nonconforming use;
  - (4) To require the discontinuance of a nonconforming use under an amortization plan;
  - (5) To permit the enlargement of or change of occupancy of a nonconforming use to another nonconforming use;
  - (6) To permit the reconstruction of a nonconforming structure;
  - (7) To require the vacation and demolition of a nonconforming structure which is deemed to be obsolete, dilapidated, or substandard;
  - (8) To permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum setback standards, off-street parking, or off-street loading regulations where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape of slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district.
- Meetings:** Called as needed. All meetings shall be open to the public and subject to the Open Meetings Act.
- Members:** Five plus two alternates.
- Quorum:** Four (4) members (Code Sec. 84-27).
- Terms:** Two years.
- Officers:** Chairman and Vice-Chairman elected by the Board.

# ALTERNATE MEMBERS OF A BOARD OR COMMISSION

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Alternate members of any board or commission should be furnished a copy of the agenda for any official meeting at the same time the regular board members are furnished a copy. The alternate members are encouraged to attend all meetings.

When a regular board member will be absent for any part of a meeting, an alternate should be requested to attend and sit in the regular board member's place **throughout** the meeting. The alternate should never be asked to step down once the meeting is in progress, even if a regular board member arrives late at the meeting.

Likewise, if a regular member is present at the beginning of a meeting, but knows he is going to have to leave early, the alternate member should sit in the regular member's place from the beginning of the meeting.