

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
November 22, 2021**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:15 P.M. in the Council Chambers of City Hall with the following members, officers and visitors present:

<i>Billy Neace</i>	<i>Board Chairman</i>	<i>Mickey Mitchell</i>	<i>Board Member</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>Bobby Sinclair</i>	<i>Utilities Director</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Sue Wade</i>	<i>Property Owner</i>
<i>Krislynn Neace</i>	<i>Alternate Board Member</i>	<i>Melissa Taylor</i>	<i>Property Owner</i>

Item #1 Chairman Billy Neace called the meeting to order at 1:15 p.m., with six board members present.

Item #2 Motion by Gerald Carlson, seconded by Mickey Mitchell to approve minutes of September 30, 2021 meeting.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Aye”
	Mickey Mitchell	“Aye”
	Arcadio Rivera	“Aye”
	Krislynn Neace	“Aye”

Motion carried.

Item #3 Chairman Billy Neace read agenda item to consider and act upon a request by Melissa Taylor, for a variance at 1704 S. Main, Nancye Addition, Block 3, Lots 3 & 3A, City of Monahans, Ward County, Texas, reference side yard setback restriction of 10 feet to build a new 36’X20’ carport.

(16 letters sent out, 6 returned, 5 “do not oppose”, 1 oppose)

Mr. Carlson started the conversation by stating he sees no reason to deny the request.

Motion by Mickey Mitchell, seconded by Arcadio Rivera, to approve the request by Melissa Taylor, for a variance at 1704 S. Main, Nancye Addition, Block 3, Lots 3 & 3A.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Aye”
	Mickey Mitchell	“Aye”
	Arcadio Rivera	“Aye”
	Krislynn Neace	“Aye”

Motion carried.

Item #4 Chairman Billy Neace read agenda item to consider and act upon a request by Sue Wade, for a variance at 1306 S. Dwight, Patsy Addition, Block 2, Lot 1, City of Monahans, Ward County, Texas, reference front yard setback restriction of 25 feet to build a new 18'X25' garage.

(8 letters sent out, 3 returned, 2 "do not oppose", 1 oppose)

Mr. Carlson started the conversation by asking how far the garage would encroach on the 25 ft. restriction. Mrs. Wade stated 13.5 ft. Mr. Neace questioned Mrs. Wade as to why the carport was never built. Mrs. Wade replied saying it was a bad time to build anything. Mrs. Wade also assured the board the driveway would be redone in the process of building the garage.

Motion by Gerald Carlson, seconded by Arcadio Rivera, to approve the request by Sue Wade, for a variance at 1306 S. Dwight, Patsy Addition, Block 2, Lot 1.

Votes were as follows:	Billy Neace	"Aye"
	Gerald Carlson	"Aye"
	Mickey Mitchell	"Aye"
	Arcadio Rivera	"Aye"
	Krislynn Neace	"Aye"

Item #5 Motion by Gerald Carlson, seconded by Rudy Sustaita to adjourn at 1:26 p.m.

Votes were as follows:	Billy Neace	"Aye"
	Gerald Carlson	"Aye"
	Mickey Mitchell	"Aye"
	Arcadio Rivera	"Aye"
	Krislynn Neace	"Aye"

Motion carried.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk