

**Forest Acres Zoning Board of Appeals
Monday, February 9, 2026
5205 N. Trenholm Road
6:00 PM**

Minutes

I. Call to order

1. Determination of a Quorum

A quorum was determined by the presence of Will Owens, Robin O’Neil, Shirley Fawley and Jesse Smith. Derek Pace and Pete Balthazor were absent.

II. Approval of Minutes

1. January 12, 2026

Ms. Fawley made a motion to approve the January 12, 2026 minutes; Mr. Smith seconded. The motion passed unanimously.

III. New Business

1. Variance Request

3254 Bagnal Dr; TMS 14001-08-25; R.T.S. Development. 10-ft variance request to decrease the front setback from 35-ft to 25-ft for a porch expansion.

Ms. O’Neil introduced the topic and invited the applicant to speak. As these properties are side by side, asking for the same variance and owned by the same group, they were talked about together.

Felicia Lee, Property Manager representing the owners, stated that renovations are happening at each address and expanding the front porch would add to the symmetry of the homes. Ms. Fawley asked about if the need for the expansion was just for aesthetics. Ms. Lee stated that an addition was being done and the porch expansion was going to add to the look of the homes once the work was completed.

Mr. Smith made a motion to approve the variance request; Mr. Owens seconded. The motion passed 3-1, with Ms. Fawley opposed.

2. Variance Request

3258 Bagnal Dr; TMS 14001-08-24; R.T.S. Development. 10-ft variance request to decrease the front setback from 35-ft to 25-ft for a porch expansion.

Mr. Smith made a motion to approve the variance request; Mr. Owens seconded. The motion passed 3-1, with Ms. Fawley opposed.

IV. Adjourn

Mr. Smith made a motion to adjourn the meeting; Mr. Owens seconded. The motion passed unanimously. The meeting adjourned at 6:15pm.