

Board of Adjustments Meeting March 13, 2008

I. Call to Order

Chairman Ted Sansom called the meeting to order at 6:01 p.m... Present were Chairman Ted Sansom, Mike Heffler, C. F. Pratt, John Floeter, and Glenn Carr.

II. Approval of Minutes for July 12, 2007

C. F. Pratt made a motion to approve the July 12, 2007 minutes. Mike Heffler seconded the motion. Vote passed unanimously by a vote of 5 ayes and 0 nays.

III. Public Hearings/Action Items

Case # BOA-2008-1-V

Hold a public hearing to consider approval of a request from Robert Jungels for a variance from the Unified Development Code to reduce the rear setback requirement from 10-feet to 3-feet on Lot 25, Block B, Hillcrest Shores, Phase III, City of Rockwall, TX located at 1200 Crestcove Dr.

Staff Recommendations:

Rick Sherer outlined the variance request from Robert Jungels. Mr. Jungels' request is to reduce the rear setback requirements from 10 feet to 3 feet for a patio extension on the back of his house. In order for Mr. Jungels to build his patio cover, a variance of 7 feet is required. Mr. Sherer commented that staff has not received any calls from surrounding property owners on this variance request. Mr. Sherer spoke with the Fire Department and their only concern in granting this variance is to have access to the back yard from both sides of the house. Staff confirmed that Mr. Jungels has a gate on each side of his house, which will give the Fire Department adequate access to the back yard. Mr. Sherer also stated staff has no concerns in granting this variance.

Chairman Ted Sansom opened the Public Hearing at 6:11 pm and the following person appeared before the Board:

Robert Jungels, 1200 Crestcove, addressed the Board and described the reasons for the variance request.

With no other questions, Ted Sansom closes the public hearing at 6:09 pm

Discussion from Board Member

Mike Heffler made a motion to approve the variance as requested and John Floeter seconded the motion. The motion passed unanimously by a vote of 5 ayes and 0 nays.

Ted Sansom stated that the variance passed as requested. There being no further business, Ted Sansom Closes the Meeting at 6:10

ATTEST:

Secretary, Board of Adjustments

Chairman, Board of Adjustments

Board of Adjustments Meeting August 14, 2008

IV. Call to Order

Chairman Ted Sansom called the meeting to order at 6:00 p.m... Present were Chairman Ted Sansom, Mike Heffler, C.F. Pratt, Glenn Carr, and Jeff Casey

V. Approval of Minutes for March 13th, 2008

Glenn Carr made a motion to approve the March 13th 2008 Minutes. C.F. Pratt seconded the motion. Vote passed unanimously by a vote of 5 ayes and 0 naves.

VI. Public Hearings/Action Items

Case # BOA-2006-1-V

Hold a public hearing to consider approval of a request from James and Debbie Coffey, for a variance from the Unified Development Code to reduce the side setback requirement from 6-feet to 5-feet on Lot 19, Block C, Harbor Landing Phase II, City of Rockwall, Texas located at 316 Portview Drive.

Staff Recommendations:

Ted Sansom outlined the request for a variance from James and Debbie Coffey.

Rick Sherer states that Proper notification was sent out to the surrounding property owners, and that Staff has only received one call, which was from Marvin Reynolds who is present this evening. Mr. Reynolds Property sets behind Mr. Coffey's property at 319 Harbor Landing. Mr. Sherer also states that Staff has no concerns in granting this variance.

Discussion from Board Members

Chairman Ted Sansom opened the Public Hearing at 6:05pm and the following persons appeared before the Board:

Mr. James Coffey addresses the Board and describes the reasons for the variance request. He says that when they first approached Chandlers Landing HOA for information, they were told that the side setbacks were 5' not 6' and so they proceeded in having plans drawn up with the 5' set backs in mind. The house was designed to fit the odd shaped lot, and would cost 7 to 8 thousand dollars more to redesign the house again.

Mr. Marvin Reynolds addresses the Board with his concern that if the Board grants a variance for this house then it will open the gate for all others to do the same, which he is afraid will lessen the greenbelt areas and cause more

drainage problems. He doesn't have any issues with the house, just concerned that all future houses on that street will want the same variance.

Kama Roux addresses the Board, stating that they have made changes to their paperwork to be sure that in the future anyone else wanting to build in that neighborhood would know that they have 6' side setbacks.

With no other questions, Ted Sansom closes the public hearing at 6:29 pm.

Glenn Carr made a motion to approve the variance as requested and C.F. Pratt seconded the motion. The motion passed unanimously by a vote of 5 ayes and 0 nays.

Ted Sansom states that the variance is approved as requested. There being no further business, Ted Sansom Closes the Meeting at 6:31pm.

ATTEST:

Secretary, Board of Adjustments

Chairman, Board of Adjustments